

Rosenwald Bldg 2 Remodel - Pre-Bid RFI's

RFI #	Question	Bid Package	Architect/School District Response
1	Kyle- can you confirm if the roof leaks we noted early on have been fixed? 4.08.26	07A	BDS 4.09.26
2	The wall hung HVAC units being removed will create an opening between the windows and there is another opening in the exterior wall where the vent is located. Are we going to infill the window gap with another window or will it be framed out (sheathing & stucco on the outside and drywall on the inside)? If it is a window, are we going to upgrade the existing windows to be impact resistant? (Could be a lead time issue) 4.08.26	08B	JRA has provided SREF required windows in each classroom. This has required enlarging some openings and infilling others. We are currently calling for the brick being removed to be saved and reused. We have also contact Acme brick to see if they can match the existing. We are planning on providing standard windows meeting the FBC, not enhanced. 4.09.26
3	Are we leaving the interior bars on the windows? 4.08.26	02B	We are calling for them to be removed since the window sizes are changing. 4.09.26
4	Kyle- will the District do the freon recovery for the wall hung units or do we need to get someone to do that prior to demo? 4.08.26	15C	BDS 4.09.26
5	The coaches' offices both have PTAC units with a penetration to the exterior. We are figuring to frame out (sheathing/stucco/drywall) these openings once removed? Is that correct? 4.08.26	09A/15C	Good catch, we will show them being demolished. 4.09.26
6	In looking at the new floor plan Dave sent us; I am seeing only one true "new" exterior door opening to be made. All the exterior doors are on the west elevation. One appears to be an existing one, (1) is the existing electrical door which will remain as is, (1) is taking the existing double mechanical room door with louvers, removing it, install a new single frame and frame/close in the other side of the opening and (1) "new" opening at the NW corner that will need to be done. Is this correct? 4.08.26		This work has been cancelled

7	The new smaller mechanical room which is the southern part of the existing mechanical room shows closing off access to the plumbing chase. Is that necessary? It would provide access to that chase for plumbing, if needed. 4.08.26		Good idea, we will provide new access to the existing chase(s). 4.09.26
8	We are assuming the existing double door entrances on the north and south side will be removed and infilled just like the other areas (stucco/drywall). Is this correct? 4.08.26	02B/09A	Correct. 4.09.26
9	Does each new small classroom mechanical rooms have just a stub out for condensate drains that just drip out on the walkways? 4.08.26	15C	Not sure yet, Mechanical will address that in the April 15th submittal. 4.09.26
10	Once the exterior wall hung HVAC units are removed, will we need to remove the bollards in the sidewalks or leave them? 4.08.26	02B	They are called to be removed. 4.09.26
11	I asked Dave for a dimensional plan so we can layout where the two 10' openings in the existing load bearing chase walls will be. Can we also get a dimensional plan so we can figure out where each of the new toilet drains will need to be in the existing slab so we can determine if we will be cutting the slab to do a new tie in. Will the existing shower drains in the floor be large enough for the new toilets? 4.08.26	02B	yes, will be in April 15th submittal. Will try to get that information in the April 15th submittal or get you answer separately. 4.09.26
12	Will the exterior condensing units be installed on the wall up high or on the ground? If on the ground, do we need to have bollards there as well? 4.08.26	15C	It is our intend to group together beyond the current walking paths and enclose with chain link fence. 4.09.26
13	The existing telecom room appears to house DSX Access Control, PA system, CCTV system, ITV system and the telecom rack. Are all these being relocated to the new Comm Room (02-011). Will there be a mini-split required for this room and where will the condensate drain to? 4.08.26	16A/17A	As of right now the answer to both is yes. But we are aware that this may be problematic and a different configuration may be needed. 4.09.26
14	It would be good to know if the electrical engineer thinks we will need any new panels. I don't think we will but, I'm not an engineer. 4.08.26	16A	As is JRA, hope to have this addressed in the April 15th submittal. 4.09.26
15	Will each new restroom have its own small exhaust fan? Where will it exhaust to? 4.08.26	15C	They will be design to FBC and it is my understanding that each will have an exhaust. Still working on this issue. 4.09.26

