

Answers to Questions from Bidders

Issued: Friday, July 11, 2025

ASMSA FB-25-006 IFB: Maintenance Building & Wood Shop Construction Project

BID DATE: Tuesday July 15, 2025 — 2:00pm via ZOOM

<https://asmsa.zoom.us/j/94286193343>

ARKANSAS SCHOOL FOR MATHEMATICS, SCIENCES, and the ARTS

200 Whittington Ave., Hot Springs, AR 71901

Contractor Questions/Answers

A. Where is the location of the domestic water tie in?

1. **Response:** See attached drawing.

B. Can the gas feed from the existing building be underground instead of strapped to the building?

1. **Response:** No, this area is too tight with the steep existing grades to install the gas piping underground with the other utilities.

C. Can Uponor Wirsbo Pex pipe be used instead of copper for domestic water in the building?

1. **Response:** Yes.

D. Can domestic water be looped under slab instead of overhead?

1. **Response:** Yes, water line shall be either underground (exterior) or under slab at interior.

E. Provide details of the corner guards, 4-foot, rubber, or vinyl?

1. **Response:** See Project Manual Section 109000 Miscellaneous Specialties paragraph 3.2.A.

F. Provide brand, style, and color for the stair tread, rise, and stringer.

1. **Response:** The stairs are exposed wood 2x's. A flooring product is not called out to be installed on the stairs.

G. Page A3.0, on the stairs one side is against the wall and the other open, will that need a return?

1. **Response:** No, the stairs are exposed wood 2x's and do not need a flooring product on top or returning at the open side.

H. Acoustical ceiling grid and tile specifications call for a fire rated ceiling tile while the ceiling grid is not specified as fire rated. Please clarify whether both are to be rated or neither.

1. **Response:** Neither are to be fire rated. Instead of the Armstrong Fine Fissured #1831 ceiling tiles, please use Armstrong Fine Fissured #465 ceiling tiles.

I. Reference Sheet C.4: Right hand side of the building shows 170 LF of 4" conduit from existing right metal building to tie into existing 4" conduit stub out. Sheet E1.1 Electrical Note #7 requires (2) 4" conduits and (1) 2" conduit to stub up and cap. Please clarify.

1. **Response:** All of the information above is correct. There should be 1 new conduit connecting back to the existing building and a total of 3 new conduits entering the new building. The additional conduit stub-ups are to allow for future needs.

2. Reference Item No. 1 of this Addendum for additional information related to the conduit connecting to the existing building.

J. Sheet C.2 shows 21 bollards, but the floor plans show 23, can you confirm the count?

1. **Response:** The floor plan on sheet A1.1 shall govern for locations and quantity of steel (pipe) bollards.

K. Is epoxy paint going over sealed concrete, as noted in room finish schedule on A1.1?

1. **Response:** Do not seal the concrete at rooms that receive epoxy paint on the floor. On the Room Finish Schedule on Sheet A1.1, flooring finish "B" shall be changed from "sealed concrete, epoxy paint" to "concrete, epoxy paint".

L. Please confirm if the roof is to be painted. If so, provide coating type, color, and preparation requirements.

1. **Response:** The metal roof panels of the existing buildings shall not be painted.

M. Does the scope include modifications or tie-in to the existing fire suppression system in the adjacent building?

1. **Response:** No. There is no existing fire suppression system in the adjacent building, and it will not have a fire suppression system.

N. The covered wash bay may require a dry system by code. Please clarify if a dry fire suppression

system is required.

1. **Response:** Yes, it is required.

O. On Sheet P2.1 Detail 1, the 3/4" plumbing line appears to be missing continuation details.

Where is

this line routed?

1. **Response:** Reference "Question A" under Item No. 5 of this Addendum and see attached drawing.

P. Please confirm if we are to bore or cut through Pine Street for utility connections. If boring is required, provide spec.

1. **Response:** Boring is not required. The Drawings state to cut through Pine Street.

Q. Sheet C.4 references a PIV on Sheet 405, but are unable to locate the referenced item?

1. **Response:** It is not Sheet 405, it is Utility Keynote 405. This Keynote is not used.

R. Is there a certain amount of undercut (dirt removal) expected to reach solid rock? If so, how much?

1. **Response:** See construction documents provided by Architecture Plus, inc. Construction Documents may be obtained electronically, free of charge, by contacting the Design

Professional, Architecture Plus, Inc., 907 South 21st Street, Fort Smith, Arkansas 72901, (479) 783-8395, by emailing Rachelle Riddle at rriddle@archplusinc.net.

S. Can students be limited to using only one entrance/exit during construction? Can the back exit be periodically closed off?

1. Response: Yes, student access can be restricted to one designated entrance/exit to ensure safety and separation from the construction zone. The back exit may be temporarily closed off as needed.

T. If there is a low voltage issue during or after construction, how is responsibility divided between the contractor and the owner?

1. Response: Responsibility will be determined by the cause of the problem and will be subject to the terms contract between the owner and the contractor. Contractor shall be fully responsible for defective workmanship or materials, failure to meet code, damage caused during installation, poor communication with trades involved in installation, negligence, or errors. The contractor and the owner shall share responsibility should the root cause be identified as defective plans or design.

