

**Dr. P. Phillips Performing Arts Center  
CM RFP Part 2  
PRECONSTRUCTION RFI Record**

Updated: 10/24/08

| RFI No. | Question                                                                                                                                                                                                            | Response                                                                                                                                                                                                                                                                                                                                                                                                                 | Response date |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 1       | We are assuming site parcels 1, 2, 3 and 7 are available for use by CM for construction of the project. Please confirm.                                                                                             | A site plan indicating available laydown areas will be issued as an addendum to the RFP.                                                                                                                                                                                                                                                                                                                                 | 10/20/08      |
| 2       | Parcel 5 is no longer indicated on the civil drawing. Is it still part of the DPAC project and will it be available to CM for use during construction.                                                              | Parcel 5 is now part of Parcel 4. The site plan to be issued as an addendum will clarify available laydown area.                                                                                                                                                                                                                                                                                                         | 10/20/08      |
| 3       | Please provide an update on the status of the new fire station and church development start dates. Is your plan to still begin DPAC construction at these locations by November 1, 2009?                            | It is still DPAC's intent to start construction on the site including the church and fire station sites by November 1, 2009. It is still the City's plan to have FS#1 completely removed by 11/1/09. This includes the site. The City will bring the site back to original grade with clean compacted fill.                                                                                                              | 10/20/08      |
| 4       | What is the local building code design wind pressure rating for the DPAC window glazing system.                                                                                                                     | - 110mph Basic Wind Speed for code calculations<br>- the new 2007 FBC will defer to ASCE 7 - 05 for cladding wind loads<br>- See attached for the calculation of wind load to be used for the exterior façade (CDC "Design Wind Loads ASCE 7-05" document dated October 14, 2008)<br>- The typical areas of the vertical facade will be designed for +/- 34psf. Corner zones +34/-63psf. (Pending the wind tunnel test.) | 10/22/08      |
| 5       | Has the fire code classification of the building been determined? We need this to estimate Insurance and Bond costs.                                                                                                | - Occupancy Classification is A-1 (Assembly).<br>- Construction Type I - B                                                                                                                                                                                                                                                                                                                                               | 10/22/08      |
| 6       | What will be the exact physical address (including zip code) for the Dr. Phillips Performing Arts Center.                                                                                                           | This has not been determined.                                                                                                                                                                                                                                                                                                                                                                                            | 10/20/08      |
| 7       | Can parcel 4 (CNL III) be used for laydown or parking until development of this project?                                                                                                                            | The site plan to be issued as an addendum will clarify available laydown area. The City cannot commit to making this parcel available for laydown as the timing and status of CNL's option is undetermined.                                                                                                                                                                                                              | 10/20/08      |
| 8       | Attachment "B" - 2.01.32 - Please clarify how the costs of construction documents will be handled for Preconstruction, and for Bid Packages                                                                         | The Owner will provide construction documents during preconstruction and for bidding of subcontractor work. Documents will be provided either by allowing access to a project website where subcontractor bidders can download the documents, or by providing hard copies of documents to those bidders who request them. The CM should not include drawing reproduction in its General Conditions Amount.               | 10/20/08      |
| 9       | Attachment "B" - 2.06.12 - Would dewatering for this project be more appropriate as a bid package rather than RFP Exhibit B scope?                                                                                  | The RFP will be modified so that dewatering is bought as a trade scope. Do not include dewatering in the CM scope of work.                                                                                                                                                                                                                                                                                               | 10/20/08      |
| 10      | Please identify which surveys the Owner will provide.                                                                                                                                                               | There is a boundary and a topographical survey that is available at the CM's request.                                                                                                                                                                                                                                                                                                                                    | 10/20/08      |
| 11      | What steps are required to shut down Magnolia Avenue between South and Anderson Streets? City Departments, contact person, permits required, etc.                                                                   | At this time the City has no plans to allow for the permanent closure of Magnolia during construction and would allow partial closures through the use of MOTs.                                                                                                                                                                                                                                                          | 10/20/08      |
| 12      | Confirm the bus lane along Anderson Street, and the south side of South Street may be shut down for construction use from Orange Avenue to Rosalind. What City Departments, contact persons, permits required, etc. | At this time, please plan on the contra flow lane on South Street being opened and in use for vehicular traffic. For the contra flow lane on Anderson, please plan on closure via MOTs.                                                                                                                                                                                                                                  | 10/20/08      |
| 13      | Where will the point of entry be for the OUC chilled water lines? Will the work extend the OUC chilled water loop to the point of entry be outside the scope of the CM's work?                                      | Distribution from Magnolia is being evaluated, but the point of connection has not yet been determined. Extension of the OUC line, if required, to the point of connection will not be in the CM's scope.                                                                                                                                                                                                                | 10/22/08      |
| 14      | Confirm that the Fire Station and Church Building is not in the CM's scope of work. Will demolition of DPAC parcels 2, 3 and 5 as well as existing Park Smart lot to the south of Fire Station be by others?        | The demolition of the Fire Station is not in the CM's scope of work. The demolition work on Parcels 2, 3, and the impacted part of Parcel 4, will be within the CM's scope of work. The Park Smart lot demolition will also be within the CM's scope of work.                                                                                                                                                            | 10/20/08      |
| 15      | Confirm that site demolition of parking and site structures associated with the Fire Station and the Church Classroom building will be included in separate packages along with the building demolition.            | The CM will be responsible for demolition of everything on the site except for the Fire Station.                                                                                                                                                                                                                                                                                                                         | 10/20/08      |
| 16      | Are any of the existing trees required to be saved or relocated?                                                                                                                                                    | At this time there is no plan to reuse or relocate any existing trees on the site.                                                                                                                                                                                                                                                                                                                                       | 10/20/08      |

