

## **ADDENDUM 4**

DATE: June 12, 2018  
PROJECT: UTHealth JIL MEP Replacement & 2<sup>nd</sup> Floor Renovation  
ITB NO: 744-B1818  
OWNER: The University of Texas Health Science Center at Houston  
TO: Prospective Proposers

This Addendum forms part of and modifies Proposal Documents dated, May 14, 2018, with amendments and additions noted below.

### **Section 2.4 of RFP Key Events Schedule**

Extended Bid Submittal Deadline: **Thursday, June 21, 2018 at 2PM**  
Extended HUB Plan Submittal Deadline: **Friday, June 22, 2018 at 2PM**

### **Section 6 of RFP. Second (2nd) Revised Pricing Sheet**

See attachment A to Addendum No. 4.

### **Section 09 77 61 of Drawing and Specs: Fiberglass Reinforced Plastic (FRP) Panels**

See Attachment B to Addendum No. 4.

### **Project Manual – Roof Replacement & Exterior Wall Repairs/Restoration**

See Attachment C to Addendum No. 4

### **Questions and Answers**

1. At the May 31 Pre-Bid Conference it was stated that Schneider Electric Controls would be the only controls that would be accepted. Please confirm.
  - a. **Schneider Electric Controls will be used as a basis of design. Alternate manufacturers' are currently listed within spec Section 23-09-23**

2. At the May 31 Pre-Bid Conference it was stated that Trane Air Handling Units would be the only accepted manufacturer. Please confirm.
  - a. Trane will be used as a basis of design. Alternate manufacturers' are currently listed within spec Section 23 73 23
3. Please advise the duration of moves required by UT Health in between phases.
  - a. Please allow 2 weeks standard time for each move within schedule
4. Please confirm the ACM and any other hazardous material removal by UT Health will occur in each phase prior to the contractors work. If not complete prior then please provide a duration of abatement work to include in the schedule for each phase.
  - a. Confirmed. Owner will perform abatement of hazardous materials.
5. In the pre-bid conference it was stated UT Health may not start their move out until November. What area was this for? Please clarify.
  - a. Moves will be based per phasing plan layout and General Contractor schedule.
6. Where are spot coolers and temporary AHU's required?
  - a. Spot coolers and/or temporary AHUs are required in any area (occupied or not) that is orphaned by an AHU to be demo'd. There are no existing drawings available to show the boundaries of the mechanical systems, so this will be determined during demo. Based on surveying, this appears to be, an applicable to the plan east side of the building, but this will require confirmation by the contractor. Outages are to be coordinated with the owners designated represented/project manager (ODR/PM). The goal is to minimize impacts on occupants.
7. Should we add an allowance in our bid for unforeseen conditions such as additional demolition and restoration require to accommodate MEP work when no work architectural work is shown, or above ceiling MEP work not indicated that is concealed or required to upgrade to meet code, or additional fire wall and firestopping upgrades required to meeting code where work is not shown on the drawings, etc.
  - a. All bidders to use \$50k unforeseen conditions allowance.
8. Please advise when CenterPoint will ready to move and connect to new equipment. Has the UT Health MOU/PO been completed with CNP?
  - a. The design team has coordinated drawings with CenterPoint. An MOU is in the works. Scheduling with CenterPoint will be a collaborative effort between the selected contractor and UTHealth. No date has been determined as we do not have a contractor on board with a schedule.
9. Please advise building hours. Will the contractor be given badge access to the building for any hours they need to maintain schedule?
  - a. Monday through Friday: 6am – 6pm (South end of SL & levels 2-4)

Library hours (North half of SL and all of level 1)

Monday – Thursday 7am – 10pm

Friday 7am – 9pm

Saturday 9am – 5pm

Sunday 1pm – 8pm

Badge Access: Foreman and Supervisors will receive building access. All others will receive badge only.

10. At the May 31 Pre-Bid Conference it was stated the bid form would have a place for one base bid and that UT Health wanted breakout numbers for the MEP work separate from the 2<sup>nd</sup> Floor Renovations. Will the bid form be revised to indicate this? If not, please confirm if the three base bid numbers (MEP, 2<sup>nd</sup> Floor, Fire Sprinklers) will be added together for the award plus any accepted alternates since you indicated at the conference that all this work will be awarded to just one company.

- a. ALL mechanical (2<sup>nd</sup>, 3<sup>rd</sup>, & 4<sup>th</sup> Floor) are all one project and are the base bid. The base should also include the buildout of the new mechanical rooms and all electrical and mechanical equipment inside the mechanical rooms on all floors. We are asking for break out pricing for the fire sprinkler work and also level 2. The alternate is for the 2<sup>nd</sup> floor office buildout. This alternate should include the walls, lights, finishes, doors, door hardware, etc. for level 2. Pricing sheet has been updated.

