



**REQUEST FOR PROPOSAL – ONE STEP PROCESS
CONSTRUCTION MANAGER AT RISK
RELOCATION OF FIRE STATION #1
QUESTIONS AND ANSWERS**

RFP No. S16-029

Q&A No. 1

Date: August 1, 2016

Please note the clarification and/or additional information for the solicitation referenced above.

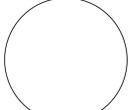
- 1. Q: What is the anticipate start date for construction?**
A: May 2017.
- 2. Q: What is the anticipated architectural fee?**
A: Approximately \$260,000.
- 3. Q: Are the plans for Fire Station #4 available?**
A: A schematic is attached herein.
- 4. Q: Where will Fire Station #1 be relocated to?**
A: To a location on San Gabriel Parkway. The address has not yet been assigned.
- 5. Q: What happens to the unused funds of the Guaranteed Maximum Price (GMP)?**
A: Progress payments will be made for work completed and accepted by the City. The City will pay the lower of GMP or work costs to include all actual documented and approved expenses.
- 6. Q: Can these items be removed from the General Conditions cost form on Attachment C?**
Project Electricity
Fencing
Walkways
Water & Meter
Erosion Control
Survey
A: No. The City has had success with this solicitation and pricing approach. Respondents must submit Attachment C as it has been provided.

Approved by  _____

Joy Simonton, Purchasing Agent



BROWN REYNOLDS WATFORD
ARCHITECTS
2700 EARLEBUDDER HWY SOUTH
COLLEGE STATION, TEXAS 77845
979.694.1791
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LEANDER
FIRE STATION NO. 4
10970 E CRYSTAL FALLS PARKWAY
LEANDER, TX 78641

