

ADDENDUM 2
RFP730-18041 Cullen Performance Hall Exit Stairwell To Building Exterior
QUESTIONS AND ANSWERS

1. One of the main Item is that we do not appear to have sheets M100, M200 and M300 (item 13 on my list)

ANSWER: **Will be provided.**

2. We also seem to be missing sheet EL100.

ANSWER: **Will be provided.**

3. The construction documents indicate that the ceilings and fire sprinkler system were to be handled under a separate contract by others. During the walk-through it was noted that they have been completed. We do need to now include within our proposals cost to remove, reconfigure and install new ceilings as needed as well as add/relocate fire sprinkler heads as needed?

ANSWER: **Yes.**

4. **Sidewalk Exiting Building. – It was asked during the walk-through if the new exist and sidewalk would receive TDLR review. Is the design for the sidewalk acceptable to TDLR?**

ANSWER: **Has not been reviewed by TDLR yet since the project was on hold. We will need to expedite that process**

Suggested Response: The new and existing sidewalk has not been reviewed by the Texas Department of Licensing and Regulations (TDLR); any change to the sidewalk(s) required by TDLR should be treated as beyond this scope of work and will be appropriately addressed by the University at such time as information becomes available.

5. Staging Area – Can a staging area for dumpster, temporary toilet and storage container be identified?

ANSWER:

An area for a storage container will be made available in the parking lot adjacent to the north side of the building. Storage Container length will be limited to 10 feet.

Dumpsters will be provided by the University.

Temporary toilets will not be required. Arrangements have been made with the facility to allow use of their restrooms. Contractor is expected to maintain the restrooms in good working order and practice good housekeeping in the areas.

6. **Terrazzo – Terrazzo typically requires a bed to be placed in. This could require saw cut and chipping out of up to 1” of existing concrete at new areas to receive terrazzo. Will this be an issue?**

ANSWER: **This is an owner decision as this will be aggressive work to the existing floor. We could try an alternative. There are Faux Terrazzo options**

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Suggested Response: The “to be installed” Terrazzo floor is to match the existing Terrazzo flooring. The Means and Methods to achieve this end are at the discretion of the successful Construction Contractor.

7. Exterior Metal Door – Sheet A105 identifies Door 100 as being 1 5/8” thick. The specification section 8.2.1.C indicates exterior hollow metal doors to be 1 3/4” thick. Which is correct?

ANSWER: Follow Spec

Suggested Response: The Project Specifications takes precedence over the Project Drawings.

8. During the walk-through request was made to open the sliding doors so that the face of the existing cabinets could be reviewed. We were told that no work should be needed on the faces and that those panels should stay as is. Notes 1 & 2 on sheet A107 say to provide New Front Face of the Base Cabinet, In-kind and Front of Base Cabinet to be salvaged and re-installed at new counter top elevation. How are we to price this? Stays as is or remove/reinstall and add to?

ANSWER: Need UH confirmation but Note # 2 should be accurate

Call me, I am having difficulty both understanding the question and the drawings.

9. Millwork – the base cabinet elevation 7/A107 says the adjustable shelf is to be “S.S”. This would be stainless steel. The base cabinet section indicates it is birch plywood. Which is correct?

ANSWER: I do not see a detail for 7/A107. Birch Plywood should be correct

Call me, I am having difficulty with the question and the drawings, I am under the impression the whole counter and shelving is to be stainless steel and have reached out to Carrie Miller.

10. During the installation of the new HVAC chase and plumbing for the sink the ceiling below in the restroom will need to be opened. Can this ceiling be left open during the duration of the project if it is in a “safe” condition until all work above is completed? Even during possible events?

ANSWER: **At a minimum, a temporary plywood cover will need to be put in place when not working in the area or during performances. It would be preferred all work in the restroom is completed and the ceiling re-installed as soon as possible.**

11. Exterior Door – Elevation 4/A105 indicates a decorative band to align with the stone. Can details of this proposed band be provided? Will this require a base cabinet under it as well or is it to just be wall mounted with a support bracket on the open side?

ANSWER: As the notes states, this will need to be finalized by the owner. The goal was to match banding that was already present on the existing façade of the building.

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12. Fire Sprinkler – Can the plans/shop drawings for the fire sprinkler work that has been completed in the work area be provided so that we can bid any adjustments that will be needed during this project?

ANSWER: **A copy of the Fire Marshal Office Approved hydraulic calculations and shop drawings are provided and included with Addendum X**

13. Temporary Facilities – Will a job trailer/office be required for this project per specs?

ANSWER: **No.**

14. Wage Rates – in the Uniform General Conditions it references wage rates as within the bid documents. As of this time I do not find the wage rates included. Can these be provided?

ANSWER: **Purchasing to Address**

15. Sheet M100 Basement Mechanical Plan – the title block refers to Sheet M-100, M200, M300. Note 4 sheet M101 references sheet M100. I do not find these sheets in the PDF for all the construction drawings. Can these sheets be provided?

ANSWER: **See the response to Question 1.**

16. **The project plan index in the specifications is different from the plan index and actual plans. I assume we are to disregard any reference to the 2nd floor plans indexed in the specifications.**

ANSWER: **YES**

17. **Specification section 01 10 00 Summary of Work is not contained in the specifications – Please advise**

ANSWER: **Follow that drawings for limits of the project until further notice**

18. **Sheet A-100 Partial Site Plan – I do not see a clear delineation between new concrete sidewalk and existing. Please confirm that the scope of the concrete work intended here is the 4'-8" wide X 10' long entry to the new exterior door location and that it is tying into an existing sidewalk that we are to match the finish of.**

ANSWER: **Per sheet A100. There should not be any existing concrete between the building and stone walkway. The limits of the new sidewalk are as follows. The walk is 4'8" wide and should connect the building to the stone walkway. The 4'8" sidewalk should flare out so it can be acceptable for ADA purposes and match existing grade. But needs to also slope to allow drainage away from the building.**

19. The plans (sheet A103 General note # 1) indicate the suspended ceilings inclusive of light fixtures have been done under another contract for the building fire sprinkler replacement.

a. Does this include all fire sprinkler piping required for this project?