11. Please confirm the scope for Fire Protection base bid work is only as listed in paragraph 2.1 which is South side of street level and levels 2 through 4. There are two parking garage drawings. Please confirm only the keyed notes are to be followed on this level and that no other notes apply to this bid scope.

- a. Fire Sprinkler work per fire sprinkler drawings, include:
  - 1. replacing all heads in the garage (FP-100A & FP-100B key note 2).
  - 2. Removing fire pump & tying into city pressure (FP -100B note 3)
  - 3. Sprinkling the south half of the street level, all of level 2, 3, & 4.

12. Drawing FP-001 Key Note 2. Do you have a quantity for the heads that need to be replaced or are you expecting the bidders to each do a field survey to obtain the quantity?

- a. A second field visit was provided. Bidders to field verify  
Heads are shown on drawings FP-100A

13. Please confirm a price is required for the alternate bid shown on Fire Protection Drawing FP-001. There is no place for this on the bid form issued with Addendum 2.

- a. Alternate 3.1 Provide sprinkler coverage throughout N side street level and floor 1. – Not required

Alternate 3.2 Work on Floor 1 to start at the cap on the discharge side of the floor control assembly as part of base bid. The 1<sup>st</sup> floor is not to be sprinkled under this project

The above items 13.a & 13.b are not part of this project. They will be part of the JLL street level and 1<sup>st</sup> floor renovation project.

14. Drawing FP-001 note 4. Seems open ended. Could you provide the area that this condition may occur?
- a. This is in regards to the mezzanine area off of level 3.
15. Drawing FP-001 note 18 calls for guards on sprinklers located within 7'-6" of finished floor and Specification 21 13 13 paragraph 3.2 A.b.x. inciated guards to be provided on sprinklers located at 7'-0" or less above the finished floor. Please advise which is to be followed.
- a. 7'0" unless there is a larger chance of damage due to specific field conditions.
16. The fire protection drawings and Specification 21.13.13 for the Fire Protection System in several locations require the Fire Protection Contractor provide UL rated firestopping method. Please confirm this is as indicated in the Jesse Jones Library Specification Section 07 84 00.
- a. confirmed
17. Advise where Attachment B is that is reference in Specification 00 31 00 paragraph 1.4 A. in the 2<sup>nd</sup> Floor Renovation Project Manual.
- a. Attachment B is at the end of section 00 31 00 between Attachment A and the Division 01 Division Divider.
18. 2<sup>nd</sup> Floor Renovation Alternate Specification 01 23 00 indicates Alternate No. 1: Toilet Partition but this is not listed on the bid form.
- a. 01 23 00 clarified in response to question 19.
19. 2<sup>nd</sup> Floor Renovation Alternate Specification 01 23 00 indicates Alternate No. 1: Toilet Partition. Please clarify the last sentence. This does not seem to relate to Alternate No. 2 in the bid form.
- a. The alternates should read as follows:  
Alternate No.1: Toilet Partitions – Provide floor to ceiling mounted toilet partitions including steel framing w/ in plenum – in lieu of floor mounted / overhead braced partitions indicated in drawings. Change in pricing should incorporate acceptance or rejection of Alternate No.2.  
Alternate No.2: Toilet Partitions – Provide Solid Polymer HDPE Toilet Partitions in lieu of Solid Phenolic Toilet Partitions.  
Alternate No.3: Revise ACT-1 Acoustical Ceiling Material to Armstrong Calla 2822 White Square Tegular Smooth Texture.  
Alternate No.4: Provide base RB-2 in lieu of RB-1 at Corridors, Waiting, Copy/Print area, Storage/Print areas and open Staff areas.
20. 2<sup>nd</sup> Floor Renovation Alternate Specification 01 23 00 indicates Alternate No. 3: Revise ACT-1. This is listed as Alt. 20 in the bid form. Please confirm.
- a. See response to question 19 clarifying ACT-1 revision per Alternate 3.