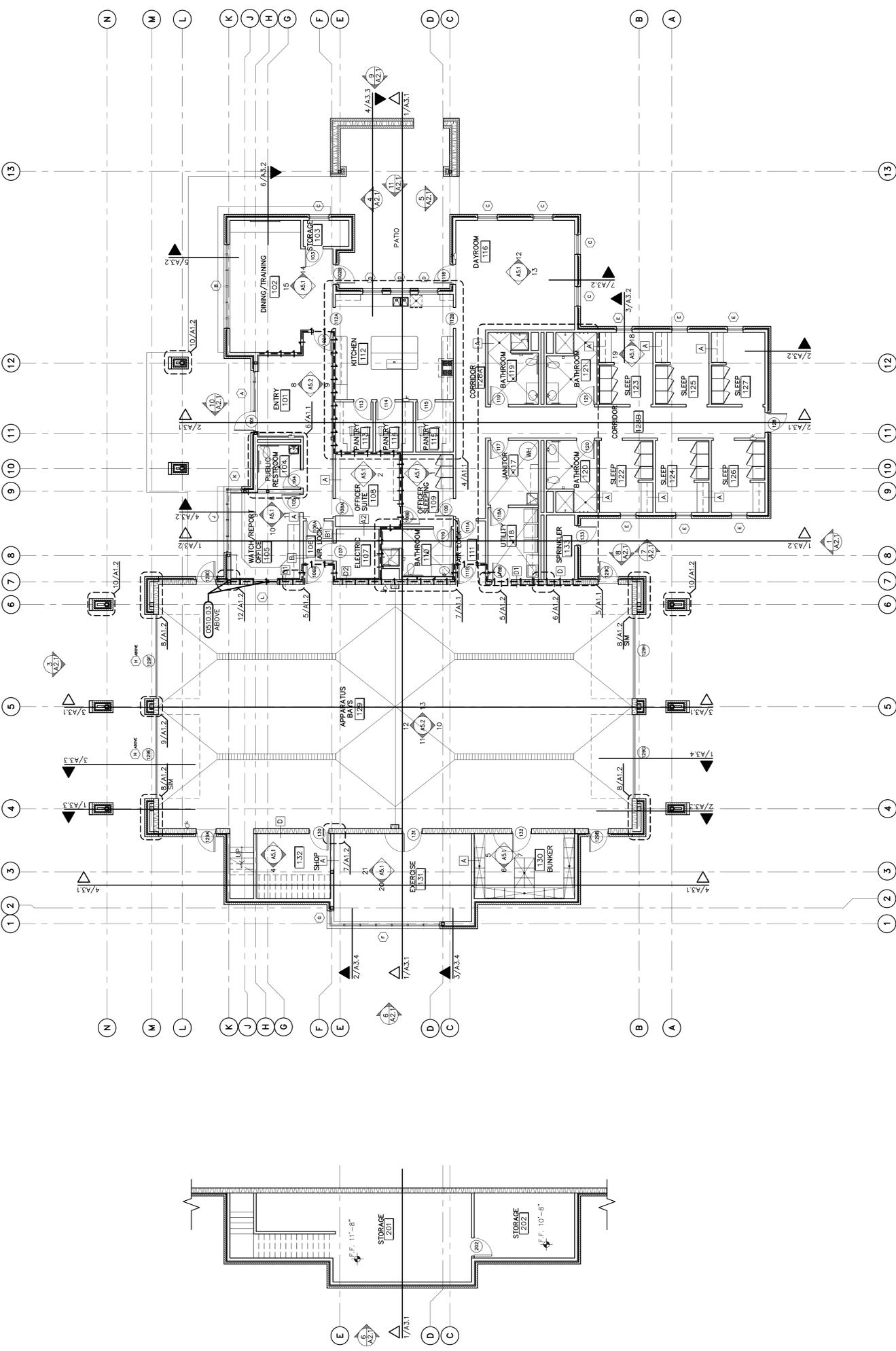
NO.	DESCRIPTION

DATE: 06/15/16
DRAWN BY: JW, EV, JB, DJ
CHECKED BY: MW
PROJECT NO. 21508000

A1.1
FLOOR PLAN & WALL TYPES

KEYNOTES

- DIVISION 03 - CONCRETE
- 0360.03 FILL WITH GROUT
- DIVISION 04 - MASONRY
- 0420.02 HORIZONTAL REINFORCING AT 16" O.C. VERTICALLY
- 0420.24 VERTICAL REINFORCING IN CONCRETE MASONRY
- 0420.29 10" CONCRETE MASONRY UNITS
- DIVISION 05 - METALS
- 0510.03 STEEL TUBE COLUMN (SEE STRUCTURAL)
- DIVISION 06 - WOOD, PLASTICS, & COMPOSITES
- 0610.03 2X WOOD BLOCKING
- 0610.10 2 X 6 WOOD STUDS AT 16" O.C.
- 0610.11 2 X 6 WOOD STUDS AT 16" O.C.
- 0610.37 5/8" PLYWOOD
- DIVISION 09 - FINISHES
- 0920.28 5/8" GYPSUM BOARD (TYPE X)
- 0920.34 GYPSUM BOARD GUSSETS AT 16" O.C. VERTICALLY
- 0920.35 5/8" GYPSUM BOARD GUSSETS AT 16" O.C. HORIZONTALLY
- 0980.03 3 1/2" SOUND ATTENUATION INSULATION
- DIVISION 10 - SPECIALTIES
- 1020.17 STAINLESS STEEL 1 1/2" DIAMETER GRAB BAR (42" LONG)
- 1020.23 STAINLESS STEEL SEMI-RECESSED TOILET PAPER
- 1020.28 STAINLESS STEEL SANITARY NAPKIN DISPOSAL (SEMI-RECESSED)
- 1020.30 STAINLESS STEEL SANITARY NAPKIN DISPOSAL (SEMI-RECESSED) / TRASH RECEPTACLE
- 1020.50 TRASH RECEPTACLE
- 1040.02 FIRE EXTINGUISHER AND WALL BRACKET
- DIVISION 11 - EQUIPMENT
- 1130.02 REFRIGERATOR
- 1130.05 DISHWASHER
- 1130.07 CLOTHES DRYER
- 1130.09 GAS RANGE
- DIVISION 22 - PLUMBING (SEE PLUMBING)
- 2210.06 FLOOR DRAIN
- 2220.01 GAS WATER HEATER
- 2240.01 ACCESSIBLE SPACE AT ACCESSIBLE STALLS / RESTROOMS
- 2240.04 RESTROOMS
- 2240.05 STAINLESS STEEL UNDERMOUNT SINK
- 2240.20 ADA COMPLIANT KITCHEN SINK



1 FLOOR PLAN
1/8" = 1'



2 MEZZANINE FLOOR PLAN
1/8" = 1'



3 PARTITION TYPES
1-1/2" = 1'



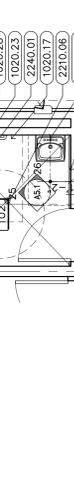
4 ENLARGED FLOOR PLAN
1/4" = 1'



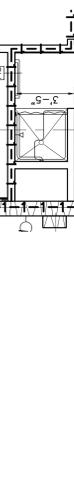
5 ENLARGED FLOOR PLAN
1/4" = 1'



6 ENLARGED FLOOR PLAN
1/4" = 1'



7 ENLARGED FLOOR PLAN
1/4" = 1'

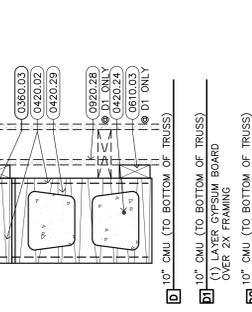
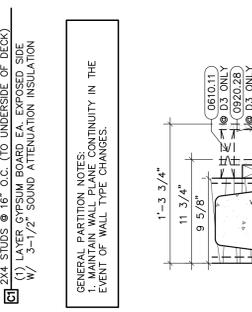
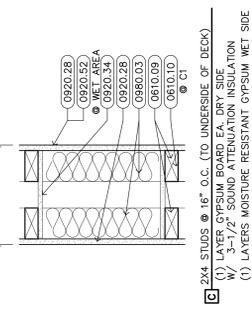
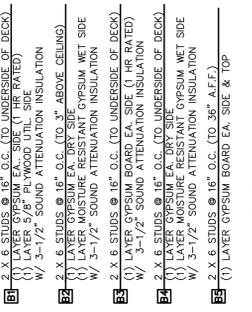
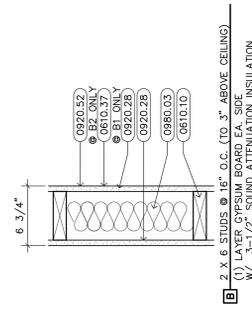
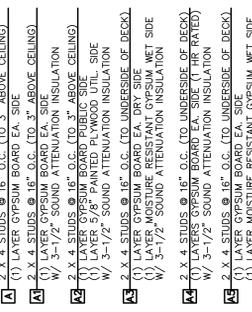
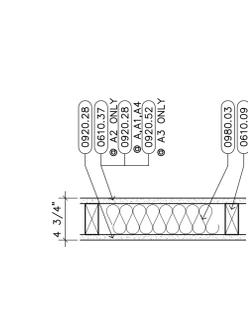


8 ENLARGED FLOOR PLAN
1/4" = 1'



9 ENLARGED FLOOR PLAN
1/4" = 1'

10 ENLARGED FLOOR PLAN
1/4" = 1'



GENERAL PARTITION NOTES:
PARTITION WALLS SHALL HAVE CONTINUITY IN THE EVENT OF WALL-TYPE CHANGES.