16	We are assuming to cap the existing gas line just above grade outside the west sidewalk. Is that correct? 4.08.26	15B	This is ok with JRA if ok with BDS 4.09.26
17	We are assuming the new fire main will enter the building into the new smaller mechanical room next to the existing electrical room. Is that correct? This room also has the existing domestic water riser pipe in it. Will this room also house the HVAC unit for the New Classroom #2? If so, we will just need to coordinate the unit, water main and fire main in this space. 4.08.26	02A/15A	That is the direction we are working towards. Still coordinating with MEP. Hope to have it resolved by April 15th submittal. 4.09.26
18	Could we get a floor plan with dimensions to show the location for the CMU wall area we will be cutting the 10' opening in? 4.08.26		Yes. Shane will have final floor plans going out to the consultants tomorrow. We will copy you on that email so you have it. 4.08.26
19	Plan page A1.2, A1.5. Openings 2-005B, 2-006B, 2-014, 2-015A ; There are 4 doors on the floor plan shown at exterior locations, but all doors on schedule are indicated as wood. Will these be revised to hollow metal exterior doors?	08A	Please refer to the new project documents revised on May 1st showing 3 exterior doors no longer being included within the plans within rooms 02-005B, 02-006B 02-015. Existing Mechanical room will have an exterior hollow metal door per Door Schedule A1.5
20	Plan page A1.1, A1.2, A1.3. Openings 2-014, 2-015A ; There are 2 exterior doors on the floor plan with door labels that seem to indicate a new door/frame, but they are on the demo as existing without a note to demo them, also south elevation drawing says existing. Please advise what is correct.	08A	The plans have been updated to reflect this. Remove and Dispose of existing door(s) (including frame) and all associated materials per Sheet A1.1 Keynote B
21	Plan page A1.2, A1.5 ; It looks like the 2-015A is scheduled as an interior wood door for the room 2-015A. The plan doesn't have a door number for this opening, instead it labels an exterior door as 2-015A which may be existing to remain or need to have a new door label scheduled as a hollow metal exterior door. Please clarify what is to be corrected.	08A	Please see updated door schedule per Sheet A1.5
22	Plan page A1.2, A1.5 ; Will any openings require fire ratings? 4/28/26	08A	None of the openings will be required to be fire rated

23	Plan page A1.2, A1.5 ; Can you identify any access control requirements, and a brief description of the intent for each opening? 4/28/26	08A	See Addendum no. 1
24	Plan page A1.5 ; There is an elevation with glass, but it is not applied to anything. Will there be any openings that need cutouts for glass? 4/28/26	08A	See Drawings A1.2 & A1.5 in the Construction Documents issued on 5/1/26
25	Plan page A1.5 ; There is a frame elevation with a 4" head, but it is not applied to anything. Will any of the frame heads need to be 4"? 4/28/26	08A	Any door frames in CMU walls will need to have a 4" head
26	When we cut the new openings in the corridor walls to create the new entrances into the classroom wing, we discussed yesterday that we will need to have poured a 1/25 ramp to make up the height difference. Are we to assume cutting out the existing slab in this area and repouring the entire slope? emailed 2:41 4/29/26	03A	We would prefer cutting and repouring if time and budget allow
27	Shall I include a 6" Gate valve, 5' of PVC then a cap at that Tee we were discussing of where to stop the Fireline for the future portion? Then that line can stay live while the next contractor performs the connection.	02A	That's a good idea for our future work. We will accept that as a base bid item if Sean agrees. See JRA Addendum for more detail
28	On site it was discussed to leave remaining overhead piping in mechanical room hallway, However the new Complete Pans specify to "Remove All Existing Hot Water Piping Above Ceiling in Mechanical Room per Sheet P1.0 Note 2" Please provide direction. 5/4/26	15B	There is no hot water piping to be reused after completion of the project. (The hot water is limited to the janitor's closet)
29	Per Sheet E1.2 Bid Alternate #2 it calls to provide (11) "WP" fixtures, but this fixture type is not called out on the lighting schedule. Please provide what type and manufacture we are to provide. 5/4/26	16A	See Addendum no. 1
30	Can Childers be provided with a roof plan? 5/4/26	07A	See Addendum #2

