



## QUESTIONS RELATED TO COMPETITIVE SEALED BID

Bid No/Name: CSB-23-01 Public Works Storage Building

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1. Will there be any exterior improvements associated with this project? **No.**
2. Would you want a sidewalk around the building or in front of the building? **No.**
3. Will there be any paving or base you would want to use for drive access? **No.**
4. I understand there is electrical and mechanical associated with this project, but would you like us to add a water spigot to the exterior of the building? **No.**
5. Would you like use to carry any signage allowance? **No.**
6. I understand this is a storage, but would you like us to provide a RR on the inside or an allowance for one separately? **No.**
7. Do you want this building to be climate controlled or just ventilated fans? **Just fans.**
8. Do you want us to provide insulation with bands under the roof ? It usually comes with it but since it's not climate controlled, we can save dollars if we don't use insulation under the roof. **Yes.**
9. Are we ok with R-panel roofing vs standing seam? **No, we prefer standing seam.**
10. Since this building is under 10,000 s.f. this will not be a fire suppressed building so we would need fire extinguishers - Do you want us to carry this in our base bid or will this be owner provided? **Owner provided.**
11. Our architect and engineers will not begin design until under contract - Do you have an anticipated start date and time of completion you are shooting for so we may adjust accordingly? **We would expect the project to begin immediately after bid has been awarded. We are aware there will be sometime between bid award and breaking ground for architectural design, engineer, planning, etc. With that said we request the building be complete within 6 months of award date, unless otherwise approved by the City of Helotes Public Works Director and City Administrator.**
12. Are you wanting a mezzanine in the building for extra storage? **Yes, if within budget.**
13. In the image provided please confirm the red lay out is the location of the proposed building. **The red layout is the area in which we have allowed to build the building. The final location within that area will be determined by contractor and Public Works Director.**

14. Is there a soils test on the proposed site? **No, the City does not have a soil test to provide.**
15. Are utilities going to be provided within 5 feet of the building or are we going to have to bring the power and water to the site? **There is a CPS pole approximately 175' from site area. The contractor will need to bring power from that pole to the site. There will be no water to this building.**
16. Is there a topography drawing of the site and a site survey showing where utilities are located? **We do not have a topography drawing. Attached is the original utility map for this area, which does not include all current utilities. The contractor will be responsible for locating all utilities inside area. File: [Utility Map for PW Storage Building](#).**
17. Are we to assume that all doors are at grade and do not require a truck dock at any of the doors? **All doors will be at grade.**
18. Will the building need to meet any Helotes code for parking other than what is currently on site? **No.**
19. Will a new fire hydrant be required - If so, is the city providing? **No.**
20. For the vent fans, does the City prefer roof fans or wall fans? **Wall fans.**
21. Since this construction is over the Edwards Aquifer Recharge Zone, will the City process and manage the required documents with EEA or will this be required to be done by the contractor? **The contractor will be required to obtain all necessary permitting, authorizations, etc.**
22. On the CSB, Q&A list, Item #11, states that the building is expected to be completed within 6 months of award date. Does this time include the design phase? **Yes, this time includes the design phase. We would like the building to be completed within 6 months of the award date.**
23. Will there be any perimeter fencing or fencing on the new work storage project? **No, there will not be any fencing.**
24. Will the City contract and pay for the materials testing or should the contractor include the cost for this service in the bid? **Contractor should include the cost in the bid.**
25. A Geo-Tech report will be required for the Engineer to design the building pad and foundation. Will the City hire the Geo-Tech lab and pay for this report under a separate contract or should this be paid for and provided by the contractor? If any of the buildings on property were recently built there may be a Geo-Tech report on file. Please advise. **We do not have a recent report. The geo-tech report will need to be paid for and provided by the contractor.**

26. Does the City have a TCEQ permit or other TCEQ paperwork on file from previous construction on this property that we can get a copy of or get the permit number from? **No.**

27. The design team will carry the Professional Liability, Errors & Omissions insurance as part of their service. Will this satisfy the requirement for this coverage or is the contractor also required to obtain this coverage? **Please refer to the following information located in CSB, Page 19:**

**“3. Financial Responsibility Provisions A. Insurance: The Bidder, consistent with its status as an independent contractor, shall carry, and shall require any of its subcontractors to carry, at least the following insurance in such form, with such companies, and in such amounts (unless otherwise specified in the Scope of Services, Appendix H) as City may require, naming the City of Helotes as the additional insured:**

**i. Worker’s Compensation and Employer’s Liability insurance, including All States Endorsement, to the extent required by federal law and complying with the laws of the State of Texas;**

**ii. Commercial General Liability insurance for at least One Million Dollars (\$1,000,000) on a per occurrence basis, with a Two Million (\$2,000,000) aggregate. Blanket Contractual Liability, Broad Form Property Damage, Personal Injury, Completed Operations/Products Liability, Premises Liability, Medical Payments, and Broad Form General Liability Endorsements;**

**iii. Comprehensive Automobile Liability insurance covering all owned, non-owned or hired automobiles to be used by the Contractor, with coverage at the minimum State of Texas requirements;**

**iv. Professional Liability, Errors and Omissions in an amount to be determined in the Scope of Services. Insurance coverage shall be on an “occurrence basis”**

**The Financial Responsibility section is written in this way to ensure that any contractor/subcontractor required to have the Errors and Omissions Coverage carries it. You, the Bidder, are required to add the Errors and Omissions Coverage, and anyone else typically required to have this coverage (design team, etc.) shall have it as well.**

28. Is the building insulated? **The roof needs to be insulated.**

29. Are the O.H. doors insulated? **No.**

30. What is the minimum building height? **We did not ask for a minimum height. However, it should be up to the contractor to determine the minimum height required to facilitate/support the installation of bay doors of 14’ height.**

31. CSB Page 6, Item 4.H. says the price good for 90 days, but Page 31 “Associated costs” says 45 days. Since the contractor is responsible for the design drawings and the permit we recommend the price be held for not less than 90 days. **Page 6, is essentially stating the City has 90 days to make a decision and the bid you provide must be valid for those 90 days. Page 31, is specifically stating the pricing you provide is valid for 45 days. With that said, the City generally does not take 90 days to make a decision. Most decisions are made within 30 days typically.**
32. Do we write down the price on CSB Item 2, Page 11 or do we submit Page 32? **Page 11 is showing you the format. Page 32 provides the table you need to complete (using the format illustrated on Page 11).**