



The Town of Summerville  
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## Summerville Fire Rescue Station 6

### Q&A

1. Is a site survey available? **No**
2. What is the capacity and pressure of the water supply that will serve the new building? **n/a**
3. Is the water supply that will serve the fire sprinkler system adequate to support the fire sprinkler system without a fire pump? **n/a**
4. Is a fire pump required? **n/a**
5. What design submittals are required (35%, 65%, 95% 100%)? **n/a**
6. With 14'x14' doors in the Apparatus Bay, a wall/eave height of approximately 16' will be minimum. Can the required wall heights of the Apparatus Bay and the remainder of the facility be confirmed? Should we assume there will be a "Low Roof" area (bunks, offices, etc) with wall height of 10'? 12'? Other? **TBD**
7. Please verify that the generator needs to power the entire building vs. just essential functions (RFP Section 16.6). **Entire building**
8. Is a television system required? **If referring to low voltage, see section 16.11**
9. Is a security system required? **no**
10. Is a CCTV system required? **no**
11. Is an access control system required? **TBD**
12. Is an intercom system required? **no**
13. Is a firefighter alert systems required? **TBD**
14. Is a lightning protection system required? **TBD**
15. Is a traffic light and traffic light control system required? **TBD**

16. The Geotech Report specifies the use of earthquake drains. Are there any contaminated soils or environment concerns that need to be considered? **There are no records of an incident at the location that would indicated contaminated soils or an environmental concern.**

17. Bar Scale of floor plan does not appear to be correct. Can an updated floor plan be provided showing a correct bar scale? **n/a**

18. Is a Concept, Preliminary, and Final submission to the DRB required? **DRB acceptance will be required prior to issuance of building permit.**

19. Is a tree plan and mitigation measures required to be submitted to the Tree Protection Board? **Yes**

20. Can plans for Fire-Rescue stations 2 or 3 be provided? **no**

21. Some CU's and HP's will be to far away if placed in indicated equipment yard. Can these be located closer with fenced in area(s) at approved locations closer to zones served? **TBD**

22. Confirm if (6) or (7) conditioned independent zones are required (Chief, Captain, Public, Living Qtrs., Sleeping Qtrs, Fitness and EMS Sleeping Qtrs)? **TBD**

23. Total outside air required is estimated at greater than 2000 CFM. Can dedicated packaged outside air units be used instead of split systems for high outside air zones? **TBD**

24. Will indoor AC units be allowed to be mounted above ceilings or is an upper level (above fitness) mechanical equipment area required for better access? **Above ceiling is permitted**

25. Can light commercial kitchen hood(s) be utilized provided they are NFPA 101 compliant? **Refer to 15.12**

26. Is the project located in any Town or County special overlay districts that may have requirements above the base zoning? Are any zoning reviews required prior to pre-submittal meetings for TRC or CDRB? **Refer to 1.10 and 1.11**

27. Will the Town pay all permit fees directly or will D/B have to request checks or credit card payments? **Refer to 1.13** If payment by check or credit card is required, how much notice does the Town require? **Permits will be required at no cost to the design builder**

28. Please clarify / define what mucking (muck) material is by the Town's standards. **Refer to 2.4**

29. Section 2.9 of RFP refers to a potential onsite sewer lift station. Does Town know the location of the closest sewer outfall / manhole relative to the project site? **n/a** Will the Town negotiate for easements if required to route sewer across private property? **yes**

30. Section 2.12 of RFP indicates need for chain link fence around mechanical equipment. Does fence need to be screened? **TBD**

31. Since the landscaping will be the responsibility of the Owner, will Owner ensure that plan approvals are not delayed through all review department s during the plan review and approval phase? **yes** Will final C/O be delayed if Owner obligation for landscaping is not complete when all other construction activities are finished? **yes** Will the Owner provide irrigation sleeve locations? **TBD**

32. Section 2.14 of RFP indicates water main on opposite side of proposed site. Is there a preferred installation method for water service: jack and bore or open cut? **No preference by owner. Allowing open cutting would be a DOT question**

33. Conceptual Site Plan attachment to RFP indicates two new access driveways for project site. Has Town coordinated with SCDOT to verify if both driveways will be allowed and if road improvements (paving, widening, etc.) will be required for station? **Both driveways have been verified to meet DOT site distance requirements**

