



Addendum # I

Date 1/7/19

Project Name (CLIENT)

Cell Medica Houston -
Lab Suite Relocation

Project Location

8515 Fannin
Houston, Texas 77054

Inventure Design, LLC

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Inventure Project Number

18.202

Attention

Bidders

Delivered Via

Email

This Addendum will become part of the Contract Documents. The Contractor shall promptly inform subcontractors and all other performing or supplying any of the Work of all relevant contents of this Addendum. In case of provisions with previous addenda or communications, provisions in this Addendum supersede only those conflicting issues. It is the responsibility of the Bidders to notify all subcontractors from whom it accepts bids of all changes in the drawings and specifications covering this project. Receipt shall be acknowledged by inserting the addendum number and its date in the bid form. The drawings and/or specifications will be modified to reflect the verbal responses listed below.

Request Architect

Issue Inventure Design

1. The Drawings indicate for the ceiling grid and tiles to be building standard. What would be the specification for this material?

Response

Ceiling grid: 15/16 grid (white)
Ceiling tile: 2x2 Ultima (tegular)

2. There is noted to be horizontal PVC vent piping above the ceiling grid within the plenum associated with the two (2) island sinks that are to remain. Being that PVC in a plenum ceiling is not per code, are we to wrap the PVC pipe, or replace the sections above the ceiling with cast iron?

Response

Contractor to either fire wrap, or replace the portions of existing PVC vent lines above ceiling to remain with cast iron vent piping for code compliance.

3. The Drawings indicate for the reused doors to be refinished per Drawing A. 202 which was noted issued as part of the Bid Documents. What would be the door and frame finishes be?

Response

- Per Landlord, door finishes, facing the exterior common corridors (outside the lease space), are to be Wilsonart 8210 Portico Teak.
- Per Landlord, door frame finishes for the exterior common corridors are to be painted Sherwin Williams _____ (color to be determined later).
- Door finish for all Tenant interior doors shall be PL-1. (see sheet A. 501).
- Door frames, frames at windows in the doors and miscellaneous trim at all Tenant interior doors shall be painted Sherwin Williams color to match the Johnsonite BASE 63 BURNT UMBER.

4. Please confirm Owner provided contractors?

Response

Owner will contract directly with a data cabling contractor, an audio visual contractor, and a furniture dealer. Access control, noted in the hardware schedule is to be provided by the Contractor. Interior signage, may be contracted, at a later time, with the awarded contractor.

5. Does the roof have an existing intact warranty? Is there a roofing contractor the Landlord requires (or requests) us to engage for all roof cutting and patching?

Response

Bidders shall provide their bids as if the roof has no warranty. The Landlord does not have a required roofing contractor, however, Nelson Perez with RD Roofing is an acceptable roofing contractor. His contact information is nelsonperez674@gmail.com and 832-453-4326. Bidders are to provide a list of the roofing contractors who provided them a bid, along with their qualifications to be reviewed and approved by the Landlord.

6. Detail section DI/A.700 shows a window shade to be added to the windows being exposed. What are the window treatments to be, and, is the exposed window behind the casework full height.

Response

Provide 1" aluminum blinds. Windows that are being exposed are full height along the exterior.

7. On partition Type E, can we use a deep leg track allowing for vertical movement in lieu of the Fire-Trak as a value engineering savings.

Response

That solution is acceptable at as a value engineering savings. Indicate the cost savings with your bid.

8. Door Types F & G would appear to be the same type of door, however, the door matrix shows Door Type F as aluminum and Door Type G as hollow metal. Door Type G looks like it should be a RACO slider, similar to Door Type F and not be hollow metal as this is not a typical hollow metal type of slider as it is in a pocket. Please confirm design intent.

Response

Type F and G are glass doors with an anodized aluminum frame (like RACO). See sheet A.202.

9. Note 5 on Drawing P2.01 (Drawing Demo Plan 1/P.201) states to remove and cap 'all existing water and lab gas lines routed in this area back to the mains.' Please confirm that the sinks at these noted locations are to be removed and all associated under-slab pipes cut/capped.

Response

Yes, the scope of work for plumbing demolition associated with the removal of the six (6) interior island sinks will also include cutting and capping the drain lines at the slab. This will require some minor cutting into the slab. Please refer to Plumbing General Note #4 on sheet P2.01: "EXISTING UNDERGROUND SANITARY PIPING SHALL BE REMOVED AND CAPPED OR PLUGGED BELOW FLOOR SLAB. WHERE POSSIBLE BOTH ENDS OF ABANDONED SANITARY DRAINS SHALL BE UNCOVERED AND CAPPED OR PLUGGED. DEAD ENDS LONGER THAN 2'-0" SHALL BE PROVIDED WITH A CLEANOUT IN LIEU OF CAP OR PLUG."