ANSWER: **For this project, No. It is expected that for this project as well as being re-arranged that an approved Fire Marshal Office (FMO) fire sprinkler system be put in**

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place. T a minimum, if needed, shop drawing will need to be submitted for FMO approval prior to beginning construction.

- b. Does this include all Fire Alarm modifications for this project?

ANSWER: **For this project, No. It is expected that for this project as wall are being re-arranged that an approved Fire Marshal Office (FMO) fire alarm system be put in place. T a minimum, if needed, shop drawing will need to be submitted for FMO approval prior to beginning construction.**

- c. Please confirm that this note only applies to the suspended ceilings and the new 2 hour rated gyp board ceilings is part of this new scope and should be included in our bid?

ANSWER: **Confirmed.**

- d. This not requires that we coordinate with that Fire Sprinkler subcontractor. Can we get a contact name and number ?

ANSWER: **Coordination with a Fire Sprinkler Contractor is required. See the response to Question 12 for information on the recently installed Cullen Performance Hall fire sprinkler system.**

20. Sheet A105 Egress Door Details – Elevation 4/A105 indicates that a horizontal decorative band is to be painted in 2 locations to align with the building exterior stone bands.

- a. The note indicates that the hollow metal door is 1-5/8” thick. Is that a correct door thickness?

ANSWER: **See response to Question 7.**

- b. The note indicates that the decorative bands are to be painted to match existing. Does existing mean the color of the stone or are there other existing doors that we are to match?

ANSWER: **There are other doors whose color is to be matched.**

21. Please confirm this project will follow the Harris County Building Construction Prevailing Wage Rates (Quarter 1 of 2018) found at

<http://www.eng.hctx.net/Consultants/Construction/Prevailing-Wage-Rates>

ANSWER: **Purchasing to Address**

22. Please confirm that a full time, on site superintendent is required for the duration of the project.

ANSWER: **Confirmed.**

23. Please confirm that the contractor is to carry a \$25,000 allowance for potential asbestos abatement included in this project’s scope of work.

ANSWER: **Confirmed.**

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24. Please confirm the materials testing and the HVAC test and balance will be by the owner.

ANSWER: **Material testing will be at the expense of the Owner. Due to the minor impact to the building from this construction no testing, adjusting, balancing (TAB) work is required.**

25. Please confirm telecom/data cabling and devices will be by the owner.

ANSWER: **Confirmed, telecom/data cabling and devices will be provided by the Owner. Contractor will be responsible for telecom/data cabling conduit and installation of a pull wire inside the cabling.**

26. Please confirm new landscaping is not part of the scope of work. If landscaping is required please provide and allowance since no drawings were provided.

ANSWER: **No Landscaping is required.**

27. Please clarify the working hours for the project.

ANSWER: **Work hours will be normal business work hours.**

28. **Please provide the deck height for the project area.**

ANSWER: **Response required.**

29. On sheet A102 under "Room Finishes/Materials (Basis of Design)", there is verbiage that indicates there is no ceiling or lighting work as part of this projects scope of work because it is to be completed "by sprinkler project". Due to the relocation/deletion of existing walls for new egress, the ceiling will need to be modified to accommodate. Please clarify the intent.

ANSWER: **At the time of the design, the fire sprinkler project was to be constructed after this project and at that time the fire sprinkler project was to install a fire sprinkler system, ceiling system, and lighting system compatible with this renovation. However, as University priorities changed, and this project delayed, this renovation project will need to adjust the existing fire sprinkler system, fire alarm system, ceiling system and lighting system to be compatible with this projects layout. As such, fire sprinkler system and fire alarm system shop drawings, etc. will be required. It should be noted that approved Fire Marshal Office (FMO) plans for these system will be required before construction can begin.**

30. On sheet A102 under "Room Finishes/Materials (Basis of Design)", there is verbiage that indicates there is not to be any lighting work as part of this projects scope of work because it is to be complete "by sprinkler project". However, on sheet EL101 the general note says all

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light fixtures removed are to be salvaged and returned to the owner. What lighting is to be re-installed?

ANSWER: **See Question 29 for response.**

31. **On sheet M101, where the supply duct branches between the first floor and the second floor, please provide an elevation detail on how these ducts are to be connected and damper locations for balancing.**

ANSWER: **Response required.**

32. **Keyed note #4 on sheet P101 mentions, "Contractor to relocate existing gas line and any other existing plumbing lines in this area to modified existing chase area as shown"; please quantify the number and size of lines to be relocated.**

ANSWER: **Response required.**

33. Please provide the location of the IDF room and if low voltage conduit is to be run for Owner provided data cabling.

ANSWER: **The IDF Room is located in Cullen Performance Hall, Building 517, Room X. A floorplan showing the location of Room X is included in Addendum X.**

34. **Door 101 listed on the door schedule is 7'-0" x 3'4", however on the elevation 1/A105 it is shown as a 7'-0" x 4'0". Please clarify**

ANSWER: **4'-0" is the answer**

35. There is a plumbing cleanout located where the new sidewalk is scheduled to be installed. Should the relocation of the plumbing cleanout be included in the base bid? (see photo below)



ANSWER: **Yes.**

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SIGNATURE

DATE