



## CONTRACTOR QUESTIONS & ANSWERS – 1<sup>st</sup> RESPONSE

Fort Apache Home of Harmony Project

January 12, 2024

### Summary of Questions & Answers from the MANDATORY PRE-BID WALK-THROUGH on 12/14/2023

- *Contractors are to include a \$10,000 allowance for hard rock excavation for the elevator pit in their bid, as referenced in the AIA A101 draft contract included with the bid documents.*
- *Contractors to include a \$60,000 allowance for hard rock excavation for central plant 4-pipe system trenching in their bid as referenced in the AIA A101 draft contract included with the bid documents.*
- *The completion period pursuant to the Advertisement for Bid is 540 calendar days. However, contractors can and are encouraged to provide a shorter completion in the space included on the bid form if they can complete the project sooner. Due to federal grant funding requirements, an earlier completion period cannot be a factor in the contract award.*
- *An AIA A305 Contractors Qualification Statement must be submitted with the contractor's bid. The owner will use the AIA A305 to determine if the contractors have the four minimum qualifying criteria stated in the Advertisement for Bids.*
- *The local source referenced at the mandatory site visit meeting to obtain exterior stone is not a local vendor or supplier but Fort Apache Heritage Foundation's own stone stockpile. If additional stone is required for reasons beyond the contractor's control, it must be quarried, this will be handled as a change order to the contract.*

### Subsequent questions to the Architect by Bidding Contractors in order received

#### **Contractor Question 1:**

During the first site walk you mentioned that a test was done on the existing water supply system, and it was determined that an additional storage tank was not needed for fire suppression. Do you happen to have the results from that test?

*Response Per MPE Engineer:*

*Our team did get the flow test data from the owner post-design from their group (WMFA Fire & Rescue). That email confirmed our assumed pressure of 60psi used during design. In regards to the necessity of a fire pump, our initial impression based on the fire flow test received is that a fire pump is not required (which is aligned to what the WMFA Fire & Rescue team also noted in their memorandum: **Exhibit A**). However, please note the final determination of whether the fire pump is required is to be determined by the fire sprinkler contractor as they prepare their deferred submittal.*

#### **Contractor Question 2:**

My door supplier is looking for the hardware section in the specifications. In section O8 it references O8 71 00, but I can't seem to find it. Could you provide some clarification on this section?

*Response per Architect:*

*For the Offices- Lower floors:*

- 82XX x E4MB x 26D - Sargent 8200 mortise lock (last two digits signified by "XX" should be the function code) with the E4 rose, MB lever, in the US26D Satin Chrome finish.
  - [https://www.sargentlock.com/en/commercial-locks-products/locks/mortise-locks/product-details.aehpdp-8200-series-aeh\\_sargent\\_33275](https://www.sargentlock.com/en/commercial-locks-products/locks/mortise-locks/product-details.aehpdp-8200-series-aeh_sargent_33275)

*For the Apartments:*

- For locking function doors- Apartment main entry
  - R82XX x RHO18 x 26D - Sargent 8200 mortise lock (last two digits signified by "XX" should be the function code), Roseless, with HO18 lever, in the US26D Satin Chrome finish.
  - [https://www.sargentlock.com/en/commercial-locks-products/locks/mortise-locks/product-details.aehpdp-8200-series-aeh\\_sargent\\_33275](https://www.sargentlock.com/en/commercial-locks-products/locks/mortise-locks/product-details.aehpdp-8200-series-aeh_sargent_33275)
- For non-locking doors
  - RDLUXX x RHO18 x 26D - Sargent DL Series tubular lock (last two digits signified by "XX" should be the function code), Roseless, with HO18 lever, in the US26D Satin Chrome finish.
  - [https://www.sargentlock.com/en/commercial-locks-products/locks/cylindrical-bored-locks/product-details.aehpdp-dl-series-aeh\\_sargent\\_10589](https://www.sargentlock.com/en/commercial-locks-products/locks/cylindrical-bored-locks/product-details.aehpdp-dl-series-aeh_sargent_10589)

*Note: See the Door Schedules on A10.3 for hardware function designations ("XX") for each door.*

**Contractor Question 3 (series of Electrical & Lighting questions) / Responses by Lighting [ML] & Electrical [ELB]:**

These questions were submitted to me from my electrician:

1. E4.02 – Lighting in entryway appears to be track lighting but the fixture number is not called out and not in fixture schedule, please advise.

*[ML] Light fixture type for track lighting is L16, Lightology TLG11419.*

2. E4.01 & E4.02 - has callouts for key notes 5 & 6 but there are no key notes 5 or 6. It appears that it's referencing a junction box, and occupancy sensors. Please confirm.

*[ML] Keynote 6 is no longer shown on drawings. Keynote 5 for the occupancy sensor was an error. Keynote 5 is calling out a j-box for the track lighting at the entrance.*

3. E4.03 – Has junction without description or keynote, see attached image.

*[ML] Box should have keynote 3, noting a 600W remote emergency inverter.*

4. E2.01 – Indicates circuit with no fixtures or receptacles, see attached image – please clarify.

*[ELB] Where arrows of circuits point this indicates a location for a duplex receptacle which did not show up in the print. There are (5) missing duplex receptacles in the below image. The receptacles should be circuited such that every other receptacle is circuited to A1-11 or A1-13. Refer to sketch added below - **Exhibit B**.*



**White Mountain Apache Fire & Rescue**

**610 S. Chief Ave. Whiteriver Az, 85941**

**(928)338-4311**

**Exhibit A**

## **MEMORANDUM**

**Date:** October 18, 2023  
**To:** Fort Apache Heritage Foundation  
**From:** White Mountain Apache Fire & Rescue  
**Subject:** Water Pressure

Fort Apache Heritage Foundation

The White Mountain Apache Fire & Rescue Department conducted a pressure test on September 28, 2023. The hydrant that was tested on the north side of the boys dorm is holding psi at 58-60 for more than 10 minutes. That hydrant is also flowing at 330gpm. The school compound is now connected to the municipal water system. The municipal system will hold pressure for a sprinkler system.

Thank you,

**If you have any question you can contact me @ (928)338-4311 or on my cell phone (602)299-5927**

Thanks,

**Deputy Fire Chief -Merlon Indian**

Exhibit B

