



Request for Information

Date: January 17, 2020

Project: Fairfield Township Service Building

CUC requests further information regarding the following items in order to provide a design build proposal for the above referenced project.

1. The bid documents list the current zoning as R-PUD however the current zoning map for this location shows the property as zoned A-1. Please verify the zoning so we can determine the proper set back off of the right of way. Note, A-1 was used for the Fire Station (40' set back).
2. The bid documents indicate Gilmore Road in its current configuration with its current right of way. Gilmore Road is about to be widened. Please provide drawings for the road widening showing any changes to the right of way. This is necessary so we can properly determine the setbacks and building location on the site. Please note after the right of way and set backs are adjusted for the zoning and road widening, the proposed property / building lot will need to increase. Also, please note the "future" access drive will need to incrementally lengthen West to accommodate this.
3. Confirm if the sanitary sewer main extension is to be part of this project. If not, please provide drawings showing the proposed sanitary main and its depths so we can determine the connection location for the proposed service building.
4. Confirm if the abandonment of the existing Fire Station's sanitary lateral, connection to the new main, demolition of existing access from Gilmore and construction of new access from the future access road is to be part of this project.
5. Confirm if the design and construction of the new access road, curbs, sidewalks, utilities and landscaping is to be part of this project. If not, please provide drawings showing the proposed road so we can properly coordinate the access for the new service building.
6. Has an evaluation into the stream impacts for the sanitary sewer extension and proposed service building crossing been evaluated by the authorities having jurisdiction?
7. Please provide a list of vehicles and materials that will be stored inside the proposed service building. Note, this information is necessary to properly determine the applicable fire protection and HVAC code requirements.
8. Is there a desired clear height for the building?
9. Please provide a description of the proposed use of the building. Example, will be this building be used for vehicle and equipment storage only, or will be also be used for vehicle repair?

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10. Are items like compressed air, interior hose stations, sediment / oil interceptors, floor drains, vehicle lifts, equipment wiring, etc. desired? If yes, please specify which items are desired to be included in this bid.
11. The RFQ indicates a decorative CMU wainscot for the building; however, this is not mentioned in the RFP. Is a decorative CMU wainscot to be included in this bid?
12. The RFQ indicates a mezzanine; however, a mezzanine is not mentioned in the RFP. Is a mezzanine to be included in this bid?
13. The RFQ indicates outside storage for materials; however, no outside storage is indicated on the RFP. Is outside storage to be included in this bid? If yes, please indicate the approx. size of the desired outside storage.
14. The FRQ indicates a training room; however, a training room is not indicated on the RFP. Is a training room to be included in this bid? If yes, please indicate the approx. quantity of individuals to be trained in that room so we can properly size the room. Would we be correct to assume the training will be held with occupants on chairs as opposed to desk space?
15. CUC suggest the interior walls be constructed of concrete masonry units for abuse resistance. Unless directed otherwise, we will provide a base bid of studs and drywall with an add alternate for CMU.

CUC appreciates the opportunity.

Respectfully Submitted,
CINCINNATI UNITED CONTRACTORS, LLC.

Scott Kessler
Project Manager / Preconstruction Manager

Cincinnati United Contractors, LLC.