21. 2<sup>nd</sup> Floor Renovation Alternate Specification 02 41 00 indicates there may be salvage items for the owner. Please advise what they are.
- a. Proceed with work and notify Owner during project if salvage items are identified. Allow Owner to respond if they would like to demo or salvage.
22. 2<sup>nd</sup> Floor Renovation Alternate Specification 02 41 00 indicates in 1.4 D. that some hazardous material abatement is to be included in bid. Please confirm this and also confirm the balance of hazardous material abatement including asbestos abatement is by the owner.
- a. Confirmed. Owner will provide abatement services.
23. 2<sup>nd</sup> Floor Renovation Alternate Specifications. It appears wood blocking is only required for casework, millwork and door stops and metal backing is allowed for everything else. Please confirm.
- a. Wood (fire rated) or metal blocking allowed at interior partitions at contractor's discretion. Wood (fire rated) blocking also required for plumbing fixtures.
24. 2<sup>nd</sup> Floor Renovation Alternate Toilet Partition Specification 10 21 14. Is this a required bid item? This is not listed on the bid form.
- a. See response to question 19 clarifying Alternates.
25. 2<sup>nd</sup> Floor Renovation Specification 10 26 00 indicates floor to ceiling corner guard. Does this imply the base will but the CG on each side and not wrap the corner? The wall base section calls for outside corners.
- a. Bottom of corner guard is at top of base.
26. 2<sup>nd</sup> Floor Renovation drawing A-102 note 11 calls for 2 hr. rated floor box below floor sinks and electrical boxes. Is there a detail for this? What material is required?
- a. Provide two hour barrier at penetration per criteria in spec 07 84 00
27. 2<sup>nd</sup> Floor Renovation Specification 05150 10 indicates to shop prime in non-wet areas. Is the toilet partition and lav support considered a wet area? If so what finish is required?
- a. Not a wet area.
28. 2<sup>nd</sup> Floor Renovation drawing A-410 appears to show a new handrail at the central stair. If this is the case where is this specified? This is also listed as Alt. 16 but no further information exists.
- a. No new handrail required at this stair. Existing handrails and guardrails to be protected. Alternate 16 of MEP Replacement does not apply to this stair.
29. 2<sup>nd</sup> Floor Renovation drawings. Where are recessed motor operated projection screens shown on the drawings that are specified in 11 52 13. There is power shown to one location in the 20

person conference room. Is this the only location? Provide ceiling details. It is not shown on the RCP.

- a. There is only one projection screen. It is located centered on the west wall (plan north wall) of Conference Room 240.
30. 2<sup>nd</sup> Floor Renovation drawing AD-102 seems to indicate a total removal of all material including exterior wall furring, stairwells, elevator and other shafts, electrical and mechanical rooms. Is this the correct intent? If so, the new drawings don't clearly show the put back requirements.
- a. Existing wall (including exterior walls) to remain are screened. Walls to be demolished are dashed. Reminder the existing walls to remain include new 2<sup>nd</sup> floor walls that are part of the MEP Replacement scope - - ie Elec/Telecom Room 2TE02.
31. 2<sup>nd</sup> Floor Renovation Specification 09 65 13 indicates straight base at carpet installed prior to carpet. Drawing FFP-001 detail A3 seems to require cove base install after carpet. Please confirm which is required.
- a. Base should be installed after carpet in lieu of before. Base at carpet should be straight in lieu of coved. A03/FFP-001 to be revised accordingly.
32. 2<sup>nd</sup> Floor Renovation drawing FFP-001 detail A5 calls for a water vapor control system. Where is this required? Where is this specified?
- a. Not required
33. 2<sup>nd</sup> Floor Renovation drawing FFP-102 General Note F ask for an alternate base price but this is not indicated on the bid form. This is a required bid item?
- a. Yes. See question 19 response. This has been added as Alternate #4. Note F should read as follows: Provide alternate pricing to provide base RB-2 in lieu of RB-1 at Corridors, Waiting, Copy/Print area, Storage/Print areas and open Staff areas.
34. The mechanical roof drawing calls out IBC 2013 / Miami-Dade anchorage calculations for all equipment to be roof mounted. The specification refers to IBC 2012 and ASCE 7-10 without reference to Miami-Dade. Will the MEP EoR be providing IBC 2013 and Miami-Dade code compliant wind anchorage ASCE calculations and anchor details for existing equipment, piping and ductwork?
- a. Disregard this note on the Mechanical roof plan. The Structural Engineer has confirmed that this is not required.  
Anchorage on roof to be rated to 125 mph (hurricane wind speed)
35. Will IBC 2012 and ASCE 7-10 or IBC 2013 and Miami Dade be the standard for the new equipment, piping and ductwork?
- a. Disregard references to Miami Dade; the Structural Engineer has confirmed that this is not required.

