## Questions & Answers - 2

**Project** 2023-24-091 - Construction of Finklea Fire Station

Buying Organization Horry County Government

No	Question/Answer	Question Date
Q3	Question: RFI: Geo Report for Proposed Site Is there a Geo Report Available for this site?  Answer: The Geotechnical Exploration Report by S&ME dated May 9, 2024 is included in the	05/05/2025
	Specifications. Please refer to Section 0201 in the 2023-24-091 Finklea Fire Station IFB Document.	
Q5	Question: HM Door & Frame Substitution Request Alternate Manufacturer Request for De La Fontaine Industries:	05/09/2025
	De La Fontaine Industries Inc, is a Certified member of the Steel Door Institute (SDI) www.steeldoor.org, we abide to the strict testing requirements established by SDI to remain a Certified member and that includes constant testing and factory audits for compliance. We feel that our products comply with all aspects with your project specification for this project.	
	SDI Certified members must test their products in accordance with ANSI/SDI A250.8 – 2023 Specification for Standard Steel Doors and Frames as well as ANSI/SDI A250.4 -2022 Test Procedure and Acceptance Criteria for Physical Endurance for Steel Doors, Frames and Frame anchors. Many other tests are also required but these two are the most recognized ones, these tests are done by recognized 3rd party entities like UL and/or ITS. We also comply with NFPA80-2022 Standard for Fire Doors and Other Opening Protectives.	
	Data Sheets and Specs can be provided upon request. Please advise.	
	<b>Answer:</b> This request is approved. See Approved Equivalents in Addendum 7 document which is attached.	
Q6	Question: RFIs with Attachments Is there a way to attached documents/drawings that provide critical context to the questions being asked? If Bidnet offers a solution, we aren't aware of it but would like to make sure the design teams gets all necessary information.	05/09/2025
	Answer: All attachments for Pre-Approvals should be emailed to Carol Durham at Horry County	
	Procurement, however due to the timing of this answer being published, we ask that if there are	
	any products that were not able to be submitted; please hold onto your request and once a General	
	Contractor (GC) has officially been awarded and they have received a "Notice to Proceed", you can	
	send that request to the awarded GC for review and consideration for approval.	

No	Question/Answer	Question Date
Q7	Question: Drawing: E4.0 Panel Schedule shows GE, SQD & Eaton Drawing: E4.0 Panel Schedule shows GE, SQD & Eaton	05/09/2025
	Spec Section 16100-2.7 Distribution Equipment "A" Manufacturers: Subject to compliance with requirements, provide products by one of the following:  Square D.	
	Clarification / Question:  Are All Three Manufacturers "GE, SQD & EATON" Acceptable as noted on E4.0 Panel Schedule Panel  A & Panel B?  thanks	
	Answer: Yes, GE, SQD & Eaton are acceptable manufacturers.	
Q8	Question: site/civil  1.Is a skimmer needed for the pond? If so what size?	05/09/2025
	Answer: Yes, please refer to Addendum 7 document attached for Detail of required Skimmer.	
Q10	Question: site/civil  4.Are there any roof drains? On page AS1 I see DS called out by the building, but no pipe size, connections, tie ins to the storm drains, or cleanouts shown.	05/09/2025
	Answer: Roof drain downspouts are to be tied into the nearest drainage structure.	
Q11	Question: site/civil •The current civil drawings do not show the location or continuation piping for the Oil and Water Separator. Please provide updated plans showing the location of the oil and water separator.	05/09/2025
	Answer: Please see Sheets C6.3 and C6.3A already included in the Construction Documents (2023-	
	24-091 Finklea Fired Station IFB Document).	
Q12	Question: plumbing fixtures  The current plumbing fixture schedule does not have specifications for the P-3 sink located in room WH/STO 118. Please provide specifications for the P-3 sink.	05/09/2025
	Answer: The P-3 Lavatory is as issued with the original Construction Documents (2023-24-091 Finklea	
	Fire Station IFB Document). The CAD drawing layer was inadvertently turned off during a revision.	
	Refer to Sketch No. P1 showing the P-3 information in Addendum 7 document which is attached.	
Q13	Question: PEMB/Schedule will there be consideration of a delayed Notice to Proceed to allow for the procurement and delivery of the pre engineered building?	05/09/2025
	Answer: An "Administrative Notice to Proceed" will be issued which allows time to order long lead	
	items, but no mobilization will be allowed and pay apps can only be for deposits or insurance, etcno	
	project work billing will be approved until an official NTP is issued.	

