



Port KC
RFP NORTHLAND PARK BUILDING V

1. The RFP refers to landscaping plans. However, it does not appear that the landscaping plans were issued with the rest of the RFP. Will these be issued with an addendum? Or should we provide an allowance for the landscaping and irrigation in our bid? **Landscaping plans will not be issued as an addendum. All bidders shall carry an allowance of \$200,000 within their bid.**
2. Can CAD files for the grading plan be issued? **CAD file has been added to the link for access to the project drawings. Please note the shown elevations are to subgrade, not finish elevations.**
3. The architectural floor plans show (5) sets of interior stairs along the East wall leading to the exterior. The architectural elevation drawing (A4.01) shows exterior metal stairs at these same locations. Which drawing is correct? **Doors and stair exit access at rail serve should be interior per plan and details. The East elevation will be revised to reflect (5) doors 4'-0" below FFE at truck court/rail level.**
4. The architectural floor plans indicate a railroad along the East side of the building. However, the civil plans do not reflect this, and based on our site survey there is not an existing railroad on this site. Please clarify the intent of the drawings as it relates to this railroad. **Yes, a railroad will be installed by others.**
5. The RFP calls for (40) dock positions, but the drawings indicate (40) 9x10 dock doors and (6) 10x10 dock doors. How many dock doors are required for this bid? **(40) 9x10 and (6) 10x10 per the door schedule.**
6. 2T on the window schedule calls out "spandrel glass with OPACIFIER on 4th surface". I'm not familiar with the term opacifier on the 4th surface. **Opacifier is the ceramic frit that is applied to the glass to create opaque spandrel glass. The 4th surface is the most interior (i.e. inside face) which we find provides the best match to the vision glass when viewed from the exterior.**
7. S200 show stairs to be on the interior between columns 13-21 on the east side of the building. The tilt up drawings and the Architectural elevations on A401 show exterior stairs like the rest of the building. Please confirm what we are to do. **Doors and stair exit access at railserve should be interior per plan and details. The East elevation should be revised to reflect (5) doors 4'-0" below FFE at truck court/rail level.**
8. A1.00 shows individual parking in front of storefront areas. C1.09 do not. Please confirm we are to follow the civil paving plan. **Parking shall be per C1.09. Car parks in the truck court as shown on the Architectural drawings is only for future if necessary.**

9. It is our understanding that Hill Brothers was awarded the mass grading contract for this project. Can you send us a copy of their proposal and/or contract for our review, so we do not include scopes of work that they have already been contracted for? **The proposal/contract for mass grading will not be provided. The Owner will be providing a pad ready site to the grades per the previously provided CAD grading file to +/-1/10'. The building pad (only) will be cement stabilized. Because it is the Owners intent to start grading prior to the award of the shell GC, the Owner will install a silt fence around the property and include specific protection at the wetlands. Once the building pad is turned over to the shell GC, the GC shall take over the maintenance of all silt fencing/erosion control. All other work is to be performed by the selected shell GC.**
10. For window opening Type A shown on drawing A8.01, the transom glass has a "1t" designation. Is this correct? Or should it be changed to "2t" to designate this piece of glass as spandrel glass? **The note "1t" per the current detail is correct.**
11. I am requesting information concerning the Northland Park Building V Port KC project. Currently the project is designed to incorporate Concrete Tilt-Up Wall panels. We would like to submit alternate pricing for Prestressed Concrete Wall Panels and we wanted to verify that this would be acceptable. The use of our panels, which are fabricated locally, would be beneficial to this project in many ways. One of the biggest is that the project is not constricted by the panels being constructed on-site. Another is that weather does not affect the fabrication of the panels as they are constructed in our enclosed, environmentally controlled shop. There would potentially be cost savings as well. Please advise if we are allowed to bid this as an alternate. **Precast is acceptable, but should be provided as a voluntary alternate as the base-bid should include tilt-up wall panels per design.**
12. Will the bid date be extended from the specified date of January 10th due to it conflicting with holiday schedules? **Yes, the bid date has been revised to 1/17/2019.**
13. In the Northpoint Narrative Spec 2.4 B indicates all pavement joints are to be sealed with hot asphalt within 30 days of placement, and section 7.2 H indicates all pavement joints are to be sealed with self-leveling sealant within 30 days of placement, please clarify which is correct, or if one spec refers to asphalt pavement and one to concrete pavement. **Regarding joints, section 2.4B is specifically for asphalt paving and section 7.2H is specifically for concrete paving.**
14. Will there be an all-weather temporary road installed to access Bldg. 5 property from North Pleasant Avenue under the owner's mass grading contract? **No. The temporary road shall be included within the shell GC's scope of work as it will be the GC's responsibility to maintain throughout construction as means and methods. The Owner will provide one construction entrance that will be maintained by the shell GC once mobilized.**

