140P8526R0007 Stinson Beach Lifeguard Tower

1. Are BIM coordinated shop drawings required?

No

2. Have there been any approved alternates for the mechanical equipment?

No

3. Will alternate equipment be accepted?

Possibly, if equipment meets all "Salient Characteristics", and is approved by the EOR and the NPS.

4. What are the working hours?

See Spec 01_11_00_1.8.A

5. What is the crane set up location?

Inside the limits of construction shown on L2.0, not in planted/Vegetated areas, contractor to submit post award work plan for NPS approval.

6. Where is the laydown area for crane picks?

Inside the limits of construction shown on L2.0, not in Planted/Vegetated areas, contractor to submit post award work plan for NPS approval.

7. The Shopstar Electric Chain Hoist called out in Spec. Section 11 00 00, 2.1, L.3, Universal Trolley, doesn't come with a motorized trolley. Please provide direction on what you would like us to do. Do you require a motorized trolley for the 1/2-ton electric hoist, or will a plain trolley suffice?

No need for a motorized trolley. Plain trolley will work fine.

8. Will there be an onsite location for the contractor to dispose of vegetative debris that is generated from operations, or will all vegetative debris need to be off hauled?

Per sheet L 1.0, the majority of the woody material generated from operations can be mulched and placed on site. See location circled in red in image below showing Sheet L 1.0 below for onsite disposal location. However, there may be a small amount of highly invasive species that will need to be off-hauled (estimated as no more than 5 large debris bags).

9. This project requires several specialty contractors, unique materials, and subcontractor coordination. To provide the Park Service with the best value, we are asking that the bid date be postponed a minimum one week to allow more time to obtain competitive quotes from suppliers and subcontractors.

Proposal due date is extended to June 30, 2026 at 12:00 PM PDT.

10. For kitchen areas, we recommend consideration of a urethane mortar flooring system incorporating the specified recycled glass content. While epoxy mortar systems provide excellent durability, urethane mortar systems are generally better suited for environments subject to thermal cycling, hot water exposure, and temperature fluctuations. For all non-kitchen areas, an epoxy mortar system with recycled glass content would provide a durable solution consistent with the project requirements. Product data sheets for both systems are attached for review.

While the NPS will consider post award substitutions as per Spec sections 01.67.00_2.1 & 2.2, in order to evaluate proposals and determine best value, please submit pricing for specified material and labor per the construction documents. The NPS will review pre-award substitutions but not render approval until after contract award.

11. Would the Government like pricing for an alternate epoxy coating system within the garage area. Spec called for is sealed concrete, however, would like to propose a traffic coating system for long term durability.

See response to item #10

12. Per specification 321313 Concrete Paving, site concrete is to have broomed finish. In the past the Park Service has used a Top Cast washed finish. Please confirm broom finish.

See response to item #10

13. Please confirm that we are to submit Attachment 14 Bid Schedule with our Price Proposal. Should line items 1.22 and 1.33 be included in CLIN 00010 or CLIN 00020?

NPS Confirms proposal must include completed attachment 14. 1.22 and 1.33 are in 00020 for NPS accounting purposes. This information is also identified in the CLIN description and Attachment 14-Bid Schedule.

14. Per specification 061000 2.1 Wood Products: all wood to be designated FSC Certified. Also, redwood decking and siding to be FSC certified. The use of FSC Certified wood products has diminished over the past few years and many suppliers no longer produce and sell FSC Certified products. Will any exceptions be made to the FSC requirement?

See response to item #10

15. Door & Window Schedule has doors that note HPDL. What is the finish? Are PLAM doors acceptable?

See response to item #10

16. Should all contractors provide a quote for the Dune Mitigation and Monitoring, Bid Option G?

The expectation is that the contractors will only be responsible for "Restoration Work", not "Mitigation Work" within the Limits of Work as shown on Sheets L3.0, L3.1 & L3.2. Sheet L3.3 and L3.4 have been crossed out on Attachment 3 – Drawings Revision 1. Also, the CLIN definitions and Bid Scheule do not include Option G so it should not be priced.

17. Please confirm Restoration work is to be include in Line Item 1.5.

See response to item #16

18. Will there be an onsite water source available for watering plants during the plant establishment and maintenance period?

NPS will provide H2O source. Contractor expected to provide conveyance equipment to access plantings, I.E. Hoses, Tanks etc.

