

Addendum Date: November 16, 2023

CITY OF PENSACOLA, FLORIDA
ADDENDUM #1

**DESIGN-BUILDER FOR PROJECT TITAN – ELEMENT 2
AT PENSACOLA INTERNATIONAL AIRPORT**

RFP No. 23-039

The following items take precedence over the documents for the item named above. All other terms and conditions shall remain the same.

**A SIGNED COPY OF THIS ADDENDUM MUST BE RETURNED WITH YOUR
SUBMITTAL AS ACKNOWLEDGEMENT.**

Company: _____ Date: _____

Authorized
Representative: _____ Title: _____
Printed Name

Signature: _____

QUESTIONS AND ANSWERS

1. RFP - Please confirm that the bid documents do not list a project time duration or completion date.
Answer: *Work should be completed in a timely fashion with beneficial occupancy no later than December 31, 2025.*
2. RFP - Please state whether or not liquidated damages are applicable to this project, and if so, what is the amount.
Answer: *See Section 5.4.*
3. Narrative Chapter 3 – Please confirm that a contract time extension will be given if hangar 4 is awarded, and that time extension will be as projected by the contractor's schedule.
Answer: *Additional time will be granted if Additive Alternate 12 is awarded. Duration is bound by grant expiration and subject to negotiation with the airport.*

4. Electrical – 480V Power Connections - An Add Alternate is mentioned in Narrative section 15.2, Specific Requirements for Hangar Bay Area which state: provide four 480V, 3-phase, 200A power connection for hydraulic mule connection. This alternate is not included in the Bid Form nor the list of alternates in Narrative Section 3 Measurement and Payment. Please clarify.
Answer: *Clarification on power quantity and locations along with what is to be provided as base bid and what is part of Additive Alternate #1 & #13 will be included as part of revised Electrical narrative section 15.2, 15.3 and revised HANGAR BAY room data sheet following the closure of the question period. The 480V 3-phase for the hydraulic mules described in the Electrical narrative section 15.2, Item #9 is to be provided in base bid. The 400Hz Ground Power Units and the in-slab service pits are part of Additive Alternate #1 & #13.*

5. Sitework – Strip Topsoil - Section 9.2 of the Narrative states that the Design+Builder should anticipate stripping topsoil for approximately 37 acres. However, per sheet A1 of Appendix A-1 the base bid sitework area is only about 11 acres, and with the hangar 4 sitework area added it is about 21 acres, so the question is, is stripping the 37 acres a requirement of the base bid work, or do we need to strip only as needed for the base bid building and sitework, and if awarded, the sitework for alternate adds?
Answer: *Stripping is only required on the areas shown in Appendix A-1, which is approximately 21 acres and comprised of the areas noted in the question. The DCP narrative will be updated and reissued following the closure of the question period to reflect this adjusted area.*

6. Building Exterior Signage – Please confirm signage on exterior walls of the building is not in the scope of work of this RFP.
Answer: *Exterior signage is not in scope of work and is to be provided by tenant. Power and blocking at location to be selected during design is to be provided.*

7. Sitework - Underground demolition - Section 9.3 of the Narrative states that any found utilities beneath structures or pavement that were missed by the Site Clearing Project contractor shall be removed by the design+builder. This requirement may be negligible if the utilities are only at a couple of former residential properties, and not more than landscape irrigation or water/sewer laterals, but if the work might include long sections of sewer/water/gas mains, and/or storm water lines, then that is too much guessing for a competitive bid. Please issue an allowance for this specific item of work.
Answer: *It is anticipated all utilities will be removed in the Site Clearing Package however, given the limited historical documentation available for the neighborhood, please carry at least a \$100,000 allowance.*

8. Architectural – The RFP’s appendix “C” Room Data Sheets describe the walls at Shops, Restrooms, and others as "Painted gypsum wallboard on metal studs or CMU at hangar side walls", however, hangar 2 drawings show those rooms with

CMU walls all around. Please confirm that CMU walls are required only at the hangar side for those interior spaces mentioned on the Room Data Sheets.

Answer: *Provide hangar bay side walls as indicated on HANGAR BAYS room data sheet to be reissued following the closure of the question period. Intent is for walls exposed to the open hangar bay are to be masonry to the high indicated with an additive alternate to run hangar bay side walls to deck above. All interior spaces are to be metal stud walls with finishes indicated on the room data sheets.*

