



Darlington County

Procurement Department

January 15, 2019

Below are the list of Questions and Answers that the county has received as it pertains to Lake Darpo Building RFP 03-01-24-2019. The County has answered all questions to the best of its ability. Please remember this is a request for proposal and the County has given an image of what Darlington County is looking for with this new building. All specific details, the County is looking for the contractor to know the correct specifications.

All answers are in **RED**.

1. Rough drawing plans with actual measurement of each room? **Yes attached**
2. Actual areas where the sidewalk will be located? **100' Down each side and 50' leading to parking lot.**
3. Trees around the building, will they be moved and who will be responsible? **Darlington County**
4. 3rd Party inspection who will cover the cost? **Contractors**
5. Will there be water sources on the outside of the building? **2 hose bibbs on each side**
6. Which Company provides the utility? **Pee Dee Electric**
7. Existing land condition for building back?
8. Where are the current field drain? **At the horse shoes near the tennis courts?** Can that be where children play at?
9. Please advise if roof insulation needs to be a bag and sag system or a liner system? **Liner**
10. Please advise if windows need to be insulated, operable, and desired sill height elevation. **Fixed 1" IG tinted 3' AFF**
11. Please advise what type of door is desired (hollow metal door, vinyl, wood, etc.) **hollow metal door with pre-engineered building package**
12. Please advise where sidewalks are to go so site work can be priced accordingly **see #2**
13. Concerning the interior, can a rough floor plan be created so we know dimensions of desired rooms? **Yes, but sized must be adjusted to meet ADA and Code Requirements.**



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14. Please advise if showers, toilets, and lavatories need to be ADA compliant. **Yes, all aspects of the building must meet all regulations as it pertains to community/ government buildings.**
15. Also, on floor plan, can you show the rough in area for the future sink and floor drain, so the building meets the owner's needs? **Yes**
16. Concerning the electrical, please advise if receptacles are desired and if so how many are desired. **Receptacles must meet all codes and regulation standards.**
17. What kind of equipment is going to be placed in building? **Kitchen area will have appliances, other areas may be used for different things as the community needs arises.**
18. Need to know so we have proper receptacles. **Standard receptacles will be fine**
19. Is water to building provided by the city or a well? **Well water**
20. Need to know for proper piping inside building **Well water**
21. Are any exterior hose bibs desired? **Yes** If so, please show on floor plan.
22. Are special inspections required for job? **None that we are aware of**
23. Is a geo-tech, soil boring required? **Not that the County is aware of.** If so, is this by owner or contractor. **Contractor**
24. Will there be an allowance for unsuitable soils? **Darlington County will have a testing company do a soil bearing capacity verification test to see if soils are supportive of new building.**
25. For the foundation, is there a minimum PSI desired for concrete strength? **3000 psi**
26. Will the county require engineered plans for the electrical, plumbing, and mechanical aspects, when job goes to permitting for review? **Yes**
27. Conceptual drawing shows a canopy on rear end wall, but the RFP does not mention anything. **Yes, put a canopy over the door.**
28. Is this required/desired? **Required**
29. Per site visit, and RFP, it says that approx. 250 feet of drain filled areas are needed. Per DHEC and local codes, they will not allow near play areas. Please show on site where drain field needs to be since the only area close by is tennis courts. **Currently, the drain fields are located by the horse shoes.**



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- 30. Is 3 # collateral sufficient considering the hood system that is requested? **Yes**
- 31. Is business license required? **The county does not require business license**
- 32. Will a bid bond be required? **Performance bond and payment bonds are required.**
- 33. How many spaces are required for the single phase 200-amp panel? **40**
- 34. Heat pump manufacturers? **Contractors will need to determine the best for your proposal.**
- 35. Size/tonnage/model/SEER of heat pumps? **Contractors will need to determine the best for the proposal.**
- 36. Thermostat digital or digital programmable? **Contractors will need to determine the best for the proposal.**
- 37. Insulation R value in ceiling/roof above the Ball Room? **See the scope of services**
- 38. Number of occupants (max) for Ball Room, if tonnage of Heat pumps not specified?
What ever the standard size building will hold and the occupancy of certificate states when completed.
- 39. Exhaust fans for Restrooms? **Contractors will need to determine as to what best fits the building and their proposal.**
- 40. Specs and who supplies Electrical or Mechanical? **Contractor**
- 41. Location of Mechanical equipment? **Contractor will need to determine what is feasible.**
- 42. Building exposure: NSEW? **Contractors will need to determine and communicate with Building Codes.**
- 43. The ball room ceiling is open, do you want the ceiling and duct work to be painted black or left unpainted? **Painted Black**

Please acknowledge this addendum by signing below and submit with your bid documents.

I have read and acknowledge addendum for RFP 03-01-24-2019

Authorized Signature

Printed Name

Date

Company Name