

Leon County R&D Authority
RFP 19-02 Collins Building Repair and Renovation
Questions and Answers
February 18, 2019

1. In regard to item A.4.b. on page 3 of the RFP, is it necessary to provide references for subcontractors.
Answer: No. This is a standard form document, and this language was not intended to be in the final RFP.
2. Can tours be arranged for subcontractors?
Answer: Yes. Contact Stephanie Shoulet from NAI Talcor to arrange an appointment for access to the building. Email: Stephanie@Talcor.com.
3. What is the specification for the ceiling tile?
Answer: Use a ceiling tile that matches the existing.
4. Does the insulation laying on top of the ceiling tile need to be replaced?
Answer: Bid the cost of keeping the existing insulation and provide alternative cost of replacing insulation.
5. Can the parking area in the front of the building be used for staging?
Answer: Yes, and the western end of the parking lot behind the building, as well as the driveway to the lab may be used. Please coordinate the staging area placement with LCRDA in order to not interfere with tenant use of parking.
6. Are there architectural drawings for the project?
Answer: No architectural drawings are available that detail the project scope of work. The sketch in Exhibit B is the only project specific drawing available. Scanned PDF documents of available building drawings (not as-built) are available online at <http://innovation-park.com/rfp-19-02/>.
7. Does wall damage need to be repaired prior to painting?
Answer: Yes, repairs and any other required prep to wall surfaces must be completed prior to painting.
8. How should the response to the RFP address specifications which may conflict with, or fail to address issues with, building code?
Answer: LCRDA desires for all work to comply with building codes. Respondents shall propose accordingly and identify any deviations from specifications it reasonably expects to be required. Where possible, identify added cost of compliance in order to differentiate from proposers who don't identify any deviations.
9. Can existing flooring transitions be reused?
Answer: Yes, where provided. Where not provided, contractor must provide appropriate transitions.
10. Do repaired walls around reinstalled doors in the lab and old conference room need to be painted.
Answer: No. Walls should be repaired and ready to be primed/painted.

11. The sketch is unclear as to the placement of the 1 new full lite, and 2 new half lite doors.
Answer: The new doors and necessary wall framing are placed in the hallways to restrict hallway access between areas. Wall/door placement can be adjusted as required to avoid electrical and other obstacles.
12. The specification indicates 12' of kitchen cabinets. Does this include the space for the refrigerator?
Answer: No, that is in addition to the refrigerator space.
13. Does the refrigerator in the kitchen require a water line for and ice maker, and if so, does it need to be in the cabinet?
Answer: Yes. Placement is at the discretion of the contractor as long as the line is not visible once cabinets and refrigerator are in place.
14. Does the ½ wall in the reception area require a bollard on the end?
Answer: LCRDA desires a stable wall which should be anchored accordingly and still provide an unobstructed path into the assistant area.
15. For walls that are removed, can associated data/phone lines be capped?
Answer: Yes.
16. Is the small illegible print on the Exhibit B sketch relevant?
Answer: No. A larger version of the underlying print is available online; see question 6.
17. Are the hashmarks in the LVT area on the Exhibit B sketch relevant?
Answer: No. These are part of the underlying print.
18. Is this a multi-tenant building?
Answer: The building is owned and will be occupied by LCRDA. Individual offices, and groups of offices may be leased to small businesses.