No	Question/Answer	Question Date
Q14	Question: Impact Rated Doors  Per wind loads stated on S1.0, will the OH Doors need to be impact rated?	05/13/2025
	Please advise.	
	<b>Answer:</b> Yes, OH doors will be impact rated, per Specification Section 08361, 1.3, A1, Wind load is to meet 150 MPH.	
Q15	Question: Oil/Water Separator We are missing the spec and size for the Oil Water Separator on C6.3.	05/13/2025
	Please advise.	
	Answer: The Oil interceptor information is shown on Drawing P4.1.	

No Question/Answer Question Date

Answer: Q16AQ. THERE IS CONFLICTING INFORMATION REGARDING WOOD DOOR VENEER. PART 2.2 OF SPEC SECTION 082111 STATES PLAIN SLICED BIRCH DOORS AND PLAN SHEET A6.0, AND #2 UNDER DOOR NOTES STATES PLAIN SLICED RED OAK. PLEASE ADVISE AND IF THEY ARE TO BE BIRCH WILL THEY BE NATURAL BIRCH OR WHITE BIRCH.

A16A. Specification 08211, 2.2, A, 2.: Provide Plan Sliced Red Oak in lieu of Birch Veneer.

Q16B. ON PLAN SHEET A6.0 THE FRAME AT 101 SHOWS IT IS TO BE A 1 UNDER FRAME ELEVATIONS, HOWEVER ON A1.0 IT IS DRAWN TO BE A STANDARD FRAME WITH A BORROWED LITE BESIDE IT WITH DRYWALL IN BETWEEN. ARE WE ASSUMING IT IS TO MATCH THE FRAME ELEVATION 1 AND IS JUST DRAWN INCORRECTLY?

A16B. Reference Sheet A6.0 Door Schedule, Door 101 is to receive frame elevation #1.

Q16C. ON PLAN SHEET A6.0 THE FRAME AT 106 SHOWS FRAME ELEVATION 5, HOWEVER THERE ISN'T A NUMBER 5 SHOWN. ARE WE ASSUMING IT IS TO BE #3?

A16C. Reference Sheet A6.0 Door Schedule, Door 106 is to receive frame elevation #3 in lieu of frame #5 as noted. There is no frame #5.

Q16D. IN THE HARDWARE SPEC 08710 THERE ARE HARDWARE SETS WRITTEN BUT NONE OF THEM ARE ASSIGNED TO ANY OPENINGS EITHER ON THE DOOR SCHEDULE OR IN THE SPECS. PLEASE UPDATE TO SHOW WHERE THE HARDWARE SETS ARE TO BE USED.

A16D. Please refer to Item #2 under SPECIFICATIONS in Addendum 7 Document attached.

Q16E. IN SPEC SECTION 10520 FIRE PROTECTION UNDER PART 3, 3.3 IT IS CLEARLY MARKED WHAT IS WANTED FOR FE-1, BUT THERE ARE A COUPLE FE-2 ON THE PLAN AS WELL. WHAT WOULD YOU LIKE FOR FE-2. PLEASE ADVISE.

A16E. Please refer to Item #3 under SPECIFICATIONS in Addendum 7 Document attached.

No	Question/Answer	Question Date
Q17	Question: Insurance Requirements DOCUMENT 00030 - INSTRUCTIONS TO BIDDERS has section INSURANCE REQUIREMENTS. This section says that Professional Liability Insurance must be provided. This requirement is not listed in Section 00800 Supplementary Conditions, Article 11.  This coverage is typically only held by designers, not GCs. Please confirm this coverage is not required to be provided by GCs.  Answer: The solicitation that was sent specifically states, "Professional Liability insurance must be provided with minimum liability limits of \$1,000,000 per occurrence (in addition to Commercial General Liability insurance) by professional services such as accountant, attorney, architect, design, engineering and most consultants that involve errors and omissions exposure protection." This requirement only applies to professional services such as the ones listed. This	05/14/2025
	solicitation is for a general contractor; therefore this requirement does not apply.	
Q18	A substitution request has been received from a vendor.  Lockers Manufacturing has requested to be an approved equal for Lockers in accordance with Specification Sections 01632 and 10505.  https://www.lockersmfg.com/  Why LockersMFG?  100% U.Smanufactured, made-to-order lockers offer full customization, a reliable domestic supply chain, and the industry's largest small parts inventory—ensuring no tariff exposure or downtime for the end user. Unlimited color-matching capabilities with durable powder-coated finishes will meet any project requirement.  Certifications:  -Build America, Buy America -LEED, GreenGuard Gold, SCS Global -ISO 9001, ASTM Compliant  Mike Haskins   Sales Consultant Elite Storage Products, LLC Direct: 901-467-0212 Main: 901-367-3930  www.elitestorageproducts.com  mhaskins@elitestorageproducts.com  Answer: This request is approved. See Approved Equivalents in Addendum 7 document which is attached.	05/14/2025
Q19	Question: Construction Duration  On the bid form under TIME OF COMPLETION it allows 240 days for construction duration. However, current lead times on PreEngineered Metal Buildings are running approximately 4 months +/ The PEMB is the main structure for the building. What time and schedule accommodations will be given to account for this delay?	05/14/2025
	Answer: An "Administrative Notice to Proceed" will be issued which allows time to order long lead	
	items, but no mobilization will be allowed and pay apps can only be for deposits or insurance, etcno	
	project work billing will be approved until an official NTP is issued.	

