



*Florida Department of Transportation*

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**Questions and Answers**

**FINANCIAL PROJECT NO.: 454013-1-52-01**

**DISTRICT CONTRACT NO.: F1A07 – Fort Myers Materials Lab Expansion**

**COUNTY: Lee**

**Question 1.** What is the desired eave height of the PEMB?

**Answer:** 10'

**Question 2.** What is the desired roof geometry of the building (i.e. Gable, Shed, etc.)?

**Answer:** Gable

**Question 3.** What is the desired roof pitch?

**Answer:** Match existing structure

**Question 4.** Can the roof be PBR panels or is there a specific design/seam requirement (i.e. snap lock, standing seam, etc.)?

**Answer:** yes

**Question 5.** Is there a plan of existing underground utilities/locations available?

**Answer:** No

**Question 6.** What are the limits of underground utility work to be included with the Base Bid?

**Answer:** tie in septic, water and power

**Question 7.** In order to provide accurate budgeting for the utility work required as part of Option B & C, please provide the following information:

- a. Where is the point of connection for the water supply and what is the size/type of pipe that is being tapped? Its ¾" inside the existing building
- b. Is CPVC pipe suitable for water supply? Not for exterior. There is no need for it. Use PVC

- c. Where is the point of connection for the sanitary sewer? The general area was discussed during the Pre-bid meeting
- d. Please verify the sanitary sewer will be gravity fed to the point of connection; it has been confirmed
- e. What is the type and depth of the sanitary sewer connection (i.e. tapping an existing line, tying into manhole, etc.)? tapping existing line
- f. Is PVC pipe suitable for sanitary sewer? yes
- g. Where is the point of connection for the electric service? The Department will work with the utility company to provide a transformer onsite near the construction site and the Contractor will be responsible for tying the 200-amp services into that transformer. (service/transformer) to be purchased and provided by the department.

**Question 8.** We do not see any provisions for HVAC in the Scope of Services Base Bid or Options?

**Answer:** This will be completed by FDOT staff

**Question 9.** The “FMMO Proposed Layout 2024” drawing on the aerial view shows a 68’ long building with an “Addition Option A” – please confirm this area is part of the base bid (80x26 Building)

**Answer:** the enclosed metal building is 68’ with a 12’ covered loading area.

**Question 10.** What is the desired building eve height? Finished ceiling height is listed at 9’0”. Ideally a 12’ even would be constructed to allow for mechanical (ducting and AHU if using a split system) elements. A 10’ Eve height would suffice if mini splits are intended. Is the eve and gable height on the 12x26 open area the same at the rest of the building?

**Answer:** 10’

**Question 11.** Slab thickness not specified – what type of live load/dead load should this slab be designed for? Will the Agency be rolling heavy equipment or forklifts on the slab? Are there any presses or other heavy lab equipment which would need to have an area of thickened or reinforced slab?

**Answer:** no heavy loads or large equipment will be on the interior slab. Design to PEMB slab requirements.

**Question 12.** Is it permissible to utilize a private provider for plan review and inspections as provided by FS 553.791?

**Answer:** No

**Question 13.** Is the entirety of the metal building to be insulated? If so, is vinyl-backed roll insulation acceptable or is spay foam required?

**Answer:** Yes and Vinyl-backed is acceptable

**Question 14.** Is the 24” oak adjacent the wire pull box to be removed? Will a replacement(s) be required elsewhere on the parcel? If so, please identify suitable area.

**Answer:** Yes and No

**Question 15.** Please confirm base bid dimensions are 80x26 (including the north end being an open 12x26 area, the lab area being 52x26, and the “Addition A” area being 16x26) as depicted on DWG A-1. The site map shows the proposed structure as 68x26 with a 12x26 loading area (80’ total) but shows and additional 26x14 area listed as Addition A. Please clarify which is correct. Is the 12x36 loading zone in addition to the “Covered Area” as shown on aerial photo in addition to the 12x26 area under cover?

