



Torrance County

Purchasing Department

Noah J. Sedillo

PO Box 48

205 S Ninth Street

Estancia, NM 87016

Phone: (505) 544-4730 Fax: (505) 384-5294

www.torrancecountynm.org

IFB 2023-01

ADDENDA NO. 2

January 26, 2023

Torrance County Road Department Building

Responses to questions:

Q: What is the intent of the r-value insulation on the existing building for new liner system. Will it be a banded roof system in existing building?

R: To meet the 2018 IECC requirements of U-value 0.035 for roofs and 0.052 for walls, the systems shown on pages 6 through 9 of the "Insulation Package" should be used. Roof: As described on page 8 – additional blanket with thermal blocks applied to bottom of existing purlins, liner, and steel straps. Wall: As described on page 8 – additional blanket with liner. Requires removal existing metal wall liner. Install new metal liner.

Q: Is signage for building by owner or contractor?

R: Signage is by owner.

Q: Is flagpole in scope of work, if so, please provide specs.

R: Yes, see below specs. Provide adequate concrete foundation.

<https://www.federalflags.com/collections/internal-halyard-flagpoles/products/25-ft-commercial-flagpole-with-internal-cable-halyard-rated-at-192-mp>

<https://www.federalflags.com/collections/flagpole-lighting/products/solar-powered-flagpole-spot-light-for-flagpoles-up-to-60ft-tall-1>

Q: Are skylights to remain in existing building? If so, do they need to be insulated, we would recommend.

R: Yes, please insulate.

Q: We would like to confirm that gas line/water line/electrical line have been moved to permanent location.

R: Confirmed by Leonard Lujan.

Q: Can we use C purlin for header and jamb at window locations?

R: Yes

Q: Per metal building manufacturer, can there be cable bracing in one bay on the east wall?

R: Yes

Q: Nowhere in plans does it state for concrete testing; if so, what tests are needed?

R: Cylinder test to verify that concrete as poured meets specifications.

Q: Page E1.1 shows two 220 volt receptacles one in the new building east side. And the other on the east wall of the

existing building. There is not breaker on the panel schedule for these receptacles. Need to know the breaker amps the receptacle nema rating for the receptacles.

R: Provide 50 amp breakers for 40 amp loads. Will be added to panel schedule.

Q: Regarding the warranties in section 1.9 warranties paragraph B and C. will need to be removed or reworded for metal building manufacturer to provide a bid.

R: Paragraphs B and C will not be required. Standard manufacturer's warranty is acceptable.

Q: Roof and wall panels. Please clarify specific roof panel to be used. I.e. is it a PBR screw down? Or standing seam

(SSR)? Obviously a SSR is at a higher cost. And what gauge? The specs read like pick your own. FYI – with the B&C panels, the PBR is either 26 or 24 ga. The SSR is 24ga only.

R: Roof and wall panels are 26 gauge R panel to match existing.

Q: Same for wall panels – specifically ga.

R: 26 gauge R panel to match existing.

Q: Specs call for a weather tightness warranty (W.T.W.) which is not available on any screw down roof panels, only certain SSR

panels. Plus the WTW is adds costs not only to the panels itself, but to the labor/installation cost, along with long term costs, etc. In many cases, if not all, roof penetrations are excluded from a WTW.

R: Paragraph B is deleted from Warranties.

Q: Purlins & girts – are “cees” acceptable rather than zees?

R: Cees are acceptable.

Q: Some insulation suppliers may not be able to match the R44 for roof due to products available. Will, other R/U values be acceptable– provided they can meet the 2018 IECC?

R: At this time, an alternate method of meeting the required U values has not been determined. Please bid as shown.

Q: Along the same lines, if the insulation meets or exceeds 2018 IECC Energy code, can we eliminate the 10” purlins and required spacings? Provided the insulation works with 8” purlins.

R: To provide a system with a screw down roof and meet the 2018 IECC, 10” purlins are required.

Q: There are many interpretations of the IECC Energy code whereby in some/many cases to meet the code, it is required to use a SSR roof panel vs screw down PBR. However, it also has been accepted by some building officials/Architects that as long as the

“insulation package” meets the IECC, then they may overlook the roof panel requirement... i.e for cost. Please clarify.

R: Please bid as shown. VE questions can be addressed with code officials at a later date.

Q: Page A1.1 Shop/warehouse: What is the size of the OHD opening at the existing building end?

R: 14' x 14'

Q: At the common wall with the new shop to existing building – Are we required to provide girts at this area? Same for interior liner panel to 8' high. Or is this area open below and sheeted above?

R: Yes, provide complete four-sided metal building with interior liner.

Q: Office: Same question as shop – what is the condition at the common wall?

R: Yes, provide complete four-sided metal building.

Q: Page A2.1 Covered entry at office: Please clarify the low eave height & roof pitch.

R: 9' at low eave, 1:12 pitch

Q: Will there be soffit panel required? If so, what panel type and gauge? I.e. PBR? Or 12/L12

R: Yes, R panel.

Q: Page S0.1 – Design Loads

Please clarify the required collateral load to the roof as none is shown...i.e. for lights, sprinkler, etc.

R: 3psf at warehouse, 5 psf at office

The design criteria calls for Wind Exposure “B” which is normally used when other buildings, trees, etc. are around. It appears as the building out in the open, Exposure “C” would be more appropriate. Please clarify.

R: Wind exposure “C” is correct.

Q: Geo tech report states there will be a 4' over excavation on entire slab, once it's 5' into the slab, can we come up with the dirt to 2.5' below concrete as stated in geo report?

R: Follow all recommendations in Geo-Test report.

Q: Does the county have water supply to fill water trucks or do we need to purchase it and if so, where at?

R: Well is functional and available at site. Output of gpm is undetermined but is at lower end. Alternative is to purchase from City of Moriarty or Town of Estancia.

Q: What will the drywall finish/texture be at the new office area? Is a simple knock down texture sufficient?

R: Yes, Spray knock-down texture is acceptable.

Q: Can details be provided regarding the reception desk, will there be any drywall work required?

R: County will provide a desk? No drywall is required.

Q: Will steel stud framing be sufficient on hard lid ceilings?

R: Yes, an alternate for steel stud framing would be acceptable.

Q: In ceiling grid, can we use USG instead of Armstrong? (see **attached submittal**)

R: Yes, USG is an acceptable alternate. Must meet all seismic requirements.

Q: Can hard lid ceiling be framed with steel studs?

R: See response above.

Q: Is Tubelite an accepted storefront manufacturer? If so, E14000 (2" x 4-1/2") non-thermal or T14000 (2" x 4-1/2") thermally broken storefront system? (**see attached submittal**)

R: Yes, Tubelite system with U-value of 0.33 (thermally broken) is acceptable.

Q: Is the aluminum door to be Narrow Stile, Medium Stile, or Wide Stile

R: Narrow Stile

Q: Is the finish Dark Bronze or Clear Anodized?

R: Clear anodized.

Q: Do we provide the door hardware? If so, is standard door manufacturer hardware acceptable?

R: Yes, provide matching hardware as specified in Door Window Package pages 8-9.

Q: Dead lock hardware or Panic hardware (cannot have both)?

R: Keyed lever and deadbolt. Panic hardware is not required.

Q: Hinge hardware: Pivots or Continuous Hinge?

R: Pivots.

Q: What is the budget for this project?

R: \$ 675,000.00