No	Question/Answer	Question Date
Q20	Question: Horry County Sales Tax  The Instructions To Bidders indicates that we are to include sales tax in our electronic bid submittal per the following "The County is NOT sales exempt. Horry County is required to pay South Carolina Sales Tax. Sales Tax is expected to be included in the bidder's electronic bid submittal.  But, the line for the bid price in the Bidnet asks for the price without sales tax. Which is correct?  Answer: All bids should be a Lump Sum to include taxes.	05/15/2025
Q21	Question: Collateral Load  Does the EOR have a recommended collateral load to account for the MEPs, Suppression, and Vehicle Exhaust System?  Please advise.  Answer: Please provide 10 PSF collateral load allowance in roof framing design.	05/15/2025
Q22	Question: required fees Whose reasonability are any required water and sewer tap/impact/capacity/development fees Answer: These fees will be paid for by the Owner.	05/16/2025
Q23	Question: App Bay Striping Is there any lane/safety striping in the apparatus bays?  Answer: No lane striping in the bays.	05/19/2025
Q24	Question: PRE-APPROVAL SUBSTITUTIONS Requesting pre-approval for substitutions - lighting package for SESCO Lighting emailed to Carol on 5/15/25. Thank you, Debbie Parham  Answer: This request is approved. See Approved Equivalents in Addendum 7 document which is attached.	05/19/2025
Q25	Question: DOORS,FRAMES,HARDWARE  There is conflicting information regarding wood door veneer. Part 2.2 of Spec section 082111 states Plain sliced Birch doors and plan sheet A6.0, and #2 under door notes states Plain sliced Red Oak. Please advise and if they are to be birch will they be natural birch or white birch.  Answer: Specification 08211, 2.2, A, 2.: Provide Plan Sliced Red Oak in lieu of Birch Veneer.	05/19/2025
Q26	Question: DOORS,FRAMES,HARDWARE  On plan sheet A6.0 the frame at 101 shows it is to be a 1 under frame elevations, however on A1.0 it is drawn to be a standard frame with a borrowed lite beside it with drywall in between. I am assuming it is to match the frame elevation 1 and is just drawn incorrectly?  Answer: Reference Sheet A6.0 Door Schedule, Door 101 is to receive frame elevation #1.	05/19/2025

No	Question/Answer	Question Date
Q27	Question: DOORS,FRAMES,HARDWARE On plan sheet A6.0 the frame at 106 shows frame elevation 5, however there isn't a number 5 shown. I am assuming it is to be #3?	05/19/2025
	Answer: Reference Sheet A6.0 Door Schedule, Door 106 is to receive frame elevation #3 in lieu of	
	frame #5 as noted. There is no frame #5.	
Q28	Question: DOORS,FRAMES,HARDWARE In the hardware spec 08710 there are hardware sets written but none of them are assigned to any openings either on the door schedule or in the specs. Please update to show where the hardware sets are to be used  Answer: Please refer to Item #2 under SPECIFICATIONS in Addendum 7 Document attached.	05/19/2025
Q29	Question: DOORS,FRAMES,HARDWARE In Spec section 10520 Fire protection under Part 3, 3.3 It is clearly marked what is wanted for FE-1, but there are a couple FE-2 on the plan as well. What would you like for FE-2.	05/19/2025
	Answer: Please refer to Item #3 under SPECIFICATIONS in Addendum 7 Document attached.	

