

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.

Q: How should we plan/calculate site grading and foundation?

A: For bidding purposes, you should build as shown, using significant engineered fill.

Here are some gravel/dirt delivery companies that are local:

- Lance Trucking - (706) 632-2248
- Gooch Trucking - (706) 745-4460
- Art Miller - (828) 557-9277
- Chambers Construction - (828) 361-8219

Q: Please provide the basis-of-design/manufacturer, frame material, interior/exterior finish, glazing package, screens and hardware requirements for windows A, B, E, F and G.

A: This information is in the specifications on A602

Q: There's a screen porch on the back and it doesn't tell me what type place, I cannot see it on the planes. I just wanted to make sure it wasn't for the type of screen porch that we're looking for. It does talk about aluminum screen doors, the brand and so forth, but are we going to have aluminum framing or wood framing or some, whatever?

A: All trim, including materials for screen porch frames, are to be painted wood (western red cedar, grade C or better).

Q: We noticed that a bid sheet is not included in the bid documents. Do you want to provide one or should we just use our own with general itemization per scope of work? I'm assuming that references and company experience should be included along with license, insurance, etc you mentioned on the RFQ.

A: Please provide one that includes general itemization per scope of work, references and company experience should be included along with license, insurance, W-9, and a list of subcontractors that you have committed to work on this project.

Q: There are several items specified that have a significant savings by using equal products, especially in the plumbing specifications. For clarity and bidding purposes should we provide pricing based on plan specifications only and discuss value engineering at a later date, or how do you propose we handle this?

A: Please price for the specific products called out in the design then provide your price for the equal product (please specify the proposed substitute). Value

engineering is one area that you will be graded on, so this will be an important part of your bid.

Q: Based on previous conversations and answers to questions, we anticipate the distance from the building to the water main is about 80' +/- . You mentioned that the septic tank and system would be installed before the project starts. Do you have a rough distance from the building to where the proposed septic tank will be installed?

A: I have posted the septic permit for your reference.
It states that the tank will be approximately 5 feet from the house.

Q: The building is R-1 residential, but they are calling for MC cable. Is that correct?

A: NM/Romex can be used in locations concealed within gypsum board walls or ceilings.

This should apply to most locations, if not all. code requires concealing cables behind gypsum board for NM use.

Q: It calls for a 3-phase service, and my electrician asked if that was available out there because it was not on a job he had down the road.

A: We have 3-phase on campus. In fact, the Woodturning Studio (where we met for the site visit) has it.