

## Clarifications # 01

### Midtown Redevelopment Authority - Affordable Housing Operations Campus

11/27/2018	Are housing units wood frame?
11/27/2018	Yes, housing units are wood frame. (Office is steel frame; Garage is precast)
1/14/2019	<ol style="list-style-type: none"><li>102600 Wall protection. Locations are not shown for any of the items listed in the specification 2.2 thru 2.6 on the contract drawings. Refer to Addendum 003 for locations.</li><li>102800 Toilet accessories. Schedule with product numbers not shown. None shown for the Housing area. Some of the accessories for the 5 story Office Building are shown. All accessories for Housing will be by Tenant.</li><li>There are mirrors shown on the drawings. Are these framed mirrors or unframed mirrors. Unframed mirrors.</li><li>104313 Emergency Aid Cabinets and Defibrillator. Locations for these items are not shown. Refer to Addendum 003 for locations.</li><li>104413 /104416 Fire cabinets and Extinguishers. Location shown for parking Garage and Office Building but not the housing areas. Locations were shown on 3-A0.31 ndash; 3-A0.33. Refer to Addendum 003 for additional locations.</li><li>105500 Postal Specialties. Not shown on the drawings. Please clarify where and how many. The specifications call out product but no quantities. 1-A2.31 indicates location in Hallway 105. Provide one delivery box per unit and 5 mail slots per unit. Residential locations updated on 3-A2.31 in Addendum 003. Provide one unit per housing unit with 2 delivery boxes.</li><li>109900 Knox Box. Do I assume 1 per building? Provide one per building.</li><li>129300 Site furnishing. The specifications do not provide product numbers and also could not locate them on the drawings. Refer to Addendum 001 Landscape drawings.</li></ol>
1/09/2019	<p>Please see below questions regarding the precast;</p> <ol style="list-style-type: none"><li>Will a 28" deep double tee be acceptable in lieu of a 30" deep double tee as stated on the framing plan notes in on structural drawings (2-S2.30-02)? (The 28" deep double tees will support all design loads.)</li><li>Will corbel Spandrels be acceptable in lieu of pocketed spandrels as reference on detail 13/2-S7.00?</li><li>Can you verify if the exterior columns supposed to matched the ACC-1 architectural finish or provide an alternate for the exterior columns to provide the ACC-1 finish?</li></ol>
1/11/2019	<p>Proposed items 1 and 2 are structurally acceptable. The exterior columns are to match the integral color of the spandrels.</p>
1/09/2019	<ol style="list-style-type: none"><li>Is the terrace floor to be 2" composite metal deck with concrete fill, as are typical floor decks?</li><li>The thickness of the insulating concrete fill at the roof is not shown. Is it to be 2" above the corrugations, which is typical?</li><li>What is the structural construction of the roof of the stairs at the parking garage?</li><li>The structural framing on 1-S2.30 R only has one elevation of 74' implying that the structure is flat. However the Architectural roof plan shows 73'4-1/2" elevation at the roof drains and the Architectural building sections show slope in the steel. This should not effect insulating concrete but will effect the crickets the roofer has to provide in his insulation.</li></ol>

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Is the terrace floor to be 2" composite metal deck with concrete fill, as are typical floor decks? Yes, the terrace floor is the same as floor decks.

2. The thickness of the insulating concrete fill at the roof is not shown. Is it to be 2" above the corrugations, which is typical? Refer to 0-A0.50-05 (Addendum 001)

1/14/2019 3. What is the structural construction of the roof of the stairs at the parking garage? See note 4 on sheet 2-S2.30-04, the roof is 1 1/2" type B metal deck.

4. The structural framing on 1-S2.30 R only has one elevation of 74' implying that the structure is flat. However the Architectural roof plan shows 73'4-1/2" elevation at the roof drains and the Architectural building sections show slope in the steel. This should not effect insulating concrete but will effect the crickets the roofer has to provide in his insulation. The roof is sloping as shown on architectural drawings.

1/10/2019 Sheet E0.01 (included for reference) shows electrical power lines to be installed underground (by Centerpoint Energy). Is the timing of this project known? If so, please advise as it could affect permanent power, site access, and other work on this project.

1/14/2019 Owner is in progress of securing LONO requests and will advise upon updated coordination with CNP.

1/10/2019 It was stated at the prebid meeting that the surface parking lot located on the south side of Elgin St. would be eliminated from the project via Addendum. Will this site be able to be used by the Contractor for lay-down/parking, etc?

1/10/2019 At the Prebid meeting, it was stated that the project Specifications would be updated via Addendum. Are the specifications still being planned to be updated? (Note: The Alternates Section currently shows the Elgin surface lot as Alternate 1).

1/14/2019 Referenced documents/specifications will be issued in future addendum.

Light Fixtures:

1/10/2019 1. Cove fixture type C looks to be a 4' fixture based on the RCP's and fixture schedule. However, on the lighting drawings it looks to be the full 8' length of the cove. Please clarify what the correct fixture length is.

2. Fixtures types Z1 Z2 show to be recessed on the fixture schedule. Based on what fixture is shown to be provided on this schedule, they appear to be surface mounted type, please clarify which is correct.

1/14/2019 Provide fixture in lengths as required to allow continuous illumination of cove. Fixture lengths of 4' or 8' are acceptable provided no shadowing occurs. No Z1 or Z2 fixtures are scheduled. However, X1 and X2 exit signs are acceptable surface mounted assuming flush trim to finish.