31	What is the finish for the storefront frames? Windows are not included within the finish schedule. It is assumed that Aluminum to match existing will be used. Please confirm 5/4/26	08B	New window frame finish will be anodized aluminum to match existing
32	Are the storefront frames to be impact? 5/4/26	08B	Yes, Impact Rated.
33	Could you please confirm what color the glass needs to be. 5/4/26	08B	Clear
34	Please confirm where the backflow full forward flow test header should be located? On the fire riser or the backflow? 5/4/26	02A	Backflow
35	Are there any specs for the fire sprinklers? 5/4/26	15A	Provided 5/4/26
36	Can extended coverage heads be utilized to save costs? 5/4/26	15A	Yes extended coverage heads may be utilized to save costs, provided doing so does not create code compliance issues
37	Are there any structural drawings 5/4/26	15A	A site visit is recommended to see what to attach to
39	Corner Mounted Camera Detail per Sheet T0.1 - Are we to have both corner mounted and 360 cameras installed?	17A	Yes
40	Remove Existing Cold Water Above Ceiling in Mechanical Room to Tee Off 2-1/2" Cold Water as shown and cap. Field Verify Location and Size per Sheet P1.0 Note 4 – I believe while on site we were told to keep this overhead piping. Please confirm.	15B	When we were on site it was decided that if the existing pipes could be reused, then keep them. If they are being removed but not replaced then remove them
41	U-Factor: The spec requires a maximum of 0.57. The PGT AW740 is currently coming in at 0.67, which is above the allowable threshold. This appears to be a frame thermal performance issue rather than a glass issue, as adjusting the glass package had minimal impact on this value.	08A	If the 0.67 U-Factor complies with all building and SREF codes and requirements, Use the specified window.
42	Condensation Resistance (NFRC 500): The spec requires a minimum CR of 45. The PGT AW740 is showing a CR of 18.	08A	If the CR of 18 complies with all building and SREF codes and requirements, Use the specified window.

43	We are very concerned about the ICC500 305.1.1, as we are currently experiencing compliance issues related to ICC 500, Section 305.1.1 on another Bay District Schools project and want to make sure we get ahead of this on Rosenwald Building #2.	08A	There is no need to meet ICC500 – This project is not a hurricane shelter.
44	What is the finish for the storefront frames? Windows are not included within the finish schedule. It is assumed that Aluminum to match existing will be used. Please confirm 5/4/26	08A	New window frame finish will be anodized aluminum to match existing
45	<p>Section 08 43 13, Part 2.2, Item F of the project specifications requires that all aluminum projected windows meet the following windborne debris standard:</p> <p>"Windborne Debris: Wind Zone 3 — ICC 500, Section 305.1.1"</p> <p>ICC 500 is the ICC/NSSA Standard for the Design and Construction of Storm Shelters. Section 305.1.1 specifically governs missile impact testing for hurricane storm shelters and requires all components of the storm shelter envelope to withstand impact from a 9-pound sawn lumber 2x4 traveling at a minimum of 0.50 times the design wind speed. This is a significantly higher and more specialized performance standard than standard Florida Building Code impact resistance or a Miami-Dade Notice of Acceptance (NOA) alone.</p> <p>A Miami-Dade NOA and an ICC 500 §305.1.1 storm shelter listing are two separate and distinct certifications. A product holding a Miami-Dade NOA does not automatically qualify under ICC 500 §305.1.1 unless it has been independently tested and listed to that specific storm shelter standard.</p>	08A	Meeting ICC500 is not required on this project

<p>46</p>	<p>We have thoroughly reviewed NFRC data for PGT Windows, which is listed as the Basis of Design, as well as information on the other manufacturers named in the specifications including EFCO, Kawneer, and YKK. It is our professional opinion that none of the currently specified manufacturers can provide an aluminum projected window unit that carries a true ICC 500 §305.1.1 storm shelter listing in the sizes and configurations required for this project.</p> <p>We are continuing to reach out to these manufacturers to request formal documentation, and we will share their responses with Childers as received. However, based on our current knowledge and experience, we do not expect any of them to be able to confirm ICC 500 §305.1.1 compliance.</p>	<p>08A</p>	<p>Meeting ICC500 is not required on this project</p>
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47	<p>To our knowledge, there are only two manufacturers currently producing aluminum projected windows with a verified ICC 500 §305.1.1 storm shelter listing:</p> <ul style="list-style-type: none"> • Insulguard (by Graham Architectural Products) • Winco Windows <p>However, the architect and owner must be made aware of the following critical limitations that come with these products:</p> <p>1. Size Limitations: Both Insulguard and Winco have maximum unit size restrictions governed by their ICC 500 test listings. The window sizes specified on this project — particularly the 74" x 60" twin and 111" x 60" triple assemblies — may exceed the tested and listed size limits for these products. The architect will need to verify whether the required opening sizes can be accommodated within the manufacturers listed size parameters, or whether the window sizes will need to be reduced or redesigned.</p> <p>2. Structural Steel Reinforcement Required: ICC 500 §305.1.1 compliant window assemblies of this type typically require the addition of structural steel framing — such as steel sub-frames or reinforced masonry openings with steel angles or channels — to properly transfer the storm shelter design loads into the building structure. This is additional work beyond the window unit itself and will need to be coordinated with the structural engineer of record and reflected in the construction documents.</p>	08A	Meeting ICC500 is not required on this project
48	<p>We want to be fully transparent with Childers on this matter. The Glass Center is currently dealing with a compliance issue related to this exact code requirement — ICC 500 §305.1.1 — on the Mowat Middle School project, also owned by Bay District Schools. That experience has made clear how seriously the building department and the owner are treating this requirement, and we are committed to making sure Rosenwald Building #2 does not face the same challenge after award.</p> <p>We believe it is in the best interest of Childers Construction, Bay District Schools, and all parties on this project to obtain written clarification from the architect now — before bids are submitted — rather than after contract award.</p>	08A	Meeting ICC500 is not required on this project