No Question/Answer **Question Date** Q30 05/19/2025 **Question: Door and window notes** 1. There is conflicting information regarding wood door veneer. Part 2.2 of specs section 082111 states plain sliced birch doors and plan sheet A6.0, and #2 under doors notes states plain sliced red oak. Please advise and if they are to be birch will they be natural birch or white birch? 2. On plan sheet A6.0 the frames at 101 show it is to be a 1 under frames elevations, however on A1.0 it is drawn to be a standard frame with a borrowed lite beside it with drywall in between. I'm assuming it is to match the frames elevation 1 and is just drawn incorrectly? 3. On plan sheet A6.0 the frames at 106 shows frame elevation 5, however there isn't a number 5 shown. I'm assuming it is to be #3? 4. In the hardware spec 08710 there are hardware sets written but none of them are assigned to any openings either on the door schedule or in the specs. Please update to show where the hardware sets are to be used. 5. In specs section 10520 fire protection under part 3, 3.3 it is clearly marked what is wanted for FE-1, but there are a couple FE-2 on the plan as well. What would you like for FE-2? Answer: Q30A. THERE IS CONFLICTING INFORMATION REGARDING WOOD DOOR VENEER. PART 2.2 OF SPECS SECTION 082111 STATES PLAIN SLICED BIRCH DOORS AND PLAN SHEET A6.0, AND #2 UNDER DOORS NOTES STATES PLAIN SLICED RED OAK. PLEASE ADVISE AND IF THEY ARE TO BE BIRCH WILL THEY BE NATURAL BIRCH OR WHITE BIRCH? A30A. Specification 08211, 2.2, A, 2.: Provide Plan Sliced Red Oak in lieu of Birch Veneer. Q30B. ON PLAN SHEET A6.0 THE FRAMES AT 101 SHOW IT IS TO BE A 1 UNDER FRAMES ELEVATIONS, HOWEVER ON A1.0 IT IS DRAWN TO BE A STANDARD FRAME WITH A BORROWED LITE BESIDE IT WITH DRYWALL IN BETWEEN. I'M ASSUMING IT IS TO MATCH THE FRAMES ELEVATION 1 AND IS JUST DRAWN INCORRECTLY? A30B. Reference Sheet A6.0 Door Schedule, Door 101 is to receive frame elevation #1. Q30C. ON PLAN SHEET A6.0 THE FRAMES AT 106 SHOWS FRAME ELEVATION 5, HOWEVER THERE ISN'T A NUMBER 5 SHOWN. I'M ASSUMING IT IS TO BE #3? A30C. Reference Sheet A6.0 Door Schedule, Door 106 is to receive frame elevation #3 in lieu of frame #5 as noted. There is no frame #5. Q30D. IN THE HARDWARE SPEC 08710 THERE ARE HARDWARE SETS WRITTEN BUT NONE OF THEM ARE ASSIGNED TO ANY OPENINGS EITHER ON THE DOOR SCHEDULE OR IN THE SPECS. PLEASE UPDATE TO SHOW WHERE THE HARDWARE SETS ARE TO BE USED. A30D. Please refer to Item #2 under SPECIFICATIONS in Addendum 7 Document attached. Q30E. IN SPECS SECTION 10520 FIRE PROTECTION UNDER PART 3, 3.3 IT IS CLEARLY MARKED WHAT IS WANTED FOR FE-1, BUT THERE ARE A COUPLE FE-2 ON THE PLAN AS WELL. WHAT WOULD YOU LIKE FOR FE-2?

A30E. Please refer to Item #3 under SPECIFICATIONS in Addendum 7 Document attached.

No	Question/Answer	Question Date
Q31	Question: DOORS,FRAMES,HARDWARE I see that there are hardware sets provided in the specs, but no tag numbers listed or indications on the door schedule.  Answer: Please refer to Item #2 under SPECIFICATIONS in Addendum 7 Document attached.	05/20/2025
Q32	Question: Foundation Detail  On S2.0 there is a callout for 3/S3.1 shown on Column 6 between Rows A & B in the Truck Parking.  However 3/S3.1 is an exterior wall detail. Please advise	05/20/2025
	Answer: Section cut 3/S3.1 shown on column grid 6 between grids 'A' and 'B' is not applicable and	
	should be disregarded.	
Q33	Question: Brick Color  Specification Section 04222.2.1.A calls for the Utility Brick Color(s) to be determined. Reviewing the drawings and viewing existing County Fire Stations of similar design suggests that multiple colors will be utilized. We recommend utilizing an Allowance for the Brick Material to allow for variations in cost between different colors.	05/20/2025
	Answer: Please refer to Item #1 under SPECIFICATIONS in Addendum 7 Document attached.	
Q34	<ul> <li>Question: Pre-Engineered Metal Building</li> <li>The following questions were received from a PEMB subcontractor:</li> <li>Specify uniform collateral load.</li> <li>Please dimension PEMB eave (top of eave strut).</li> <li>For the base bid, are PEMB wall girts required at frame line 7 where PEMB vertical exterior wall panels are to be installed or is the intent for the vertical exterior wall panels to attach over studs per wall legend 5?</li> <li>Will any fire wall loads be applied to the PEMB rafter at frame line 4? If so please specify.</li> </ul>	05/21/2025
	Answer: Q34A. SPECIFY UNIFORM COLLATERAL LOAD.	
	A34A. Please provide 10 PSF collateral load allowance in roof framing design.	
	Q34B. PLEASE DIMENSION PEMB EAVE (TOP OF EAVE STRUT).	
	A34B. Refer to the revised Sheet A3.2 (attached herewith) Detail 4/A3.2.	
	Q34C. FOR THE BASE BID, ARE PEMB WALL GIRTS REQUIRED AT FRAME LINE 7 WHERE PEMB	
	VERTICAL EXTERIOR WALL PANELS ARE TO BE INSTALLED OR IS THE INTENT FOR THE	
	VERTICAL EXTERIOR WALL PANELS TO ATTACH OVER STUDS PER WALL LEGEND 5?	
	A34C. Refer to revised Sheet A2.1, Details 1/A2.1 & 2/A2.1 - Wall Sections have been indicated at	
	column line 7 between E and A. These same wall section tags apply to Alternate #1 also.	
	Q34D. WILL ANY FIRE WALL LOADS BE APPLIED TO THE PEMB RAFTER AT FRAME LINE 4? IF	
	SO PLEASE SPECIFY.	