15. If an all-weather pad is not to be provided by the owner, can the 8" concrete street be installed while waiting for the building pad to complete the surcharge period? **Possibly. This will be dependent on the City plan/permitting process about timing. At this time, a temp road shall be included.**
16. The Northpoint Narrative Spec indicates that exterior pavement shall be 4,000 psi concrete with 4% +/- 1% air content and a slump of 4" +/- 1". The Civil plans indicate the exterior pavement to be 4,500 psi with minimum 6% to 8% air content and a maximum slump of 3.5". Please clarify which specification is to be followed. **4,000-psi concrete with 4% +/- 1% air content and a slump of 4" +/- 1".**
17. No storm sewer profiles are included in the plans. Storm sewer profiles will be necessary to complete the utility proposals. **We are not planning on providing profiles for storm sewers until we finalize our site plans. All storm shall be feed in to the detention ponds per the grading plan.**
18. What is the thickness of the perimeter footing insulation shown on 5/S1.02? **Disregard the insulation reference. Footing insulation is NOT required.**
19. Pages A5.01 and A5.02 have a section callout of 16/A7.01 that is incorrect. That section appears to call out a different condition, please clarify. **Reference detail 14/A701.**
20. Page A5.02 has a section callout of 20/A7.01 (this callout does not exist), please clarify. **Reference detail 15/A701.**
21. The site utility plans state "install lift station – pricing by owner". Are we to include the cost of the lift station in our proposal? Or is the lift station being installed by another contractor separately from this proposal? If we are to include it in our bid, we will need some additional information regarding size, pump size, electrical requirements, etc. **The Owner will carry an allowance or identify an allowance for all bidders to include at a later date.**
22. Sanitary Sewers – The drawings do not call out any invert elevations and there are not any sewer profile drawings included in the bid set. Will this information be provided in an addendum? **We are not planning on providing profiles for sanitary sewers until we finalize our site plans. The gravity systems from the buildings to the lift station will have 8" lines that exit the buildings at least 8' deep and slope at approx. 1% to the lift station. The MEP will set the elevation of the sanitary sewers that exit the buildings.**
23. Force Main – Are we to include the force main in our bid? Or will this be installed by a separate contractor? **The force main, along with the associated components shall be included within the base bid. assume your contractor will install the force main and all components associated with it. We show an 8" gravity line from each building to a lift station and then a 4" force main from the lift station to the existing 4" force main in the R/W. The force main will be approx. 42" deep and shall be fused HDPE SDR 11 pipe.**

24. Primary Electric Conduits – The site utility plans call for one (1) 4” conduit for primary electric power, while the RFP calls for a minimum of two (2) 4” conduits for primary electric power. Should we include (1) conduit or (2) conduits? **(2) 4” conduits shall be included for primary electric.**
25. Storm Sewers – The site utility plans do not call our storm structure types or sizes. Also, there are no invert elevations or sewer profiles shown on the drawings. Will this information be issued in an addendum? **We do not plan to develop storm sewer profiles until we finalize our site plans during final design. The utility plan was developed for pricing only. Please inform your contractors to allow for an average of 8’ excavation to flow lines for all storm sewers. There should be no rock encountered and the Geotech which will be distributed in the near future will confirm this.**
26. Geotechnical Report – Is there a Geotech report that will be issued in an addendum? **Yes, the Geotech is currently being finalized and will be distributed asap.**
27. Alternate #2 on the bid form asks for the additional cost to install walkpads at rooftop equipment and the roof hatch. However, this is already included as a base bid requirement in section 7.1D of the RFP. Should we include the walkpads in our base bid or exclude them and show them as an added cost in Alternate #2? **The walkpads shall be excluded from base bid and included as an ADD cost in Alternate #2.**
28. Alternate #9 states to provide steel track guards in lieu of interior pipe bollards. Per section 5.4C of the RFP, steel track guards at the dock doors are to be included in the base bid. Should we just ignore this alternate? **Alternate #9 is to be VOIDED. I have updated the bid form accordingly.**
29. Alternate #12 – Please clarify the height of the insulation mentioned in this alternate. **To be installed down to 14’AFF.**
30. The elevations appear to show a retaining wall near the Northeast corner of the building for grade transition. This does not appear to be reflected on C1.09 or structural. Will there need to be a retaining wall in this location? **No.**
31. In the Outline Specifications 12.20.18 under 1.1 A.1 it notes that Contractor shall include all necessary site improvements and construction of **both** facilities. Is this bid for Building 5 and Building 6? **ONLY Building 5.**
32. Details L1 – L3 on A5.01 call for alternates A.1 and A.2 for foam insulation at the tilt joints. These are not shown on the bid form. Will these be alternates or to be included in the base bid? **These shall be included in base bid.**
33. Alternate #9 notes to provide steel track-guards in lieu of interior bollards. The drawings show track guards at all the OH doors. The only doors that get interior bollards are the drive up doors. Should all overhead doors get bollards as part of the base bid? Please clarify what is to be included in the base bid and what is to be included in the alternate. **Please disregard alt #9. Track guards shall be installed at dock doors and bollards at drive-in doors.**

- 34.** Will there be curb and gutter or integral curb at all concrete paving edges or only where curb and gutter appear to be shown? The curb and gutter appears to only be at the asphalt paving and small section of concrete paving. **We anticipate 2' curb and gutter (curb machine) in asphalt pavement areas and integral curb and gutter in all other concrete pavement areas (truck docs).**
- 35.** Will the curb under drain shown on C1.11 be installed at all curbs or just in certain locations? For example will the under drains be installed at the edges of the concrete drives if the drives get curbs? **This detail is n/a and should be EXCLUDED from the SoW.**
- 36.** Reference C100 will all the storm drains shown on this plan be included in the bid. Specifically the pipes from Detention Basin B to Detention Basin A and the three 24" RCP pipes that go to Detention Basin E that is south of where the new concrete paving stops. **Yes.**