9. Architectural – Additive Alternate 8 calls for epoxy painted walls, please clarify if that is for both sides of the walls, or for one side of the wall, and if for one side only then which side.
Answer: *The epoxy coating is to be provided on both sides of walls as part of the additive alternate.*
10. Architectural – Additive Alternates 8, 9, 20 and 21 apply to the Shop and Support areas. Please clarify the RFP's definition of Shop and Support areas; does it mean to include all of the enclosed spaces shown on Appendix B sheets B4, B5 and B6? And if not all of those rooms, then please clarify specifically which rooms to include in the alternates 8, 9, 20 and 21.
Answer: *Additive alternate 8 and 20 apply to all painted surfaces including the hangar bay non-PEMB walls. Additive alternate 9 and 21 apply to walls directly adjacent to open hangar bay.*
11. Fence - Fencing is not mentioned in the narrative section 3.2.1 for the Additive Alternate #10, please state whether or not security fencing is required around the perimeter of the added parking in alternate # 10.
Answer: *Fence alignment will need to be extended around parking lot expansion and remain continuous if Additive Alternate 10 is awarded. Description of Additive Alternate 10 will be updated in revised DCP to be reissued following the closure of the question period.*
12. Exterior Signage - Monument signs are not mentioned in the RFP, is it required? If so please describe what is required, where it will be located, and how many there will be.
Answer: *No, exterior signage is to be provided by tenant. Power at location to be selected during design is to be provided.*
13. Site Utilities - Impact Fees - Narrative section 9.8.2 - please confirm that we are required to include in our bid the costs for sewer impact fees.
Answer: *Design-Builder is responsible for all permitting fees.*
14. Sitework - Gopher Tortoises - Narrative section 9.10.1 - Please clarify the gopher tortoise scope of work in this contract; we are to include only the costs for an updated gopher tortoise burrow survey. If any burrows are identified by the updated survey then the costs to relocate any gopher tortoises would be an addition to the contract. Please confirm.

Answer: Selected design-builder shall perform a survey after award to confirm no additional gopher tortoises have re-inhabited the project area. If any gopher tortoises are found upon design-builder survey, the costs to relocate would be in addition to the contract.

15. Electrical – Cavotec units - Narrative section 15.2, item 6 of Specific Requirements for Hangar Bay Area calls for a total of 13 Cavotec units - 9 wall mounted, and 4 in-floor units. However, section 15.3 Aircraft Power/400 Hz states that there will be a total of 8 units - 4 units in floor pits, 3 wall mounted units, and 1 unit in the center. Please clarify which is correct.

Answer: Clarification on power quantity and locations along with what is to be provided as base bid and what is part of Additive Alternate #1 & #13 is included in revised Electrical narrative section 15.2, 15.3 and revised HANGAR BAY room data sheet to be reissued following the closure of the question period. The 480V 3-phase for the hydraulic mules described in the Electrical narrative section 15.2, Item #9 is to be provided in base bid. The 400Hz Ground Power Units and the in-slab service pits are part of Additive Alternate #1 & #13.

16. Electrical – Cavotec units - Narrative chapter 3, section 3.2.1 Additive Alternate #1 states that base bid includes 480V, 3-ph pin and sleeve receptacles in all Cavotec units and service pit. However, chapter 15, section 15.3 Aircraft Power/400 Hz states that in the event the add alternates are not awarded empty conduits with pull strings shall be provided. Are the 480V 3-ph pin and sleeve receptacles in the pits and Cavotec units part of the base bid?

Answer: The 480V power receptacles are required and in the base bid. The 400Hz Ground Power Units are part of Additive Alternate #1 & #13. If the in-slab service pits as part of Additive Alternate #1 and #13 are not selected, those 4 480V power receptacles in the pit lids would not be required. Then only the conduit and pulls in those locations would be provided as part of base bid.

17. Electrical – Power to Cavotec Service Pits - Narrative chapter 15.3 states that in the event the add alternate is not awarded empty conduits with pull strings shall be provided, however, section 15.2 mentions providing 60 cycle power at the pits. Is the 60-cycle power part of the base bid? or is it only empty conduits with pull strings that is required in the base bid?

Answer: If the in-slab service pits as part of Additive Alternate #1 and #13 are not selected, the conduit and pulls for the receptacles listed are to be included as part of base bid. If the pits are selected, the receptacles listed are to be included.

18. Intrusion Detection - Narrative chapter 9, Site Security, mentions an intrusion detection system that will be extended based on the new AOA perimeter fence. Are we to include in our price the costs for the intrusion detection system that applies to this RFP - such as card readers for the AOA fence gates for the tugs?

Answer: Intrusion detection system described in Chapter 9 is installed by others however, access control for the slide gates and building is part of this scope.