A34D. Yes, see Sheet S3.0, Detail 1/S3.0.

No	Question/Answer	Question Date
Q35	Question: Metal Stud Wall Sections The following question was received from a subcontractor:	05/21/2025
	Need wall sections and details along column lines 1 and along column line 7 (column line 8 for alt 1). Wall legend details do not match wall section details and they also do not match the structural details for metal stud framing versus PEMB structure and substrates on these walls. I mainly need the details at these column lines between Column lines E and F. However, on A1.0 column line 7 between E and A the wall tag shows 5(sim) but on A1.1 on column line 8 it shows wall tag as 2. Need to know where PEMB framing and panels end and where Metal stud framing and sheathing begins.	
	Are all interior partition and furring framing to be 18ga metal per the structural details?	
	Answer: Q35A. NEED WALL SECTIONS AND DETAILS ALONG COLUMN LINES 1 AND ALONG COLUMN LINE 7 (COLUMN LINE 8 FOR ALT 1). WALL LEGEND DETAILS DO NOT MATCH WALL SECTION DETAILS AND THEY ALSO DO NOT MATCH THE STRUCTURAL DETAILS FOR METAL STUD FRAMING VERSUS PEMB STRUCTURE AND SUBSTRATES ON THESE WALLS. I MAINLY NEED THE DETAILS AT THESE COLUMN LINES BETWEEN COLUMN LINES E AND F. HOWEVER, ON A1.0 COLUMN LINE 7 BETWEEN E AND A THE WALL TAG SHOWS 5(SIM) BUT ON A1.1 ON COLUMN LINE 8 IT SHOWS WALL TAG AS 2.  A35A. Refer to Sheet A1.0 - omit wall tag 5(sim) at column line 8. Refer to Sheet A1.0 - wall tag 2 is correct. Reference building Section 2/A3.1 and wall Section 3/A3.2.  Refer to revised Sheet A2.1, Details 1/A2.1 & 2/A2.1 - Wall Sections have been indicated at column line 7 between E and A. These same wall section tags apply to Alternate #1 also.  Q35B. NEED TO KNOW WHERE PEMB FRAMING AND PANELS END AND WHERE METAL STUD FRAMING AND SHEATHING BEGINS. ARE ALL INTERIOR PARTITION AND FURRING FRAMING TO BE 18GA METAL PER THE STRUCTURAL DETAILS?  A35B. Transition from metal stud exterior wall framing to wall girt framing occurs as follows: on Gridline 1, metal stud framing extends 5'-0" from gridline 'E' towards 'D' and, on gridline 7, metal stud framing extends 29'-0" from gridline 'E' towards 'D' and, on gridline 7, metal stud framing may be 20ga,	
	minimum.	
Q36	Question: 6" Fire Water Line Please confirm that the Fire Line to the proposed building is to be a 6" C900 PVC. There are two plan sheets, (Not Utility Plan) that show a 4" Fire Line to the building.  Answer: Fire water service is to be a 6" C900 PVC line. Revised Sheet C4.2 (attached herewith) to	05/21/2025
	reflect 6" fire water service.	
Q37	Question: 6" Fire Line Will the 6" Fire Line entering the proposed new building require a 6" SS Fire Riser Assy.? This is not shown on the plans.	05/21/2025
	Answer: This cannot be determined until the Fire Sprinkler Contractor performs the calculations.	