

8 July 2019

**Commerce Bank – 922 Walnut 9th Floor
BID RFI's**

1. Question: Can you confirm that Door 918 is to be a new 30" x 8'-6" Sliding All Glass Door? This door is not listed on the door schedule but appears to be the same as the adjacent offices (Type C glass door) shown on the floor plan, or is this an existing door? Is this door required?

Response: Yes, Door 918 is a 36" x 8'-6" Sliding glass door that will be required. It is the same as door 917.

2. Question: Sheet A2 calls out historic windows to be protected. Please clarify all locations or is it only the two windows noted?

Response: There are 8 interior historic windows. They are located in Office 921, Office 918, Office 917, Team Room 903, Conference Room 929.

3. Question: Sheet A2 calls out glass film (GF3) to be applied to all historic windows. This appears to conflict with another call out stating to protect the existing film on these historic windows. It appears GF-3 is to be installed on 1 historic window in office 917, 1 window in 918 & 2 in 921, and 1 window in the women's restroom, is this correct? Please clarify.

Response: Remove the existing window film on all of the windows stated in question number 2. GF-3 should be applied to all of those windows plus 1 window in the womens restroom.

4. Question: The door for Helath-911 is not on the door schedule. Please revise.

Response: 911 should be a Type A door with a Type 2 Frame. Single door with a privacy indicator lock.

5. Question: The door schedule calls for door type C and Type 2 HM frame at Team Room-903B. Please clarify.

Response: Door Type C is correct for Team Room 903B. No Frame.

6. Question: The door schedule calls for a new frame (Type 2) at opening 900A. However the comments say to reused a salvaged door and frame. Please Clarify.

Response: The door and frame should be reused and salvaged for door 900A. The Hardware should be field verified and either reused or matched for new location. A new lever set is required.

7. Question: The door schedule calls for new doors and frames at openings 927 & 929. However, the comments say to reuse salvaged doors and frames. Please clarify.

Response: The doors shall be salvaged and reused. The Hardware should be field verified and either reused or matched for new location. A new lever set is required.

8. Question: The door schedule calls for a new frame & door at opening 905. However, demo plan A1, floor plan A2 and schedule comments seem to indicate that this is an existing door. Please clarify.

Response: Please provide pricing for a new door for opening 905 per the door schedule. No new frame is required.

9. Question: Please clarify what signage we will be responsible for. The specifications note signage for the restrooms and utility rooms. Do the utility rooms include the existing electrical- 921A, Communications- 912B, Supply-912C and the Janitor room?

Response: That is correct. Restrooms and utility rooms only.

10. Question: There are several conflicts regarding the toilet accessories. A16/A7 says to re-install salvaged accessories. However new semi recessed paper towel dispensers and new in wall toilet tissue dispensers at end stalls are indicated. Elevations H1/A7 & H7/A7 call out the soap dispensers, tissue dispensers & paper towel dispensers are OFCI. Please clarify what is reused, what is new and what is owner furnished.

Response: All is GC provided except for the soap dispensers, those are owner furnished.

11. Question: There will be an issue with the specified combination TP Dispensers/seat Cover Dispensers due the layout of the restrooms. The Bobrick Models requested are through-partition with access from both sides. One will work for the women's restroom for the ADA stall and the stall immediately adjacent to it, but none will work for the remaining stall in the ladies room or the stalls in the men's restroom. Toilet Tissue Dispensers are also identified to be provided by owner. If the owner will be providing them, what seat cover dispenser and napkin disposal is required? Please advise.

Response: Please recommend the correct toilet accessories per the layout of the drawings.

12. Question: Finish Plan-A9 shows two types of paint going on the same wall at several locations (Rooms. 900, 903, 905, 907, & 927) Please provide detail on where the two paint colors end and begin.

Response: The paint colors go wall to wall and floor to ceiling. They are shown on the finish plan which walls they should be applied.

13. Question: Does any work have to be performed during off-hours?

Response: Loud/noisy work needs to be performed before 8am (6-8am) or after 5pm. This could include but is not limited to shooting track, and hanging hangers on the ceiling.

14. Question: The 07 21 00 Insulation Specs have Note 3 indicating all insulation to be equal to Thermafiber. Note 4 calls for unfaced glass fiber insulation. Which way should insulation be figured? There is a huge cost difference between the two.

Response: Unfaced glass fiber insulation is acceptable.

15. Question: Who is the manufacturer to provide Ceiling-2 which is the wood ceiling? The finish schedule says to provide based on the architects approved sample. There was a job in this building that big in May



2018 on the 14th floor that called out Hunter Douglas then switched to Rulon post bid. I would like to reach out for a quote as soon as possible because 4th of July week is next week and people will take their vacation.

Response: Ceiling 2 should be millwork provided. The unistrut is done by the ceiling contractor but the wood should be completed by the millwork provider.

16. Question: Note 3 on sheet DMP1 only shows 1 thermostat being demolished. All other thermostats shown on this page appear to have similar hatching. Is this meant to be a typical note? Sheet MP1 shows new thermostats in some of the same locations. Are these meant to be existing thermostats to be reused?

Response: Yes, typical note for all similar appearing thermostats in the project area. All thermostats in project area to be replaced with new at same locations as existing, or in new locations as shown on MP1

17. Question: On Sheet A8, GF-2 finish legend is called out for offices 906, 909 & 932. However there seems to be multiple discrepancies with the film locations, please confirm locations to receive Glass Film.

Response: All interior historic windows and 1 womens restroom window are to receive glass film. All interior glass wall type C to receive glass film.