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| 17 | Will the demolition of the existing generator and cooling tower enclosures associated with the Round Building, which appear to be on parcel 3 - DPAC Plaza, be included in the CM's package scope?                                                                                                                                                                                      | No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 10/20/08 |
| 18 | Confirm that the following work is by others and whether this work will be completed prior to the CM mobilization or NTP: (a) Contaminated soils removal. (b) Relocation of South Street. (c) Demolition items listed in items 15, 16 and 17 above.                                                                                                                                     | a) There have been no contaminated soils identified in the Phase I and Phase II investigations; b) By others; c) See above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 10/20/08 |
| 19 | Outline Specifications Volume 1 - Appendix A - SKS 12 references SKS-10 and SKS-11. Please provide SKS-10 and SKS-11.                                                                                                                                                                                                                                                                   | Appendix A of Arup's structural summary includes SKS11A and SKS12A dated 8/8/08. SKS 12A refers to SKS 10 and 11. Copies of these two SKs are attached. Note SKS-11A (8/8/08) is a revision to a portion of SKS-11 (6/28/08).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 10/22/08 |
| 20 | Please provide a copy of the City of Orlando's Direct Owner Purchase Program.                                                                                                                                                                                                                                                                                                           | This program is addressed in Exhibit L of the construction contract.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 10/20/08 |
| 21 | Section 8.4 Construction Schedule of RFP Part 2, we have been requested to identify any required overtime work. We expect overtime and Saturdays will be required to make the schedule. General Conditions Article 1.1.31 limits work-days to Monday through Friday, and CM is required to separately request permission to work longer hours. We request this item to be more lenient. | The City intends to fully work with DPAC, its developer and the Construction Manager to allow the work to progress in the most efficient manner. Work hours will not be unnecessarily restricted at the site, nor does the City have a history of doing so on other downtown sites. However, it must be noted that the site is a downtown site, bounded to the immediate east by residential facilities and to the north by hotel and religious facilities. Further, the City has periodic functions (eg: music festivals) adjacent to the site during the year. For these reasons, the CM will be required to seek permission for work beyond normal work hours, as identified. An advanced notice of this work will be required for holiday, weekend, and overtime work, as public notification may be required and city inspectors will need to be scheduled. | 10/24/08 |