

PRE-BID QUESTIONS & ANSWERS FOR RJE COMMUNITY CENTER PHASE 3
GYMNASIUM ADA IMPROVEMENTS & MODERNIZATION

1. Is the GC supposed to paint the existing steel structural framing members fastened into concrete footers to be prepared and painted? 2 say by owner N.I.C. but the others tag it like it's part of the project. Reference sheet A.6.

Answer

No, it is not in the Scope-of -work owner to complete all painting outside the bathroom modernization.

2. Sheet A.6 has a tag to remove existing wall padding and install new athletic wall pads by owner. Does this mean the owner is providing the wall pads and GC is to do the work or is it turnkey by the owner?

Answer

No, the owner will do this work owner to complete all replacement of athletic wall pads, Refer to Addendum No.1, item # 2 - Pre-bid conference minutes.

3. Tag 15 on A.8 mentions a new aluminum storefront framed door with clerestory panel above being installed in the new Male Restroom, but a new storefront door is not included in the drawings, specifically on sheet A.12.0 which has the door schedule.

Answer

This door has been eliminated from the projects Scope-of Work, Refer to Addendum No.1, item #8(B).

4. Confirming there is no mechanical/HVAC scope of work on this project?

Answer

Refer to Pre-bid conference minutes phasing of work.

5. Tag 2 on sheet A.8 says; "Prep existing flooring & base. Note existing abatement has removed the existing VCT flooring, prepare exposed concrete slab and wall base as needed to receive new quartz poured epoxy flooring and base (see room finish schedule for new finishes)". What is expected of us to "prepare the exposed concrete slab and wall base? For the quartz epoxy flooring being installed by others, is there an installation guide with preparation instructions that can be provided?

Answer

Existing abated flooring and base is to be prepped as required by the specialty flooring contractor, that contractor is responsible for the floor prep and installation of the proposed Quartz Poured Epoxy Flooring and Integral base.

6. On sheet A.9 what are the meaning of the circled 8 and 11 tags? There are construction notes on the bottom of that sheet, but they only go up to 9. Snips from sheet A.9 are below for reference.

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9. The door schedule on sheet A12.0 calls for new openings at rooms 010A & 010B to have door hardware set number 3 installed, but the project manual only lists hardware sets 1 & 2 (see snips below), please clarify what hardware if required for these two openings. Also please advise if there are any access control requirements we need to include.

DOOR SCHEDULE													
DOOR NUMBER	LOCATION	ROOM NUMBER	DOOR				FRAME			THR. MAT.	RATING	HARDWARE NUMBER	REMARKS
			TYPE	MAT.	WIDTH	HEIGHT	CLASS	LOUVER	TYPE				
00A	KITCHEN	00	EXISTING	←									EXISTING (NO CHANGE)
00B	KITCHEN	00	EXISTING	←									EXISTING (NO CHANGE)
002	CORRIDOR	002	EXISTING	←									EXISTING (NO CHANGE)
003	ENTRY	003	EXISTING	←									EXISTING (NO CHANGE)
004	VESTIBULE	004	EXISTING	←									EXISTING (NO CHANGE)
005	UNISEX ADA RESTROOM	05	A	WOOD	5'-0"	7'-0"	----	2	4PT	GTU	TBL		1
006	STORAGE	04	EXISTING	←									EXISTING (NO CHANGE)
007	FEMALE RESTROOM	07	A	WOOD	5'-0"	7'-0"	----	1	4PT	GTU	TBL		2
008	MALE LOCKER ROOM	08	A	WOOD	5'-0"	7'-0"	----	2	4PT	GTU	TBL		3
009	MALE LOCKER ROOM	08	A	WOOD	5'-0"	7'-0"	----	2	4PT	GTU	TBL		3
010	NOT USED		←										DOOR UNFINISHED

Hardware Set

Set	Description	Material	Finish
Set 1	Doors, 002	Unisex Restroom	
3	Hinge, Full Mortise	TA2714ANRP 4-1/2" x 4-1/2"	US2D MK
1	Privacy Lock	V11 8265 LNL	US2D SA
1	Surface Clear	351 OPS	IN SA
1	Kick Plate	K1050 10" x 2" LDW CSK BEV	US32D RO
1	Glazing	888BL	PE
Set 2	Doors, 004B	Decomposition Female Locker Room	
3	Hinge, Full Mortise	TA2714ANRP 4-1/2" x 4-1/2"	US2D MK
1	Full Plate	110C70C	US2D RO
1	Push Plate	70C8RW	US2D RO
1	Surface Clear	351 OPS	IN SA
1	Kick Plate	K1050 10" x 2" LDW CSK BEV	US32D RO
1	Glazing	By Door/Frame Manufacturer	OT

(END OF SECTION 08710)

Answer

Doors 10A & 10B are doors into Rooms 109 & 108 both of which are identified as Hardware Set #3, refer to Section 08710 of the project manual.

10. The finish schedule calls Unisex ADA RR 005 & the Male Restrooms 010 and 012 floor finish as quartz epoxy. For the Female Restrooms 006 is called out as LVT and Female Restroom 007 as quartz epoxy. Should Female Restroom 006 be quartz epoxy floor finish and not LVT like all the rest of the restroom flooring or is LVT in Female Restroom 006 correct?

Answer

Refer to [Female Locker Room](#) & [Male Locker Room](#) Pre-bid conference minutes.

11. Clarification of Demolition Notes (Drawing A.8) On Drawing A.8 (Demolition Floor Plan), located on electronic page 20 of the bid package, the "Demolition Notes" column contains text that is incomplete or cut off. To ensure we accurately estimate the protection and demolition work required around our ceiling scope, please provide the full text for the following notes:

- Note #4: Incomplete text.
- Note #8: Not visible.
- Note #9: Incomplete text.
- Note #13: Not visible.
- Note #18: Not visible.
- Note #19: Not visible.

Answer

See questions No.7 above.

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12. Gypsum Ceiling Insulation Requirements Our scope includes the new gypsum board ceilings mostly in the restroom areas.

- Reference: Drawing A.12.1 (Architectural Details) on page 25 details a "1 Hour Fire Rated Ceiling Assembly (UL #1504)". However, the Project Manual Table of Contents (Page 78) does not include a specification section for Building Insulation (Division 7 only lists Sealants).
- Question: Is thermal or sound attenuation insulation required above the new hard ceilings in the restrooms/locker rooms? If insulation is required to meet the UL #1504 assembly or for sound control, please provide the required specifications (type, thickness, and R-value).

Answer

See question No.13 below.

13. The demo plan tag number 1 says to remove existing gypboard ceiling and prepare to install new ½” gypboard ceiling with level 4 smooth finish. However, the room finish schedule on sheet A12.0 says these ceilings where tag 1 is locations is existing VBP. Please clarify if the ceilings are to be demoed and new ½” thick gypboard with level 4 finish installed and painted.

Answer

Drawing Sheet A.8 at Demolition Notes #1, delete reference to “Removal of Existing Sheetrock Ceiling” and add in its place “Patch Existing Gyp Ceiling,” Refer to Addendum No.1, item #8(C).