49	<p>We respectfully request the following:</p> <ol style="list-style-type: none"> 1. That Childers immediately forward this concern to JRA Architects and request written clarification on whether ICC 500 §305.1.1 applies to all windows on this project or only to windows within a designated storm shelter envelope. 2. That the architect evaluates whether Insulguard or Winco Windows can be added to the approved manufacturer list, and confirm whether the specified window sizes can be accommodated within the ICC 500 listed size parameters for those products. 3. That the structural engineer of record be consulted regarding the steel reinforcement requirements associated with ICC 500 compliant window assemblies, and that the construction documents be updated accordingly. 4. That the bid deadline be extended to allow adequate time to obtain quotes from compliant manufacturers and for the design team to issue any necessary addenda, given the significance of this issue. <p>The Glass Center is committed to providing Bay District Schools with a window system that fully meets the intent and letter of the specifications. We appreciate Childers' attention to this serious matter and look forward to working through it together toward the right solution.</p>	08A	Meeting ICC500 is not required on this project
50	<p>Note 11 on M0.1 Calls for the Contractor to maintain climate control of classroom and limit downtime to 24hrs. Does this note pertain to this project since the building will be unoccupied? Please advise.</p>	08A	That is a standard note. Please ignore
51	<p>I am attempting to get a fencing quote for Rosenwald for the (2) south mechanical pad fence and gate and the (1) on the west side for the one in the parking lot. I unfortunately do not have the fencing dimensions provided on the drawings. Do you mind sending those over as soon as you can? 05/12/2026</p>	02A	
52	<p>CC.02.011 Rack Elevation on T6.1 does not show location of the 2 Valcom VE8002BR, are these to be wall mounted? 5.12.26</p>	17A	Locate on the equipment shelf adjacent to the Valcom power supply.

53	<p>T5.1 indicates on intercom notes 15 and 16 that existing gymnasium speakers to be re-routed to this closet.</p> <p>a. Will the ve8002BR and VP-6124 they were connected to originally be relocated to this closet as well?</p> <p>b. If not, are the two 8002 and single VP-6124 enough to power/supply them in addition to the new speakers?</p> <p>c. What are the speaker counts/types of existing lines referenced in 15 and 16? 5.12.26</p>	17A	<p>A. The new 8002 should be enough, but reuse the existing if necessary.</p> <p>B. See response in a. above.</p> <p>C. Get someone on the ground to verify.</p> <p>D. Use the one in the bottom left and also confirm with BDS on their color code.</p> <p>Disregard the one located below the raceway symbols.</p>
54	<p>Sheet T0.1 has two (2) cabling color code charts. Please advise. 5.12.26</p>	17A	<p>. Use the one in the bottom left and also confirm with BDS on their color code.</p> <p>Disregard the one located below the raceway symbols.</p>
55	<p>Sheet T5.1, Classroom Display Detail Notes, B. states the owner will provide the IDPs and the IFP wall mounts and the contractor for the contractor to install. Is the owner providing their own contractor to install the flat panel and mounts? 5.12.26</p>	17A	<p>BDS shall procure the bracket and panel only. The GC and EC shall coordinate between themselves who shall be responsible for the installation of the mounting bracket and panel.</p>
56	<p>Sheet T5.1, Classroom interactive flat panel Display Detail, depicts provide lightspeed MCN media connector mount behind interactive flat panel display. We sent this out to our Lightspeed representative. They are not aware of any systems in Rosenwald. If you are re-using older systems, they need to know what those systems are to be sure the Media Connector they sell now is compatible. Please review and advise. 5.12.26</p>	17A	<p>Remove the Lightspeed equipment requirement.</p>
57	<p>Sheet T5.1, AV1 to AV2 Cat 6A cable. Please advise if the AV2 end (flat panel) is supposed to be terminated to an RJ45 plug. 5.12.26</p>	17A	<p>Yes.</p>
58	<p>Sheet T6.1, Fiber Patch Panel, Is a Belden 2U enclosure with 4 splice cassettes with pigtailed (one cassette terminated with the existing fiber) acceptable? 5.12.26</p>	17A	<p>Yes.</p>

