

BIDDER QUESTIONS

Project No.: P191-11437

CALVIN MOODY PARK COMMUNITY
BUILDING, SPLASH PAD, AND PARK RENOVATION RE-BID

Date: August 7, 2014

Questions and observations:

1. Alternate #4. Are the bleacher to be part of this deduct alternate? If so how do you keep that separate from the bid #2 line item #40 can't have a double deduct for the same item. Same with the basketball backboards? OR is this just for the grading difference?

Bleachers and basketball backboards should be included in the base bid on their respective line items. Alternate #4 is an inclusive lump sum deduct amount for NOT providing the items and labor required to construct the basketball courts. This lump sum should take into account grading and restoring the area as shown in detail #2 on sheet C901 instead of constructing the courts.

2. Specification Section 05 12 00-5 3.05–A. Is this fire rating speaking to the Pavilion? The columns for the pavilion do not have any fire rated coatings? The only room I see that is fire rated is the Outdoor Storage. Which would have to have masonry walls to deck. Does the deck and rafters have to be sprayed with a fire rated coating?

The note in specification section 05 12 00 3.05A requires the contractor to install prefabricated building columns in compliance with fire ratings if they are indicated. This does not imply that there is rated construction.

3. For the pre-cast structural panels, what spec covers who is supplying the angle embeds in the foundation walls and the 4x4 connection angle?

a. The pre-caster to provide per specification section 03-4100 1.9 A,
- Fabricate to 05-1200 per 03-4100 1.2 B.2
- Install non embedded items per 03-4100 3.2

b. The cast-in-place concrete contractor to install embed per specification section 03-3000 1.01 E.

4. For pipe insulation is PVC coverings required for everything?

a. For Plumbing Piping: PVC covers are required at all insulated pipe fittings, all insulated piping exposed below fixtures, and all insulated piping located in the mechanical room and the outdoor storage room.

b. For HVAC Piping: See spec 23 07 00 pg. 6 items 3.5 and 3.6. PCV jacketing is required on insulated piping types listed in 3.6 that happen to be located in the mechanical room, outdoor storage room, and chemical storage room.

5. With the in floor heating tubes on chairs do we know the spacing of these lines? They are shown so tight in some locations you will not be able to walk in that area to pour the floor slab? Can the lines lie on the insulation board?

Infloor heating tube layout is drawn to scale. Alternate, vendor provided and approved, infloor tubing layout and support designs will be considered. Provide as submittal to Engineer for review. Design heat output of infloor heating system shall be met or exceeded.

6. All concrete outside of the building lines are in Bid #2 correct?

Correct, work limits for the Community Building are indicated in the Specification Special Provisions Item 67.

7. Specification Section 08 22 14 & 08 22 15. Are the FRP doors and frames factory finish or field painted? Under the installation: 3.2-C it's telling use to touch up factory finish.

The FRP Doors and frames are to be factory finished. If during the course of construction or installation the factory finish is damaged. Then the finish must be touched up and corrected. That is why the touch up finish is in there.

8. Specification Section 08 41 13 Aluminum Framed Entrances and Storefronts. I don't believe there are any? Is there a separate window spec?

Drawings 3/A4.00, 4/A400 & 5/A400 show the window types for the project and indicate them as aluminum storefront system. Which is specified in section 08 41 13 Aluminum Framed Entrances and Storefronts.

9. Specification Section 08 41 13. Under the warranties 1.8-A-d failure of operating components, this includes door hardware? Because some of the door hardware components don't have that lengthy of a warranty required?

Yes this would include door hardware, but there is no door hardware specified in the specification section 08 41 13. Please identify a specific conflict that you are aware of and we will respond accordingly.

10. Specification Section 22 07 00- 2.22 -H. What rooms are considered high humidity? If not stated?

High humidity rooms are the Mech room, outdoor storage room, and chemical storage room.

11. Sheet A201, new work keynote #2 does this included sink traps in the restrooms? Do we have to cover piping that the public has no access to? Is note #2 for rooms 106 & 107?

Note #2 is not intended to cover sink traps under wall-mounted lavatories. The note is specific to the locations in room 112 & 113 as there will be piping feeding the exterior drinking fountains and the sink in the kitchenette in room 102. That piping needs to be covered and protected from vandalism.

12. Sheets A400 & A401, exterior elevation are calling for architectural concrete panels, aren't they structural pre-cast panels?

The elevations call out two different panels. The "Architectural Precast Concrete Insulated Panel" is a structural precast panel with insulation in the center. The "Architectural Pre-cast Concrete Facer Panel" is not structural and is a thinner pre-cast

panel that sits in front of a CMU back up wall. See structural drawings and specification section 03 41 00 Pre-Cast Structural Concrete for both panel types.

13. Sheets A401, is the window contractor to supply and install the hemmed exterior trim, similar materials? What gauge metal?

See specification section 08 41 13-1, Part 1.2, A, 2. And 08 41 13-6, Part 2.4, E, 1.

14. Sheet A500, Door # 101-2 is showing a door light in the door slab. The door types don't agree with this.

Provide door with a Narrow light (NL) door light in the door slab; see elevation 5/A800 for what that looks like.

15. Sheet A500, details 4 or 5, I'm pretty sure the pre-cast supplier will not include this. Which makes it nearly impossible to install after the fact. Please advise.

That detail was specifically discussed with the listed pre-caster (Stone Cast) in the specifications and they identified that they would provide it.

16. Sheet A510, head detail 3, the 1x batten strips will be overhanging the metal drip edge is this acceptable?

Yes they should be overhanging the trim boards by about 5/16". But the length on the metal drip edge should end up protruding approximately 5/16" in front of the trim board and slightly past the battens.

17. Sheet A510, detail 9, can a wood frame be installed in lieu of the (2) 3x3 bent plates (gauge unknown)?

Yes a 2X4 wood frame could be used in lieu of bent plates but additional measures would have to be taken where the wood frame would attach to the vertical "Z" furring between the insulation. Gauge of the bent plates are as required to meet the performance requirements of the metal soffit panels. See specification section 07 42 13.53.

18. Sheet A510, detail 9, foam deck closure material looks the same as masonry. Saming materials between the masonry top of wall and metal decking? Also the 18ga metal 4x3 angle what is this for and is there a fastening pattern?

See specification section 05 31 00 Steel Decking for the specified Foam deck closure (Flexible Closure Strips). The 18ga Metal 4X3 angle is there to cover the irregularities in the top of the masonry wall, as this will be exposed in the room where there are no ceilings.

19. Sheet M101, why would the exhaust louvers be by the G.C.?

Louvers are to be provided and installed by the G.C. They are a building envelope component.

20. Sheet S302, detail 3, is there to be a 2x4 at the end of the outriggers?

Yes. See Detail 4/A511.