U. How should the cost be presented for the bid price sheet for bid submission?

1. Response: The original solicitation was lacking the necessary line for the lump sum cost submission. This has been addressed with Addendum # 4 now posted here - [Bids - Procurement Services - UA Little Rock](#)

V. Is this a prevailing wage rate project?

1. Response: No this is not a prevailing wage rate project, it is a lump sum cost project.

W. Is there a place we can delivery our bid personally instead of mailing?

1. Response: Yes, sealed bids can be delivered in-person at our 200 Whittington Ave, Hot Springs, AR 71901

X. I saw where the bid opening is to be held virtually per addendum, however we can't access the link provided to attend that.

1. Response: Zoom Link for Bid Opening <https://asmsa.zoom.us/j/94286193343>

Y. Page 11 states "Official Bid Price Sheet" however, I do not see one?

1. Response: Bid Price Sheet is clarified in Addendum # 4 - [ASMSA FB-25-006 IFB Addendum #4](#)

Substitution Requests

A. Archetype Canopies is an acceptable manufacturer for the Aluminum Walkway Covers in the Project Manual Section 107300.

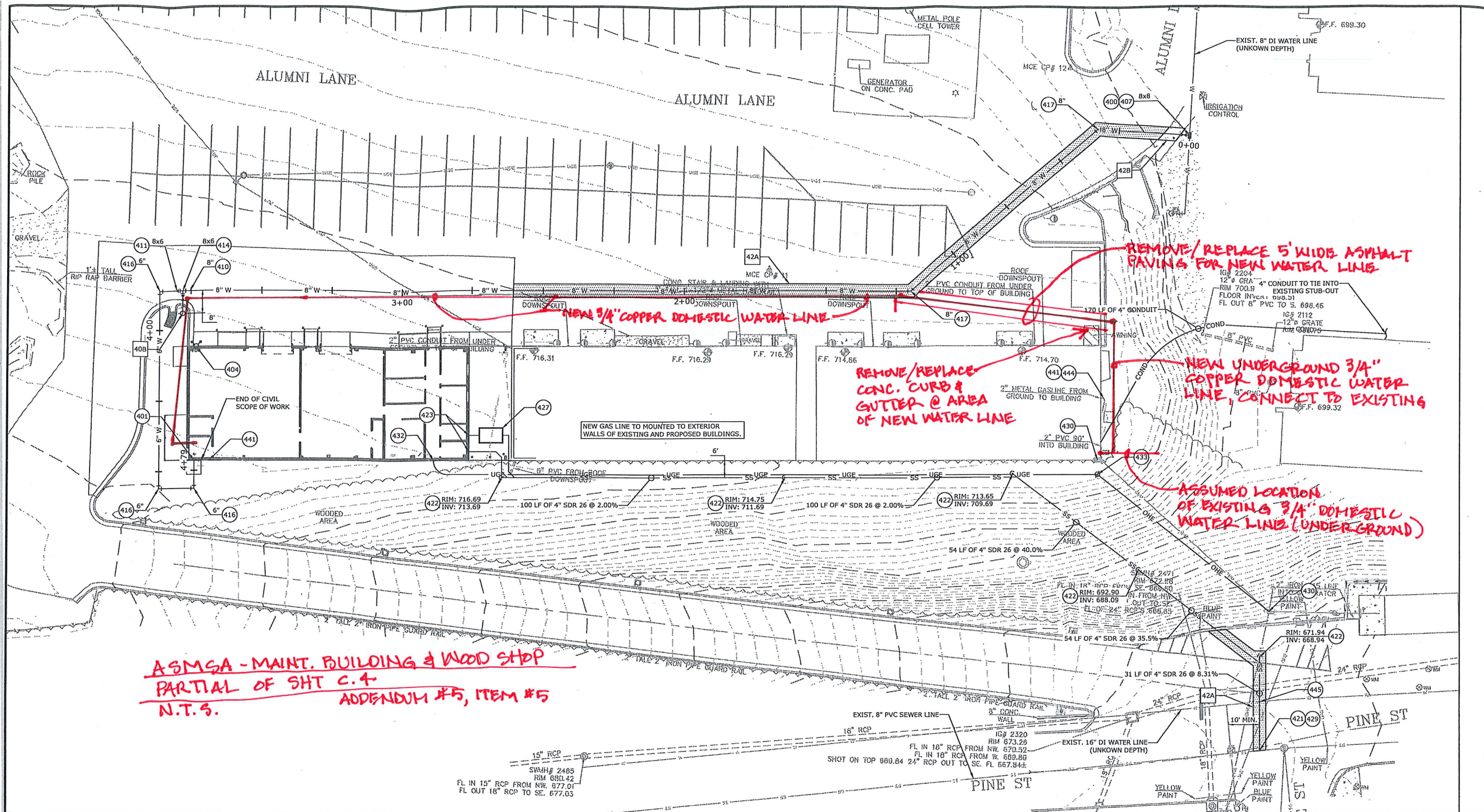
B. Play By Design / Mapes Architectural Canopies is an acceptable manufacturer for the Aluminum Walkway Covers in the Project Manual Section 107300.

