

# FLORIDA POLYTECHNIC UNIVERSITY

## ITN 14-004 DEVELOPMENT OF RESIDENTIAL HOUSING

### ADDENDUM #4

**Subject: Questions Received and Answers**

**Date: November 20, 2014**

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ALL RESPONDENTS MUST ACKNOWLEDGE RECEIPT OF THIS ADDENDUM BY SIGNING BELOW AND SUBMITTING THIS EXECUTED DOCUMENT WITH YOUR RESPONSE. FAILURE TO EXECUTE AND RETURN THIS ADDENDUM FORM MAY DISQUALIFY YOUR FIRM'S RESPONSE.

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This Addendum shall become part of your firm's response and the subsequent documents if applicable.

The following items are issued to, add to, delete from, modify and clarify the ITN and all associated documents. These items shall have full force and effect as the ITN and all associated documents. Responses to be submitted on the specified response due date shall conform to the additions and revisions listed.

Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

**Invitation to Negotiate  
14-004 Development of Residential Housing  
Addendum No. 4**

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**QUESTIONS:**

Question 1. Can you provide the University's housing construction and IT standards?

**Answer: Please see the attached "Housing Design and Construction Guidelines and Standards" document.**

Question 2. Do you know the amount the Developer shall contribute to the expansion of the Chilled Water System?

**Answer: The developer shall contribute a proportionate share of the cost of the additional cooling tower to be installed for the University's chilled water system at the Campus Control Center. The actual contribution due the University will be based on the actual designed peak load rating of the Student Housing Facility (as a percentage of the 600 ton cooling tower capacity) times the actual construction cost of the cooler tower project. For example only: The peak load of a 525 bed residence hall is estimated by the University at 300 tons of the 600 ton capacity cooling tower system being installed by the University. The estimated installed cost of an additional 600 ton cooling tower is a total of \$500,000. The figure which should be included as the estimated developer contribution within the responses should therefore be \$250,000 (300 ton load out of 600 ton capacity = 50% x \$500,000 total cost).**

## Housing Design and Construction Guidelines and Standards

### PROJECT DESCRIPTION

- Architectural
  - Florida Building Code
  - Non-combustible construction: Type I or Type II
  - Acceptable materials: precast or cast-in-place concrete, prefabricated metal panel, structural metals, glass and metal storefront
  - Minimum 525 beds
  - Minimum 1,500 SF of University designated space
  - The project shall meet Florida's SREF standards.
- Structural
  - Florida Building Code
  - Risk factor III – 146 MPH wind load
  - Maximum 5 stories.
- MEP
  - Florida Mechanical and Electrical Codes
  - ASHRAE 90
  - Maximum stories – five with NFPA 13 fire sprinkler system
  - NEC - with standby generator
  - Utilities requiring permits/approval:
    1. Storm water – SWFWMD and the University
    2. Sanitary Sewer – FDEP, City of Lakeland and the University
    3. Domestic Water – FDEP, Polk County Department of Health, and the University
    4. Irrigation Water – SWFWMD, City of Auburndale and the University
    5. Gas – Florida Utilities/Central Florida Gas
    6. Electric – TECO
    7. Technology – CITECT integration into the University
    8. CATV – Bright House Networks

### 01 Division – General Requirements

- Florida Building Code administration program will govern all construction.
- Meet or exceed all requirements of the ADA guidelines.
- Maintenance housekeeping space requirements to be coordinated with the University.
- Community spaces to be coordinated with the University.
- Submittals, RFI's, shop drawings are to be coordinated with the University for review/approval.

### 02 Division – Site

- All utility/irrigation/storm connections are to be made at existing locations.

- Landscaping/Irrigation will be determined in coordination with the University.
- Bicycle racks to be in accordance with University standards.
- Site lighting will match the existing University lights.

#### 03 Division - Concrete

- Concrete – in accordance with ACI standards and testing.
- Minimum 3,000 PSI.

#### 04 Division - Masonry

- In accordance with ASTM guidelines.

#### 05 Division - Metals

- In accordance with AISC structural metal framing - 50 KSI.
- Light gauge metal framing – minimum 22 gauge metal studs.
- Light gauge metal framing – maximum 16" o.c.

#### 06 Division – Wood and Plastics

- In accordance with AWI for custom casework – custom grade.
  - Particle board is not allowed.

#### 07 Division – Thermal and Moisture Protection

- In accordance with all applicable codes, and the State University System standard “Practice for Roofing Systems”.

#### 08 Division – Door, Windows and Hardware

- All hardware is to be equal to, and have the ability to, function as Sargent hardware (multi-Class RP40).
- Provide conduit for future door opening devices (entrance doors).
- Per Florida Building Code, all storefront/entry glass is to be safety glazing.

#### 09 Division - Finishes

- Flooring
  - Carpet is to be carpet squares in bedrooms and public areas.
  - Bathrooms are to be ceramic or porcelain tile.
  - Utility/janitor/maintenance closets are to be clear sealed concrete.
- Walls
  - Gypsum board walls to be 5/8" type “X”.
  - Tile Walls: wet areas are to have concrete backer board for wall tile.
  - Exposed masonry walls are to have tooled/struck joints.
- Ceilings
  - Suspended acoustical tile maximum 24"x24" grid.

- Gypsum board ceilings: to be minimum 1/2", 5/8" type "X" where required.
- Paint
  - General - all walls are to minimum satin finish (1 coat primer, 2 coats finish).
  - Public space walls are to be minimum semi-gloss finish (1 coat primer, 2 coats finish).

#### 10 Division - Specialties

- Specialties and toilet accessories will be determined in coordination with the University.

#### 11 Division – Appliances and Equipment

- Appliances/equipment will be determined in coordination with the University.

#### 12 Division – Furniture and Furnishings

- Furniture, style, and manufacture will be determined in coordination with the University.
- All windows to have window treatments.

#### 13 Division – Special Construction

- Not Used

#### 14 Division - Elevators

- Elevators are required; to be in conformance the Florida Elevator Code.

#### 15 Division – Plumbing and Mechanical Systems

- HVAC must be chilled water cooling system.
- Heating hot water, and domestic hot water provided by a gas fired boiler system.
- BTU Meters are to be installed, and compatible with University's remote monitoring (refer to Division 17).

#### 16 Division - Electrical

- All electrical in accordance with National Electric Code (NEC).
  - REF - Type I, or Type II Construction.
  - Note - all wiring to be in metal conduit, or MC Cable as permitted.

#### 17 Division - Security and Communications

- Security
  - Cameras - product data (type), and locations, must be approved by the University prior to install.
  - All entrance doors, front desk, corridors, elevators, and common areas are to have security cameras.
  - All entrances, elevators, and tenant space separation, are to be card access compatible with the University systems (see Division 7).

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- All building control and building systems (HVAC, electric metering, plumbing metering, fire, etc.) are to be integrated with University's remote monitoring.
- All phone, data will be determined in coordination with the University.
  - Minimum CAT 6 cabling.
- Distributed antennae system is required, and must be compatible with the University's existing master system.
- All IT/AV standards will be designed in coordination with the University's Information Technology department.