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63	Are all exterior CMU block walls intended to receive stud framing/furring and drywall finishes? 5.14.26	16A	Yes all of the exterior walls are intended to receive furring and drywall. 5.15.26
64	There are existing receptacles currently located within the CMU block walls. If the exterior CMU walls are to receive stud framing/furring and drywall, the existing receptacles would need to be surface mounted, which would result in a substantial difference in material and installation requirements.	16A	The existing receptacles switched etc. will need to be flush mounted into the new finish wall face. (all conduit and boxes are to be within the wall cavity)
65	During the site visit, subcontractors were advised to reuse existing receptacles and devices where possible. If the walls are to receive stud framing/furring and drywall finishes, this would likely no longer be feasible.	16A	Extending boxes to new face of wall is a common accepted practice

66	<p>Please clarify the intended wall conditions so the appropriate scope can be carried within the bid.</p> <p>Secondly, it has been brought to our attention that the "CF" fixture designation shown within the drawings may have been intended to be identified as "CP," referring to the standard Topaz fixtures.</p>	16A	<p>I could not get in contact with the electrical engineer – They do not work on Fridays – So I can not answer this one UPDATE: 5.18.25 The lighting fixture tags on the drawings and the Lighting Fixture schedule are in agreement with the term 'CF' for the canopy fixture. However, the Bid Alternates reference 'CP' instead. All locations where 'CP' is listed in the Bid Alternates shall be updated to instead reference 'CF'.</p>
67	<p>Please confirm that all references to "CF" fixtures within the drawings are intended to reference the "CP" fixture type instead. For clarity and coordination purposes, can the drawings also be updated to reflect this revision?</p>	16A	<p>I could not get in contact with the electrical engineer – They do not work on Fridays – So I can not answer this one UPDATE 5.18.25 SEE ABOVE (RFI 66 ANSWER)</p>
68	<p>At the time I asked about fire ratings there were no indications for fire walls. Although they did release these drawings with those answers it may have been reviewed before this wall was added to the project. If you still have time to check please see if they need to revise/resend that RFI response. Although I don't see wall types labeled, I am assuming this is the D wall type based on the line and the fact that its drawn thicker than the other 358 stud walls.</p> <p>Plan page: Index</p> <p>Plan page: A1.2</p>	08A	<p>Both Doors 2-002G and 2-002H will need to be 45 minute fire rated And the wall across the corridor will also need to be 1 hour fire rated</p>

69	<p>I have gone through the hardware schedule, and it looks about like what I was guessing except a couple things.</p> <p>1.HW set #05 for the gym doors 2-002E and 2-002F</p> <p>a.It has a hurricane rated mullion and a continuous hinge with a cutout for a power transfer, but no power transfer and nothing to latch/secure the doors. Do you want me to go ahead and price rim panic devices for each leaf of the pair - one exit only and one with classroom function trim? Dropping the hurricane rating on the mullion and dropping the power transfer prep on the hinges?</p> <p>i.Did they want to have access control on the gym doors? I saw a response to my RFI about access control referring to addendum one docs but this one is unclear to me.</p>	08A	Both of these doors need to match the existing doors that are being replaced.
70	<p>2.HW set #05-A for the new corridor doors 2-002G, 2-002H</p> <p>a.This one has the hurricane mullion and continuous hinge with cutout EPT prep only again, with no electrified hardware or access control function description. This time they include panic bars although they call for a mortise style. This can't be used since a removable mullion doesn't go between the edges of the doors to allow the mortise locks to latch to them. I will price "rim" style panic bars which will latch to a strike mounted to the surface of the hardware mullion scheduled. I assume since there is a pair for each direction exit only styles on both leaves of each pair will be sufficient. This would allow free egress in either direction of the corridor preventing the scheduled lock cores from being useful. You could just walk through the other pair and get by it anyway. Also dropping the hurricane rating and EPT prep. Would you like me to price it this way?</p>	08A	Both Doors 2-002G and 2-002H will need to be 45 minute fire rated and will need to have hold open devices that are tied into the fire alarm.

