

Brushy Creek MUD – Creekside Pool Project – Questions and Answers

1. Sheet E1.1 - Keyed notes 3, 4, & 5 note new electrical panels A, B, & C. The keyed notes do not correlate with the panel labels on the plan. Please clarify which panel labeling locations, either as noted by keyed note or as labeled on the plan, are correct?

The electrical keyed notes have been revised. Refer to revised sheet E1.1

2. Sheet E2.1 - Electrical keyed note 1 calls for a 'new riser' but the picture with this note is just the meter can. Where is the electrical service for this project coming from? It is not clear.

This is the conduit riser to the weather head. Power is coming from overhead and is originating from the same location as the existing power.

3. Will there be any fees from Oncor? If so, who will pay for them? If the contractor, will there just be an allowance stipulated for this as Oncor usually cannot quote this at this point. (from past experience) Also, the answer to question 2 may clear this up!

Any fees associated with power from Oncor will be paid by the District

4. Sheet E2.1 - Electrical keyed note 2 states 'new service disconnect' but the picture with the note 2 symbol states 'existing.' Which is it?

This is a typo. The service disconnect is new. Please refer to revised sheet E2.1.

5. Please describe the intent for the electrical service for this project. It is unclear where power is coming from, if it will be running from existing on site, if it is running overhead, or coming from an existing transformer on site and where on site that would be? Sheet E3.1 specifies a transformer but nowhere do I see where that will be going or getting energized from or by who.

The power is from overhead and will originate from the same location as the existing. There is no transformer on this project.

6. There is a general note on sheet E2.1 to verify requirements of existing tennis court lights and to the contractor to make any changes to the existing fixtures to accommodate the new voltages. I assume the existing conduit and conductors for these lights are running to the area of this project already. Correct?

Correct, the existing conduits and wiring are run to the existing building, which houses the existing panels. Please refer to sheet E1.1, between Panel A and Panel C is the lighting contactor. The keyed note has been added to the plan, please see revised sheet E1.1. Existing lighting circuits shall be relocated and extended. Install new in-ground junction box with traffic rated cover labeled "Electric".

7. Where are the existing panels currently that power these existing tennis court light fixtures and the panels that power the existing structures that will be renovated and demoed for a new structure in its place?

The existing electrical service entrance and existing panels are located in the existing guard building that is to be demolished.

8. Sheet V101 states "prepare pool deck area for new skim coat, approximately 8267 sf" and says this is alternate #01. On the bid form, alternate #01 is titled "replace pool decking" which leads me to believe the intent goes beyond just "preparing" the pool deck for a new skim coat as noted on sheet V101. Please clarify.

Alternate #01 is requesting pricing for prepping and re-surfacing the existing pool deck.

9. Will there be any building pad requirements for the new concrete foundation? I do not see a geotech report or and structural direction for any excavation or select fill requirements under the new slab. Sheet A101 shows the new slab over 6" of sand or crusher fines. Will that just be going over whatever exists there currently (native soils, an existing building pad from the existing structure, limestone???)?

No geotech was performed on the site and there are no existing records on stratum depths. The new building footprint is located over the original building pad and is not expected to have any un-compacted fill base. If differing conditions are encountered during construction, it will be dealt with as an unforeseen condition.

10. With the new beams being 1'-2" into the ground and for any underground plumbing or electrical work, these subcontractors would like to know the extend and depth of rock/limestone that they might encounter while digging. Can this information be provided?

No geotech was performed on the site and there are no existing records on stratum depths. The new building footprint is located over the original building pad and is not expected to have any un-compacted fill base. If differing conditions are encountered during construction, it will be dealt with as an unforeseen condition.

11. Regarding the Demo Note on sheet X101, specifically referring to "Repair Decking", is the extent of this repair associated with the tear out / demo of the joining guard shack structure? Or is there any known damage to the existing roof deck that needs repair and, if so, do you know the extent of that damage?

This note refers to the tear out and demo of the guard shack. The roof on the current guard shack is connected to the roof of the existing restroom building. There is no known damage.

12. I'm a little confused by the note on sheet X101, "Remove Drinking Fountain – Protect for New". Plumbing notes indicate a new drinking fountain will replace the old one and is owner provided / owner installed. Is this correct? What happens to the old unit being removed?

This is correct. The District will provide the new drinking fountain and will keep the existing fountain for parts.

13. Regarding signage, I see where the existing metal logo/ Brushy Creek sign is to be salvaged and re-installed, but what about the other signage? The rest room signs, pool rules sign, warning signs, are we to re-use and re-install them?

The District will provide all signage. The contractor will be responsible for re-installing them.

14. The plans do not show any gutters /downspouts. Is it intended not to have these?

There are no gutters or downspouts in the plans. At this time, there is no intention to install them.

15. Do you have an estimated cost /budget figure to release?

\$240,000 was budgeted for the project before the Board added the two alternates

16. Will the architect accept our KoolCote Commercial decorative concrete resurfacing products as an alternate vs POOL DECK EPDM GRANULE POURED SURFACEMIN. 3/8" THICK INCLUDING EDGING AS REQ'D? "

Yes, the District will make a decision based on best value for the project".

17. Do you have a proposed budget amount for bid bond purposes?

\$240,000, this budget was set before Board adjusted added the alternates

18. Do the existing walls in the restroom and the newly constructed CMU walls in the restroom and guard shack need to be painted after the application of the block filler? If yes ,then how many coats will be required.

The interior walls need to be painted with two coats

19. Does the newly constructed pergola need to be painted or stained? If yes, please provide specification on preferred product.

Stain for the pergola is SW 3518 Hawthorne

20. In the Invitation to Bidders packet, in section 4.6 "Selection Process" it states in the last sentence that *Contractors and subcontractors shall pay to laborers, workmen, and mechanics the prevailing wage rates determined by the District.* Please provide the wage scale that we are to use for this project.

***The Williamson County section has the applicable prevailing wages.
<http://www.wdol.gov/wdol/scafiles/davisbacon/tx.html>***