

SANTA ROSA COUNTY FAIR, INC.
REQUEST FOR PROPOSAL
SANTA ROSA COUNTY AGRI-PLEX
PHASE II
EXHIBIT / EVENT HALL
2017

ADDENDUM NO. 1
September 15, 2017

GENERAL:

1. Schedule for RFQ Responses is revised to below:
 - a. RFQ Response/Bid date is revised to Friday, September 29, 2017.
 - b. Deadline for RFI's is Wednesday, September 20, 2017.
2. The attached Conceptual plan layout and design narrative shall serve as additional information to clarify expectations of the facility.

SPECIFICATIONS: The following Design Narrative shall serve as additional information for the RFQ Responses and Bid Pricing.

1. The Exhibit / Event Hall shall be designed to 2014 Florida Building Code requirements as a Risk Category IV Facility requiring an ultimate wind speed design of 160 mph. The facility will occasionally be utilized by Search and Rescue on an as-needed basis.
2. Building shall be compliant with 2014 Florida Building Code, 2014 Florida Mechanical Code, 2014 Florida Plumbing Code, National Electric Code, Florida Accessibility Code, NFPA and local jurisdictional authority requirements.
3. The scoring category for "Exterior Elevation" is deleted as the exterior design parameters are outlined herein.
4. The main Exhibit/Event Hall shall be approx. 4,800 sf. This will make the facility an A-3 Assembly and will require Threshold Inspection during construction that should be included in the proposal.
5. For the purposes of this proposal, the bid pricing submitted shall include the building plus 10' beyond the perimeter of the building. Site development drawings are being developed by a civil engineer that is under contract with the Santa Rosa County Fair, Inc. Pricing for the site development will be added to the successful respondent's proposal at a later date.
6. The respondent shall provide any recommendations for efficiency and cost reductions as a recommended list of value engineered deductions separate from the bid pricing. Bid pricing shall be based on information provided herein and on the website at www.srcfair.com.

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7. BUILDING ELEMENTS – EXTERIOR:

- a. The building shall be a pre-engineered metal building with wrap-around porch on two sides as identified in the plan. The building shall have two-tone exterior metal similar to the image provided in this addendum.
- b. Eave height shall be 16' with a 4:12 roof pitch over the main structure. The roof pitch shall break to 2:12 at the wraparound porches on two sides of the building. Gutters and downspouts to be provided on all sides. There will be no ceiling at the porches.
- c. The metal roof panels, wall panels and interior liner panels shall all be concealed fastener installation.
- d. The overhead door at the Grand Hall shall be a 10'x10' insulated impact rated door and can be a sliding door or overhead coiling door, whichever is more cost effective. If overhead coiling, it will be chain operated, not electric.
- e. Exterior doors shall be hollow metal impact-resistant with half-glass vision panels in welded and primed full wrap-around hollow metal frames ready for paint. Exterior door hardware shall be stainless steel with ADA compliant lever handles and closers.
- f. Exterior doors that are not recessed or protected shall have a covered eyebrow canopy for weather protection and a 5'x5' concrete stoop.
- g. Exterior windows shall be impact rated aluminum with Low 'E' glass compliant with building code. Windows shall have a sill at 3' AFF and head height to match exterior doors. Window sills to have cultured marble for durability.
- h. Building insulation shall be compliant with code requirements.
- i. Suspended overhead lighting shall be provided at wraparound porch with an aesthetic design relevant to the facility use and setting.
- j. Exterior full cutoff wallpacks shall be provided around the building for security.
- k. One GFCI convenience outlet in weatherproof junction box shall be provided at each bay around the building exterior.
- l. One exterior hose bib shall be provided on each exterior façade for convenience.

8. BUILDING ELEMENTS – INTERIOR:

- a. The concrete floor slab shall be 5" thick 4,000 psi concrete with 6x6 – w2.1xw2.1 WWF over 15 mil vapor barrier with taped joints. Interior slab to be trowel finished gray stained concrete throughout, 6'x6' scored pattern, with three sealer coats. Grey color to be selected by Owner. Exterior concrete to have a light broom finish.
- b. The Grand Hall shall have a flush metal liner panel up to 10' AFF with cap closure for interior walls for durability. Color will be selected from full range of standard finishes by the Owner. Grand Hall shall have a spray foam open cell roof insulation, sprayed black with fire-rated intumescent paint, with a 2'x2' ceiling grid dropped at 14' AFF to receive lay-in light fixtures. There will be no ceiling tiles in the Grand Hall. The west wall of the Grand Hall shall have horizontal Hardy plank, painted, with corner trim for durability over a nailable substrate panel.