1/10/2019 The Fire Alarm specifications only allow EST, Notifier, and Simplex equipment. Can Gamewell/FCI and Farenhyt Silent Knight be added as equals to approved list?

1/14/2019 Yes. Gamewell/FCI and Farenhyt Silent Knight can be submitted as approved equals.

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1/10/2019	<p>Civil sheet C5.0.</p> <ol style="list-style-type: none"><li>1. There is a reference Public Works Plans by Kimley-Horn. Can these plans be made available?</li><li>2. There is a reference to drawing sheet C7.3 (slotted drain). Can this plan sheet be made available?</li></ol>
1/16/2019	<p>Public Works plans provided in Addendum 004. No sheet C7.3 exists; however slotted drain cut sheet has been added to Documents on Civcast.</p>
1/15/2019	<p>Please confirm if the 4" meter is correct as shown on addenda drawing C5.1 on the 6" water line.</p>
1/16/2019	<p>Water line is incorrectly labeled as 6". Meter and line shall be 4".</p>
1/15/2019	<p>Please confirm if the elevation B5 on sheet 2-A3.11 indicating the custom perforated panel with artwork is related to specification section 13 13 00 Decorative Tensile Facade Screen Structure.</p>
1/16/2019	<p>Assume Section 131300 applies to the area noted as custom perforated panel with artwork.</p>
1/15/2019	<p>Multi-Family Building Questions:</p> <ol style="list-style-type: none"><li>1. Will Romex be allowed as per code?</li><li>2. Will ductboard be allowed as per code?</li><li>3. Will impact resistant gypboard be needed at the corridors?</li><li>4. Will texture be required on painted walls or ceilings?</li><li>5. Please confirm the RR floor tile designation on Finish Plans 3-A2.62 and 3 A2.63.</li><li>6. What is the material finish at the gray soffit area on sheet 3-A2.41?</li></ol>
1/16/2019	<ol style="list-style-type: none"><li>1. Will Romex be allowed as per code? Where allowed per code and where approved by owner, Telios would take no exception.</li><li>2. Will ductboard be allowed as per code? Ductboard is not a preferred product and drawings and specs shall be followed in this regard.</li></ol>
1/16/2019	<p>Please clarify the tile type and if fire-rating is needed in the office building 1st floor lobby area.</p> <p>Will there be spray-on insulation on joists above where ceilings and where baffles will be in the 1st floor lobby area of office building.</p>
1/16/2019	<p>ACP ceiling tiles are not required to be rated. Spray cementitious fire proofing will be applied to joists. Deck assembly provides floor assembly protection. Exposed columns and stair supports to be protected with Intumescent Fireproofing (Section 078123 ndash; Addendum 004).</p>

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1/16/2019

- 1) Floor plan drawings for building 1 (1-A2.31 – 1-A2.35) note 14 says “steel columns and exposed structural steel at stairs to be protected with intumescent coating”. Does this mean all steel columns receive intumescent fireproofing, or just columns at stairs? Per the drawings, most of the columns are exposed which would typically be where intumescent is used. 1-A0.50-03 provides cementitious AND intumescent UL column designs, but does not provide any clues as to which is required where.
- 2) Is there an intumescent spec? The only fireproofing spec provided lists 4 different cementitious materials, but no intumescent materials.
- 3) 1-A0.50-05 provides UL designs to protect steel structure at floor and roof, but provides for both cementitious fireproofing designs and gyp protected designs. Can you provide guidance as to which fireproofing material will be required and where?
- 4) In building 2, there is no note about columns and exposed steel in the stairs. However, the building is Type IB like building 1, and Stair A appears to have an exposed column on 2-A2.70 detail 6, but the page referred to for that column detail is not provided in this set – detail A4 on A5.10. Does the steel in this stair receive intumescent fireproofing?
- 5) Building 3 is Type VB, and I am not finding any details indicating fireproofing. Am I correct in assuming there is no cementitious or intumescent fireproofing on this building?

1/16/2019

- 1) Floor plan drawings for building 1 (1-A2.31 ndash; 1-A2.35) note 14 says ldquo;steel columns and exposed structural steel at stairs to be protected with intumescent coating". Does this mean all steel columns receive intumescent fireproofing, or just columns at stairs? Per the drawings, most of the columns are exposed which would typically be where intumescent is used. 1-A0.50-03 provides cementitious AND intumescent UL column designs, but does not provide any clues as to which is required where. All columns that are not expressly detailed in plan as receiving any other means of protection.
- 2) Is there an intumescent spec? The only fireproofing spec provided lists 4 different cementitious materials, but no intumescent materials. Specification will be posted in Addendum 004 on Civcast.
- 3) 1-A0.50-05 provides UL designs to protect steel structure at floor and roof, but provides for both cementitious fireproofing designs and gyp protected designs. Can you provide guidance as to which fireproofing material will be required and where? Office building will utilize cementitious protected design.
- 4) In building 2, there is no note about columns and exposed steel in the stairs. However, the building is Type IB like building 1, and Stair A appears to have an exposed column on 2-A2.70 detail 6, but the page referred to for that column detail is not provided in this set ndash; detail A4 on A5.10. Does the steel in this stair receive intumescent fireproofing? Steel supporting roof and stair would receive intumescent coating.
- 5) Building 3 is Type VB, and I am not finding any details indicating fireproofing. Am I correct in assuming there is no cementitious or intumescent fireproofing on this building? Correct. Gypsum protected assemblies are proposed for Building 3.