

Q&A

JCCFS New House Project

Q: I don't see any mention of solar-ready provisions in the "New House Pricing Set," which would include maybe some conduit and EMT going to the roof for easy integration for roof-mount solar panels later. We do this from time to time on our custom home projects. Also, I found no mention of a full-house backup generator in the plan set.

We can easily integrate these now as an option on my proposal. Or I can wait to see if we are awarded the project and include them then, along with the many additional value-engineering items I am seeing during my initial review.

A: "Solar-ready" is structural design only. This does not require any conduit or EMT going to the roof.

The back-up generator will be coordinated with a subcontractor and installed sometime during the latter part of the construction phase. This will be negotiated and funded by the customer, so it does not need to be included in the bid.

Q: Where is the fiber located that will be fed into the house?

A: The fiber hub is located near Hubble House. For this bid, it is only necessary to cost out providing 1" conduit from the front of the house into the mechanical room. Bringing fiber from the hub into the mechanical room will be coordinated with a subcontractor and installed sometime during the latter part of the construction phase.

Q: Does the architect have a CAD DWG file for the civil drawings that they could share?

A: We will not make the civil drawings in CAD available during the bidding process. Once the GC is selected, they can be shared upon request.

Q: Do you know the distance from the waterline you mentioned, intended for fire sprinkler use to the proposed building?

A: Using a measuring wheel, the distance is approximately 300 feet. It is 222 feet to the valve box for the 2" water valve. From there, a shared trench could be used.

Fire sprinkler companies typically require a dedicated line rather than connecting to our main water feed line.

Q: There is no fire sprinkler engineering in the plan. Since some fire sprinkler installers do not supply engineering, should the architect provide it, or should we find a sprinkler company that includes a design-build option for the system?

A: You will need to find a sprinkler company that will design build it for you. We already use Hiller (828-328-6363) for our on-campus sprinkler systems, so they may be a good resource.

Q: The windows are lettered for reference, but we are not seeing a window schedule. Is there one we have overlooked? If not, can the architect provide those sizing details for us?

A: The window schedule was accidentally omitted. Please see the posted schedule.