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- c. Grand Hall shall have 20 linear feet of plastic laminate base cabinets along the west wall for catered events. One cabinet shall have a full stainless steel dual bowl sink with commercial grade Delta faucet. All base cabinets shall be lockable. Cabinets shall be AWI grade materials (plywood) with 3mm PVC edge at countertop.
- d. The interior partitions shall be metal stud up to 10' AFF. The area above interior spaces shall be framed and decked so that the area can serve as a mechanical mezzanine for air handlers. Ladder access to the mezzanine shall be provided through the Storage Room with a permanently mounted wall ladder. The mezzanine will require a railing.
- e. All other walls shall be moisture resistant, mold resistant fire-rated drywall. All walls shall have sound attenuation batts full depths of metal studs. Offices shall have sound attenuation batts on entire ceiling.
- f. Ceiling heights in framed wall areas shall be 8' AFF. Offices shall have 2'x2' acoustical lay-in ceiling systems with 5/8" acoustical ceiling tile. Restrooms shall have vinyl faced 5/8" thick ceiling tiles with moisture resistant ceiling grid system.
- g. Interior doors shall be hollow metal with flush doors welded and primed full wrap-around hollow metal frames ready for paint. Interior door hardware shall be nickel-plated with ADA compliant lever handles. All door shall be lockable.
- h. All spaces shall have rubber base.
- i. Restrooms:
 - i. Provide fixture count according to Florida Plumbing Code
 - ii. Restrooms shall have a floor drain in the ADA stall and a floor drain in the main restroom. Concrete shall slope to drain.
 - iii. Showers in ADA stalls shall be preformed fiberglass ADA compliant roll-in showers with shower seat, rod and curtain. ADA lavatories shall be wall-hung porcelain with compliant fixtures.
 - iv. Toilets shall be floor mounted
 - v. Vanities shall be a continuous framed countertop with open knee space, solid-surface counters and porcelain sinks with lever handled controls.
 - vi. There shall be vandal-resistant mirrors above each sink and vanity.
 - vii. Toilet partitions shall be solid phenolic floor mounted overhead braced vandal resistant partitions with heavy duty bracing and hardware. Partitions shall have continuous angle attachment at walls.
 - viii. Toilet Accessories:
 - 1. Provide solid wood blocking in walls for all accessories.
 - 2. Provide 36" and 48" satin nickel ADA compliant grab bars with concealed mounting.
 - 3. Provide satin finish stainless steel surface mounted towel dispenser, Bradley Model 250-15, three per restroom.
 - 4. Provide surface mounted tank-type satin finish stainless steel soap dispenser with ABS plastic valve, Bradley Model 6563, four per restroom.
 - 5. Provide dual roll recessed stainless steel toilet tissue dispenser at wall and surface mounted dual roll dispenser at toilet partitions

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6. Provide wall mounted 24"x 36" stainless steel channel frame mirror, Bradley Model 781 series.
- ix. Custodial closet shall have a floor mounted sink with stainless splash guard surround where sink abuts wall.
- j. Building is required to have a code compliant fire sprinkler system. Fire flows will need to be provided to the contractor to verify if a fire pump is required or not.

9. BUILDING SYSTEMS:

- a. Electrical shall provide 225amp single-phase panel for the building (to be verified by electrical engineer). Three (3) additional 200 amp panels mounted on the exterior of the east wall in weatherproof/lockable enclosures to be stubbed out to the adjacent field for vendor tents at Fairs.
- b. All lighting shall be LED:
 - i. Provide 2x4 LED Troffer in acoustical ceiling suspension grid at Grand Hall to provide an average of 50 footcandles at 2'-6" above finish floor level. Basis-of-Design product shall be H.E. Williams LT-24-L73_840-AF-DIM-UNV at 14' ceilings.
 - ii. Provide H.E. Williams LT-24-L30-840-AF-DIM-UNV at other interior spaces with 8' ceilings.
 - iii. Provide wall mounted PACO PEH-1 emergency light fixtures with battery-up as required by code.
- c. Provide a quadplex outlet 18" AFF and 10' o.c. around the perimeter of the Grand Hall. Provide (6) quadplex outlets in drop ceiling grid for convenience during vendor shows. Power at other interior spaces shall be as required by code.
- d. Per code, the lighting is required to be switched automatically. The exterior wall packs may be switched via a sidewall-mounted photocell and the method of automatic switching for the interior switching will be up to the Owner/Design-Build team.
- e. HVAC shall be broken into two systems sized as required by code to allow the Grand Hall to be unconditioned or setback when not in use for events as follows:
 - i. Smaller unit for the office/restroom/storage area
 - ii. Larger unit for the Grand Hall

Min 15 SEER rated equipment with outside air intake as required for code compliance. Basis-of-Design standard shall be Lennox or Trane equipment.
- f. Provide 50 cfm exhaust per toilet fixture with sidewall louvers at restroom(s) interlocked with light fixture and with dual technology motion sensor.
- g. Provide sheet metal duct trunk per SMACNA, externally insulated with flex duct connections to diffusers at office and restroom areas. Exposed double-wall insulated spiral ductwork above ceiling grid in the Grand Hall is acceptable, but must be painted black. Another option would be to use Duct Sox.
- h. Provide return air grilles as required.
- i. Provide floor drain in toilet room floor tied to infrastructure sanitary system.

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- j. Provide floor mounted ADA accessible porcelain toilets with low flow flush valve. Basis of Design for toilets shall be Elkay or American Standard and Basis of Design for flush valve shall be Zurn or equivalent.
- k. Provide wall mounted porcelain ADA compliant lavatory with jacketing on drainlines and valves below sink. Piping must be ADA compliant for knee clearances. Faucet shall be ADA compliant lever handle. Basis of design for porcelain sink shall be Elkay or American Standard. Basis of Design for faucet shall be Zurn or Delta. Provide solid wood blocking in walls and mounting arms as required.
- l. Provide electric instantaneous water heater wall mounted below sink in toilet room. Basis of Design shall be EEMAX or equal.
- m. Provide wall mounted ADA compliant Hi-Low electric water cooler. Provide solid wood blocking in walls as required.

10. MISCELLANEOUS

- a. Provide two (2) surface bracket mounted fire extinguishers.
- b. Provide interior signage as required by code and for assembly space.

DRAWINGS: See revised plan in this addendum and image (below) of a metal building that represents the aesthetic desire of Santa Rosa County Fair, Inc. The building will not have any cupolas. Columns must be wrapped with metal similar to image below. Two-tone wainscot metal is representative of the Board's desire.



120-0

60-0

DATIO
60X20

OVERHD DR

GRAND HALL
75X60

GROSS BUILDING AREA: 6000 SF (ENCLOSED)

PLAN
1/8"=1'-0"

SANTA ROSA COUNTY FAIR

COMMONS BLDG