19. PCA and Huffer Systems – Narrative section 10.2 - Hangar Bay, mentions that specifications for the PCA and Huffer Systems will be provided by the tenant for design of the HVAC and electrical systems. Please provide the specifications for the PCA and Huffer Systems.
Answer: *Tenant provided PCA and Huffer Systems infrastructure is substantially similar to what is provided and indicated in the Hangar 1 and Hangar 2 documents provided for reference. Verification of tenant provided equipment will be conducted during design.*
20. Electrical – Narrative section 12.3 - Building Fire Alarm Systems please confirm weatherproof devices with NEMA 4 boxes are required for fire alarm notification appliances and initiating devices located in the aircraft servicing bays.
Answer: *Confirmed. Provide as indicated in narrative.*
21. Electrical – Main Electrical Service Supply - Narrative section 15.1 - please confirm the base bid Hangar 4 service consists of empty conduits with pull string, and that the service will match the requirements of Hangar 3 if additive alternate 12 is accepted.
Answer: *Confirmed. Provide as indicated in narrative.*
22. Electrical - Telecommunication Service Supply - Narrative section 16.1 - please confirm the base bid Hangar 4 service consists of empty conduits with pull string, and that the service will match the requirements of Hangar 3 if additive alternate 12 is accepted.
Answer: *Confirmed. Provide as indicated in narrative.*
23. Schedule - The RFP does not provide schedule and/or project timeline requirements and/or expectations. It seems logical that the City’s future tenant has equipment & furnishings move-in expectations, availability of full use expectations, etc. Please provide any pertinent project timeline requirement and/or expectation information.
Answer: *Tennant expects beneficial occupancy by December 31, 2025.*
24. Schedule – Assuming sufficient funds for the construction of both Hangar 3 and Hangar 4, please provide the expected completion timeframe of Hangar 4 relative to Hangar 3’s completion.
Answer: *There is not a preference for which hangar is completed first as long as beneficial occupancy for both buildings can occur by December 31, 2025.*
25. Disadvantaged – Please confirm that the stated DBE participation is a goal, but is not a requirement.
Answer: *Bidders are required to make a good faith effort towards meeting DBE goals in accordance with the policies of the City of Pensacola.*
26. Sitework – If available, please provide the design documents for the taxiway/apron project that Titan Element 2’s limited apron will tie into. This is imperative for

verification of finish floor elevation. If plans are not available, please provide adequate information to ensure that Titan Element 2's elevations can be established/verified in absence of such.

Answer: *The apron is still in design however, the apron basis of design drawings were developed in parallel with the Element 2 DCP and both indicate Element 2 having a FFE of 104.25ft with the apron sloping as required for drainage from that FFE. The apron basis of design plans have been provided as a reference.*

27. RFP Technical - At the mandatory pre-proposal conference on September 12, 2023, Ken Ibold, Assistant Director – Planning & Engineering, indicated that the Financial Proposal was the most heavily weighted evaluation component of the solicitation, with the Presentation & Interview also offering points towards overall selection – but having less impact than the Financial Proposal. The RFP, however, appears to offer that the Financial Proposal is worth at most 365 points – that is assuming that there is sufficient budget for both hangars and all alternates. The Presentation & Interview, however, is stated to be worth a possible total of 400 points – which would indicate that the Presentation & Interview is a more heavily weighted evaluation component than is the Financial Proposal. Please review and clarify the intent of the scoring system as the information provided in the pre-proposal conference appears to differ from that provided in the RFP.

Answer: *Written RFP takes precedent.*

28. SECTION 263543 - 400 HZ SOLID STATE FREQUENCY CONVERTER Part 2, 2.1.3.1.2 Audible Alarm - Is alarm displayed on HMI acceptable?

Answer: *Specifications provided with the RFP are from existing Hangars 1 & 2 design and are for reference only. Coordination of all specification content for Hangars 3 & 4 is to be conducted during design. Specifications for Hangars 3 & 4 are to be provided by the D/B team.*

29. SECTION 263543 - 400 HZ SOLID STATE FREQUENCY CONVERTER Part 2, 2.1.3.4 Alarm Annunciator - The unit will display all the alarms indicated below on the HMI without an audible alarm. Is that acceptable?

Answer: *Specifications provided with the RFP are from existing Hangars 1 & 2 design and are for reference only. Coordination of all specification content for Hangars 3 & 4 is to be conducted during design. Specifications for Hangars 3 & 4 are to be provided by the D/B team.*

30. Mechanical – HVAC Systems – Design & Construction Requirements The drawings show one unit per Hangar (one on left side of the building and one on the right) but spec refers to 2 units per hangar, 4 units total. Kindly confirm the number of PCA units to be provided by tenant.

Answer: *The packaged pre-conditioned air (PCA) units are tenant furnished, tenant installed and there are 2 units per hangar, a total of 4 for both hangars 3 & 4. The drawings provided show one unit on the side and one in the front of each hangar. Precise locations are to be coordinated with tenant during design.*

31. Mechanical – HVAC Systems – Design & Construction Requirements The drawings show one unit per Hangar (one on left side of the building and one on the right) but spec refers to 2 units per hangar, 4 units total. Should the PCA be design for outside temperature or Hangar temperature?
Answer: *The tenant provided packaged pre-conditioned air (PCA) unit specifications will be provided by tenant during design.*
32. Mechanical – HVAC Systems – Design & Construction Requirements The drawings show one unit per Hangar (one on left side of the building and one on the right) but spec refers to 2 units per hangar, 4 units total. Can you confirm the current PCA size currently installed in Hangar 1 and 2? Will that be the size required at Hangar 3 and 4?
Answer: *The tenant provided packaged pre-conditioned air (PCA) unit specifications will be provided by tenant during design.*
33. Architectural – Regarding the metal stud and gypsum wall board partitions to be built atop the 8” CMU walls at the perimeter of the shop and support areas, does it need to be 8” thick to match the CMU wall below? Or can it be thinner than the CMU wall below?
Answer: *Metal stud sizes at these locations are to be determined during design by the design team to meet code for wall height required*