34. A delineated wetland has been identified in the RFP. Parcel research indicates this wetland boundary varies per parcel and appears to only be classified as a preliminary JD (SCA-2017-00991). Does the Town have or surveyed the wetland boundary? **No** Is D/B to assume RFP plan boundary is accurate? **Yes**

35. Conceptual Site Plan attachment to RFP indicates an existing utility easement. Does Town know or provide information on utilities (size, material, etc). within easement? **No** Is there a Town / CPW contact that can address easements? **No**

36. Where discrepancies exist between the RFP written document and the RFP plan, which takes precedence? **Need more information to respond**

37. Per 1.5, verify the only as-built drawings required are surface storm sewer drainage topographic drawings. **ALL as-built drawings to INCLUDE drainage as-builts by a licensed surveyor**

38. There is no conference room or meeting room. Is this correct? **That is correct, no conference or meeting room shown or included in the project.**

39. The men's bath area does not appear to meet ADA. Does this area need to meet ADA? **Refer to ADA compliance standards**

40. General ADA clarification: Per 6.4, 8.7, 9.9, 10.2, 10.6, and 15.2 are indicated requirements to meet ADA. It appears that some areas and aspects of the building are required to comply with the ADA while others are not. For example, the men's bathroom, captain's bathroom, and battalion chief's bathroom do not appear to meet ADA. Are the only two areas of this building needing to meet ADA the women's bathroom and the public toilet and are the ADA requirements indicated in 6.4, 8.7, 9.9, 10.2, 10.6, and 15.2 only applicable to these two rooms? **Refer to ADA compliance standards**

41. Per 6.2, are TVs OFOI, CFCI, OFCI? **TBD**

42. Per 6.4, verify cabinet construction. Are cabinets to be constructed of solid birch or birch veneer plywood? **Birch plywood**

43. Per 6.4, verify ADA requirement for vanity cabinets. It appears the only two areas meeting ADA are the women's bathroom and the public toilet. Do the rest of the vanity cabinets need to be designed to meet ADA? **Refer to ADA compliance standards**

44. Per 10.7, verify the quantity "twenty" metal personnel lockers. There are 12 shown in the men's locker room and 4 in the EMS bunk room, 3 in the captains' area, and 3 in the battalion chief's area for a total of 22 lockers. **Metal lockers**

45. Per 10.7 and 10.8, verify the size of the lockers. The lockers appear to be shown 24" wide on the plan view. **Refer to 10.7 and 10.8**

46. Per 6.4, verify MDF chair rail material. MDF chair rail is typically not considered a very durable product, more decorative. Is MDF correct? **MDF or better**

47. Per 8.4, we are to provide front and rear entrances with double sidelites; however, the floor plan indicates only single doors at these locations. Which is correct? **Refer to 8.4**

48. Per 9.8, please indicate which walls are to receive ceramic tile. **Same rooms listed in 9.7**

49. In the space planning document, it indicates 10 cots for emergency. Is there room within this space for 10 cots? **TBD**

50. In the kitchen, are the three rectangles plan left of the wall base cabinets refrigerators? **n/a**

51. Can the service yard walls be better defined? Are all these walls to be chain link per 2.12 or are some thicker as indicated on the floor plan? **Covered by 2.12**

52. Very little information is indicated for the materials for the screened-in porch. Please provide information for screening, walls, ceiling, door, etc. **TBD**

53. Is a monument sign required? There is one at Station #4. **TBD**

54. Newest sewer manhole tie-in is at the school location. Is this the location that you project to tie into the force main? If so, this would require more clearing outside of the project limits. **TBD**

55. Does the new hydrant have to be located at front location? **TBD**

56. Can water be tied in to the existing that currently runs down the utility easement, instead of jacking/boring across the road? **n/a**

57. Is Dominion Electric supplying the power to the building? **TBD**

58. Is Dominion Electric/Gas installing the tap for the new generator? **TBD**

59. Is there a projection on what the Final FFE needs to be for drainage requirements? **TBD**

60. What will tap fees be? **TBD**

61. Is the intent to have a book of edited specs included with the proposal or just a narrative specifying our design approach? **Per section 1.3: each Design-Builder shall submit with their proposal additional detailed specifications to describe the materials, products, and equipment included in their proposal.**

62. Is the Bid Bond to be for the entire lump sum bid amount or just the normal percentage? **5%**

63. Per the Civil Drawing, the building is shown on a Non-Exclusive Ingress & Egress Easement. Would you provide information on how this is going to be addressed? **The easement will be eliminated or moved if necessary.**