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.

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