18. Question: The elevations call out for 907A, 909 & 910 to have GF-1. However the finish plan shows GF-2, please confirm which is correct.

Response: Please use the description in the Finish Schedule A8 for exact locations of each glass film.

19. Question: The elevations call out for GF-1 film on offices 915, 916, 917, 918, 920, 921, 922 & 923. However the room finish schedule shows GF-2 on these offices, please confirm which is correct.

Response: Please use the description in the Finish Schedule A8 for exact locations of each glass film.

20. Question: Drawing Sheet A3 shows the new layout for the 9th floor. In the reception room on the south wall is the transition to the hallway. The plans are bold marked as if it could be glass or exposed brick potentially at that header but there is nothing distinguishing what it is, can this be clarified?

Response: Please verify existing conditions as those are to remain.

21. Question: Door 900/B is called out on the door schedule as a glass sliding door in an existing frame. During the pre-bid, we did not locate an existing frame with a sliding glass door, please confirm this is correct.

Response: There should be no existing frame with a sliding glass door.

22. Question: Please confirm that there are no locations for Level 5 finish required for Drywall finishes

Response: Confirm manufacturer's instructions on PT-8. Those are the only walls that would need a different level of finish from the others.

23. Question: Please confirm what needs to be done to the existing columns. Are they to be ready to receive new paint where the trim is removed and extend any columns with framing and drywall to deck where it



is open to structure? It appears that most columns have a junction box being removed, would these need to be patched as well?

Response: Yes to each of these.

24. Question: On sheet A0, the drawing index lists sheet P0 as 9th floor plumbing plan, when the sheet appears to be a plumbing plan for the 8th floor. Please clarify

Response: The Drawing index is incorrect for this location.

25. Question: On sheet A0, the drawing index lists sheet E4 twice. One of these looks like it should read E5. Please clarify

Response: The Drawing index is incorrect in this location.

26. Question: On sheet A8, The room finish schedule calls for WF-2 on the north wall of room 907- Team Room Digital Bkg. WF-2 is not located in the Finish Legend. Please clarify

Response: Please use the Finish Plan on A9 to identify what finish should be on that wall.

27. Question: Elevation M1 on sheet A5 calls for adjustable shelves in the base cabinets. However, cut section A5 on sheet A6 calls for full-extension shelf slides. Please advise which is to be provided.

Response: Adjustable shelves for base cabinets is acceptable.

28. Question: The Door Hardware Schedule is not showing any closer for the all glass swing doors 907 A&B, is it desired to have an overhead concealed closer with full 1-3/4" x 4-1/2" header?

Response: Yes, that is correct.

29. Question: Can the design team please provide elevations and dimensions for all new duct work for coordination with the fire sprinkler system?

Response: No.

30. Question: Can the areas where the Div. 210000 calls out providing offsets and relocation for new sheet metal be quantified for pricing purposes?

Response: This is contractor responsibility to field verify routing prior to installation. A full survey of the existing piping layout was not possible and accurate as-builts were not available.

31. Question: Has the new duct work / mechanical systems been designed with respect to the existing fire sprinkler piping?

Response: Not at all locations.

32. Question: Sheet E2 shows a power opener and 2 switches for the Men's restroom door. Please clarify the intent of this system, and will it be required for the Women's restroom door as well?



Response: Not required for women's restroom. This is for operating the men's restroom door to meet ADA requirements.

33. Question: Please confirm that areas called to be open to deck above per details N1/A4 on sheet A4 is referring to the existing plaster lid above the existing grid ceilings and that no exposed metal pan deck/concrete structure is anticipated?

Response: Yes, that is correct.

34. Question: Please confirm as to the extent of existing plaster ceiling repairs if any under this contract or will this be performed by the abatement contractor prior to encapsulation?

Response: These will be performed by the abatement contractor prior to encapsulation.

35. Question: Please specify the level of grinding required for the CONC-1 floor finish.

Response: Machine grind floor surfaces to receive a gloss shine polish finish. Provide enough grinding in order to achieve this aesthetic.

36. Please confirm if the base is TB-1 (porcelain cove base) or TB-2 (metal cove base) in the men's restroom per details M8/A7 and M14/A7.

Response: TB-2 should be provided in the men's restroom.

37. Please confirm location(s) of FB-1 (fabric wrapped panel).

Response: FB-1 is not used in this project.

38. Please confirm if 2 coats Sherwin Williams SuperPaint is acceptable in lieu of 1 coat primer & 2 coats of finish. (See attached from one of our painters and the Sherwin Williams Rep)

Response: Yes, That is acceptable.

39. Is Builder's Risk insurance to be provided by the G.C. or by the owner?

Response: Builder's Risk will be provided by the owner.

40. Are a payment or performance bond required for this project?

Response: No, they are not required.

41. After reviewing the drawings I noticed some contradicting information as to which Carpet Is CPT-1 vs. CPT-2. On page A8 the "Finish Legend" calls for CPT-1 to be Interface HN820 and CPT-2 to be Interface Progression II. However, on page A9 CPT-1 is indicated as Interface Progression II and CPT-2 is the Interface HN820, I believe this is the correct "call out" but cannot be sure. Please advise as this would impact cost.

Response: The Finish Schedule on Page A8 is correct. CPT1 is HN820 and CPT 2 is Progression II. Please be aware that the Flooring Legend on page A9 is incorrect. The other error that affects cost is the medium grey hatch on the flooring Legend Scheme 1. That should be a 50% mix of CPT3 and 50% mix of CPT1. This affects rooms 914, 929, 900, 903, 908, 909, 910, and 911.