C. Red Dot Buildings is an acceptable manufacturer for the Pre-Engineered Metal Building in the Project Manual Section 133419.

D. Simplex is an acceptable manufacturer for the Fire Alarm System.

FIRE ALARM NOTES

1. CONTRACTOR SHALL, WHEN DESIGNING THE FIRE ALARM SYSTEM, VERIFY EXACT LOCATION, LAYOUT, AND SPACING OF ALL DEVICES REQUIRED PER NFPA 72, NFPA 101, APPLICABLE BUILDING CODES AND THE AMERICAN'S WITH DISABILITIES ACT.
2. DESIGN AND INSTALL THE FIRE ALARM SYSTEM TO MEET ALL REQUIREMENTS OF THE LOCAL FIRE MARSHALL.
3. DESIGN THE FIRE ALARM SYSTEM PER REQUIREMENTS OF NFPA 72. ALL DEFICIENCIES OF THE SYSTEM SHALL BE THE RESPONSIBILITY OF THE FIRE ALARM CONTRACTOR.
4. THE FIRE ALARM SYSTEM SHALL BE DESIGNED AND INSTALLED BY AN EXPERIENCED CONTRACTOR APPROVED BY THE ARCHITECT/ENGINEER AND LICENSED BY THE STATE TO PERFORM SUCH WORK.
5. SUBMIT SHOP DRAWINGS TO THE ARCHITECT/ENGINEER FOR APPROVAL. SHOP DRAWINGS SHALL INCLUDE COMPLETE LAYOUT DRAWINGS OF ALL EQUIPMENT INDICATING RELATIONSHIP TO ADJACENT SYSTEMS (HVAC, LIGHTING, ETC) WHICH MAY CAUSE CONFLICT.
6. SUBMIT COMPLETE DETAILS AND SECTIONS TO CLEARLY DEFINE AND CLARIFY THE DESIGN. INCLUDING A MATERIALS LIST DESCRIBING ALL PROPOSED MATERIALS BY MANUFACTURER NAME AND MODEL NUMBER.
7. UPON COMPLETION OF SYSTEM INSTALLATION, TEST AND RE-TEST THE SYSTEM AND MAKE ALL CORRECTIONS NECESSARY.
8. PROVIDE FLOW AND TAMPER SWITCHES FOR INSTALLATION BY FIRE SPRINKLER CONTRACTOR. MAKE ALL CONNECTIONS NECESSARY TO CONNECT TO FIRE ALARM SYSTEM.
9. PROVIDE DUCT DETECTORS TO MECHANICAL CONTRACTOR FOR INSTALLATION IN DUCTWORK. MAKE ALL WIRING CONNECTIONS NECESSARY TO CONNECT TO FIRE ALARM SYSTEM.
10. ALL DEVICES IN OCCUPIED AREAS SHALL BE WHITE WITH RED LETTERING.
11. FIRE ALARM SYSTEMS SHALL BE OF ADDRESSABLE TYPE, INCORPORATING ACTIVATION DEVICES SUCH AS PULL STATIONS, SMOKE DETECTORS, FLOW SWITCHES, DUCT DETECTORS, ETC., AND AUDIO VISUAL DEVICES SUCH AS HORNS AND STROBES.
12. STROBE DEVICES SHALL HAVE THEIR CANDELA LIGHT INTENSITY DISCHARGE CONFORMING TO THE AMERICANS WITH DISABILITIES ACT AND LOCAL CODES.
13. VISUAL DEVICES SHALL BE LOCATED IN SPACES OCCUPIED BY INHABITANTS AND THE PUBLIC. AUDIBLE DEVICES SHALL BE LOCATED SO DEVICE DELIVERS SOUND LEVELS THAT ARE 15 Db OVER AMBIENT NOISE LEVELS IN AREA OCCUPIED BY THE PUBLIC.
14. SYSTEM SHALL BE CONNECTED ELECTRONICALLY BY A DIGITAL COMMUNICATOR TO AN INDEPENDENT MONITORING AGENCY OR COMPANY THAT IS NOT LOCATED ON BUILDING SITE PREMISES.
15. A MANUAL PULL STATION SHALL BE PROVIDED AT EACH EXTERIOR DOOR USED AS MEANS OF EGRESS, AND AT OTHER LOCATIONS CONFORMING TO THE NATIONAL FIRE PROTECTION ASSOCIATION, AND OTHER LOCAL CODES.
16. PROVIDE AUDIBLE ALARM DEVICES IN HIGH AMBIENT NOISE AREAS SUCH AS LOBBY AREAS.
17. PROVIDE DUCT SMOKE DETECTORS WHERE REQUIRED BY NFPA 90A. COORDINATE WITH MECHANICAL DRAWINGS FOR ADDITIONAL LOCATIONS.



ASMSA - MAINT. BUILDING & WOOD SHOP
PARTIAL OF SHT C.4
N.T.S. APPENDUM #5, ITEM #5