10. The Drawings indicate the casework tops to be removed and replaced with new resin tops. It was observed, during the pre-bid meeting, that the casework above the tops have legs that are supported off the existing tops. If we remove the existing tops, we will likely have to remove the upper shelving units in order to get the tops off. How do you want us proceed on this? Could we simply place new resin tops over the existing tops without removing the existing tops and notch for the vertical supports?

Response

Placing new resin tops over the existing tops is not an acceptable solution.

11. What are the common corridor finishes along with walls for when we have to cut in a new door opening and patch around it?

Response

Wall Paint: Match existing paint. Color to be determined.

Wall Base: Match existing rubber base. Color to be determined.

12. The RFP indicates FFE to be contracted by Owner. Please confirm if this includes all items listed and/or located on Drawing A.401 Equipment Plan.

Response

The contractor shall provide the following equipment from sheet A.401:

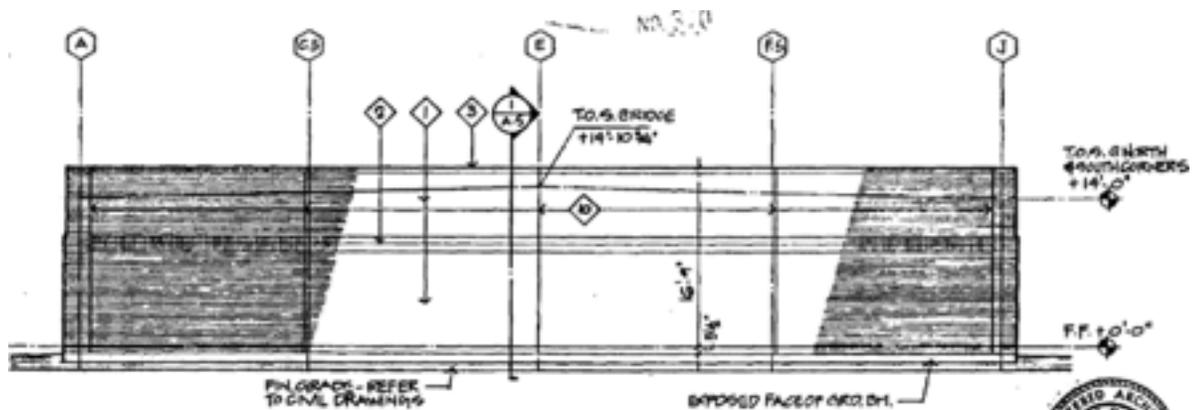
- 151 - 3'-6" x 2' x 3' tall Stainless Steel Table on lockable caster.
- 152 - 3'-6" x 2' x 3' tall Stainless Steel Table on lockable caster.
- 154 - 3' x 2' x 3' tall Stainless Steel Table on lockable caster. (Will provide clarification on the to #154 equipments)
- 154 - 3'-6" x 2' x 3' tall Stainless Steel Table on lockable caster.
- 159 - Specified on Plumbing drawings.
- 160 - Uline Sliding Storage Shelves with safety wall brackets (Model No. H-2905). (The 2 racks marked equipment #160 on the plan east and plan west walls in Common Storage are owner furnished owner installed. Only the system against the plan north wall is equipment #160 - CFCL)

In additional, the contractor will provide the Refrigerator and Microwave at Coffee Bar 140. The specification for the Refrigerator is GE GNS23GSHSS 22.7 Cu. Ft. French-door Refrigerator. The Microwave specification shall be GE JES2051DN/SN 2.0 Cu. Ft. Countertop Microwave Oven.

13. Please confirm the deck height.

Response

Steel deck at the center line of building (east west) is 14'10" and slopes down to 14'0" to the parapet (north south).



14. 14During the Pre-Bid Meeting, bidders were instructed to provide pricing for demolition of the existing fume hoods. This is not indicated on the demolition drawings. Please confirm the quantity of existing fume hoods to be demolished.

Response

Only the existing fume hood in Biomarker/DX Dev Bench Space 107 will remain. The other fume hoods in R& D Bench Space 111, Common Shared Equipment 121 and Mfg./PD Bench Space 131 will be demolished.

15. What are the controls for the HVAC - Rooftop units and Fume hood exhaust fan?

Response

HVAC controls will be stand-alone. Rooftop units will be controlled via wall mounted combination thermostat/humidistats. Fume hood exhaust fan will be controlled locally at the hood.