**Answer:** the site map was for concept only as mentioned in the pre-bid meeting. Refer to the scope of services for contract details

**Question 16.** Is the underground plumbing required as part of the base bid regardless of whether the plumbing component is awarded or not to avoid slab cuts in the future?

**Answer:** If the plumbing option is not rewarded due to pricing FDOT staff will complete the rough-in prior to concrete pour.

**Question 17.** Is there an existing SWFWMD or DEP permit for this site? We were unable to locate via map search. Please provide a copy if available.

**Answer:** No

**Question 18.** Is the agency exempt from SWFWMD or DEP permitting? If not, has this been presented as a de minimis project and/or has an exemption been received? If not, will the contractor be responsible for providing a full set of civil drawings and permitting? Are the current civil drawings available at a .dwg file or .pdf? What is the allowable timeline/performance period for this work if necessary?

**Answer:** This project will not require SWFWMD or DEP permitting

**Question 19.** We received a copy of the survey via the survrd01.dgn file. This appears to have topo lines, but no elevations are listed in the layer set. Please provide the relevant elevations. We were unable to view any layers on the CTLSRD01.dgn file. Please provide a .pdf version of this.

**Answer:** Will be no PDF version provided. You will need MicroStation to view the files.

**Question 20.** The 16x28 additional parking has a flume in the middle of it. Is it permissible to move this south into the vegetated area?

**Answer:** yes

**Question 21.** Is metal carport to remain? Does access need to be provided from the other side (asphalt drive)?

**Answer:** FDOT staff will relocate

**Question 22.** Is irrigation present? If so do you have plans or an as-built for the system?

**Answer:** N/A

**Question 23.** Power Distribution: Main panelboard. Is the agency providing (bid doc lists two different panels and refers to “as provided”.)? Also will need to know which panel is going to be utilized.

**Answer:** no “as provided” refers to as provided by the manufacture

**Question 24.** Is this going to be a new service or is it going to be a sub-panel from the existing building? If a sub-panel, can you please provide a photo of the existing service including the main service panel. Also please provide a diagram showing the location of the existing service on the building. If a new service, has any coordination taken place with the utility company? Is the existing service overhead or underground?

**Answer:** The Department will work with the utility company to provide a transformer onsite near the construction site and the Contractor will be responsible for tying the 200-amp services into that transformer. (service/transformer) to be purchased and provided by the department.

**Question 25.** Mechanical is not listed as an option. Are these areas intended to be unconditioned space? Please advise. If intended to be conditioned space, is it the intent of the agency to utilize mini-split systems or a split system?

**Answer:** FDOT staff will handle the HVAC install

**Question 26.** The attached zoning amendment limits the maximum building footprint on the property to 2,400sqft. Please confirm that we are to account for a new zoning amendment. This is not a guaranteed process for approval and can sometimes take 6 – 12 months.

**Answer:** N/A

**Question 27.** Is the loading zone to be at the same elevation as F.F.E.? A ramp will be needed if so, this will take up parking lot space not shown on the proposed site layout.

**Answer:** does not need to be if there is a ramp into the space

**Question 28.** The attached survey does not show sewer or septic. Please provide sewer/waste connection point.

**Answer:** The general area was discussed during the pre-bid meeting

**Question 29.** Please provide the existing buildings as built plans include ADA and life safety.

**Answer:** No

**Question 30.** Has there been a Geotech report done, if so, please provide.

**Answer:** No

**Question 31.** Please provide non ADA parking quantity expectations / requirements

**Answer:** 10

**Question 32.** Please provide any special lab ventilation / HVAC requirements

**Answer:** N/A

**Question 33.** Please provide owner technology & security requirements

**Answer:** N/A

**Question 34.** Site lighting may be required for permitting. Should this be included in the base bid if so?

**Answer:** No

**Question 35.** Please confirm that a fire sprinkler system will not be required.

**Answer:** Not required

**Question 36.** Is the 160 days outlined in the specification's section A-23 negotiable? Lee County permitting can be 30 – 50 days per review. An LDO also needs to be applied for and approved before the building permit is approved. A PEMB cannot be ordered until a permit is issued.

**Answer:** Not at this time.