19. Could you please confirm whether the seismic loads are included in the total load provided for the piles?

Yes, confirmed those are included. They are service (ASD) level loads

---

20. For electrical confirm shop drawings are just product submittals and gear/ equipment shop drawings.

The proposed solution is correct, other than for Fire Alarm equipment. The submittals for the fire alarm equipment require full device layout to be provided as full shop drawings, with actual proposed device layouts on the plan sheets for all areas.

21. The resinous flooring specification references moisture testing related to osmotic pressure. Please confirm whether moisture mitigation or waterproofing measures for hydrostatic pressure are also required.

Yes, vapor retarder is required in the contract documents to address potential hydrostatic pressure and/or vapor transmittance.

In the specifications, it's included in Section 03 30 00 "Cast in Place Concrete"
In the drawings, it is shown in horizontal assembly F1 and in details shown on A5.0. Note that it is called out as "mechanically fastened" because we anticipate there may be some scouring of the sand over time and the underside of this slab may in the future be open to the air below.

22. The specification calls for a 1/8-inch-thick epoxy flooring system while also requiring high compressive and tensile strength values. Based on our experience, those performance characteristics are typically achieved with an epoxy mortar system installed at approximately 1/4-inch nominal thickness rather than 1/8 inch.

Yes, the proposed solution is correct for this application. Please provide a 1/4" (250 mils) epoxy mortar system. Please confirm that the system is approved for use in a Health Department regulated area. Confirm the slip-resistant texture through a mockup as stated in Section 09 67 23 "Resinous Flooring."

23. Will the Park service remove all existing items from the lifeguard tower, café and garage prior to construction?

Most, if not all, items will be removed from the garage and lifeguard tower. The kitchen related items in the Siren Café will be left.

24. A6.2 Door & Window Schedule show type K,L,M, and P as insulated prefinished metal infill panel. Please provide a basis of design.

The specification for these is in Section 08 44 13 Glazed Aluminum Curtain Walls as "Insulated Spandrel Panels."

25. Which GGNRA nursery will the plants be available from? Please share the address of the pickup location.

Plants will be available for pickup at the Marin Headlands Native Plant nursery at 1031 Kirkpatrick St. in the Marin Headlands.

26. Will there be an onsite location for the contractor to dispose of vegetative debris that is generated from operations, or will all vegetative debris need to be off hauled?

Per sheet L 1.0, the majority of the woody material generated from operations can be mulched and placed on site. See location circled in red in image below showing Sheet L 1.0 below for onsite disposal location. However, there may be a small amount of highly invasive species that will need to be off-hauled by the contractor (estimated as no more than 5 large debris bags).

27. Will the contractor need to apply three treatments of RoundUp to the entire planting area to suppress weeds prior to planting, as outlined in Section 32 91 13 Article 3.2.B?

Disregard – the contractor will not need to apply herbicide

28.Are there any as-built documents available for contractor review to help determine demolition quantities?

Yes, see “Attachment 19- Archive Drawings Complete”. This is for general context only and not guaranteed to be an accurate as-built depiction.

29 A6.1 General Notes- Finishes 5.Provide rubber riser and tread covers, and rubber flooring at stair landings. - There is no basis of design or spec for treads, risers, and rubber flooring at stair landing. Please advise.

The basis of design is Tarkett’s Angle Fit Rubber Stair Treads with Integrated Riser. Salient Characteristics include:

Product Standard: ASTM F2169 “Resilient Stair Treads,” Classification: TS, Class 2, Group 1

Type TS – Vulcanized Thermoset Rubber

Class 2 – Patterned Surface, Texture to be selected by Contracting Officer from manufacturer's full set of patterns. Pattern shall be slip-resistant. During submittal process, send physical samples to Contracting Officer for selection process.

Group 1 – Embedded abrasive strips for increased slip resistance. Color shall be selected by Contracting Officer from manufacturer's full range of colors. During submittal process, send physical samples to Contracting Officer for selection process.

Rubber Tread and Riser Color shall be Solid Color. Color shall be selected by Contracting Officer from manufacturer's full range of colors. During submittal process, send physical samples to Contracting Officer for selection process.

Adjacent Rubber Flooring shall be by the same manufacturer as the Rubber Treads and Risers and shall be the same type, class, and color. The front edge of the landings shall have the same embedded abrasive strip for increased slip resistance.
Installation shall be per manufacturer's required installation practices.