36. To what extent will Elevator C as seen on AD103 is to be demoed.
- a. Removal of entire elevator system – EL05
37. Within specification section 10 11 00, Markerboards & Tackboards, there is a section with details for tackboards. These tackboards cannot be located within the drawings, please specify locations if these are to be included.
- a. See elevation A4/A-802 as keyed on enlarged plan B6/A-802.
38. Please issue the following sheets found on the Drawing Index but not included in the set:
- A-10G Floor Plan - Garage
  - A-100 Floor Plan - Street Floor
  - A-101 Floor Plan - First Floor
  - A-102 Floor Plan - Second Floor
  - A-103 Floor Plan - Third Floor
  - A-103A Floor Plan - Third Floor Add Alt # 13
  - A-410 Stair A & B - Plans & Sections Add Alt # 16
  - A-411 Stair C - Plans & Sections Add Alt # 16
- a. Response – The Plan Well storage site and the set of drawings we had delivered to HDR all contain the above listed drawings.
39. On sheet FFP-102, wall finish behind water fountains calls for PWT-1. On sheet A-402, the wall finish calls for GT-1. Please clarify the wall finish behind the water fountains.
- a. GT-1 is correct.
40. Specification 00 31 00, Informational Documents, refers to concurrent projects on site. One of these is roofing, will the current on site roofer be making repairs as necessary for new roof penetrations for mechanical equipment?
- a. Roofing project is completed. It is the contractor responsibility to make any roofing repairs required for work under this contract. The Diversified Roofing must perform all roofing work in order to maintain the warranty.
41. Please provide a specification section regarding the existing roofing system.
- a. See attached roof specifications from recent project. Attachment C to Addendum # 4.
42. Detail # 13 on M-801 calls out for new galvanized structural steel support for the new steam to hot water heat exchanger. Please provide details for the support framing.
- a. The new steam-to-water heat exchanger is a package and the support of the heat exchanger is integral to the skid. No additional structural steel support or design is required by the contractor.

43. Drawings EL-103, EL-104 note ALTERNATE BID I denotes to remove and reinstall light fixtures, fire alarm devices, waps, etc to allow for ductwork scope. The issued Bid Form per addendum No.2 identifies all pricing alternates on Section 6.1. ALTERNATE BID I as shown on drawings EL-103 and EL-104 does not appear on the Bid Form. Please clarify if ALTERNATE BID I is an alternate that needs to be included in the Bid Form.
- a. Base is to reuse the existing lights, there is an alternate for LED lights. There is not a space on the alternate list to re-use as this is the base bid.
44. On sheet FFP-102, room 200D, "LOBBY" shows flooring to be VCT-1. VCT-1 is not shown on the room finish schedule, nor the specifications. Please provide specifications for floor type VCT-1.
- a. Provide Armstrong Striations BBT  
Color: Steel – T3602  
Size: 12" x 24" x 1/8"  
Shape: Rectangle  
<https://www.armstrongflooring.com/commercial/en-us/products/bio-flooring/striations-bbt.html>
45. In regards to the 2nd floor renovation, page A-402, calls out for PL-1 faced toilet partitions. Please confirm that this is plastic laminate going on top of the solid phenolic toilet partitions.
- a. Yes, the solid phenolic partitions.
46. Please provide conductor material, number, sizing, as well as conduit material and dimensioning required to tie proposed distribution panel to main switchboard.
- a. Response: Refer to drawing E-604.
47. Please confirm the location of existing diesel generator and associated gear. Electrical riser diagrams indicate they are on Level 1 and Street Level respectively.
- a. Generator is located in a small wood enclosure on the loading dock.
48. Electrical one line drawings indicate existing ATS and associated generator gear are located on the Street Level and are to remain. Please confirm the base elevation for Street Level, and if below the 500 year flood plain will relocation of emergency gear be required.
- a. This facility will not be relocating the existing emergency electrical system equipment.
49. General Note C, M-102 calls for 'Reasonable Allowances' to be planned by the contractor in their proposal for adjustments as necessary. Please indicate the nature and value of allowances which should be carried.
- a. See response to question 7, \$50,000
50. Please confirm the dimensioning and capacity of existing elevators. Confirm which elevators are acceptable for contractor use.



- a. Only the freight elevator is acceptable for contractor use. Elevator is 58" wide by 7 ft high by 7 ft deep. Door is 58" wide by 79" high. Weight limit is 3,000 lbs.
51. Please confirm we are to provide new ceiling tiles throughout the proposed scope of work. Particularly on Level 1 due to fire sprinkler work. Please provide RCP Drawing showing potential new ceilings as none shown on MEP, 2<sup>nd</sup> Floor or Fire Sprinkler drawings.
- a. Field verify locations that have ceiling tile. Replace tile and grid as required to accommodate fire sprinkler system.  
There is no fire sprinkler work on level 1.  
Yes, new ceiling tiles and grid are to be provided in all areas with mechanical work.
52. Keyed Note 14, M-103 is not referenced on plan. Please confirm this note may be omitted.
- a. No, keyed note appears in the upper left corner of the sheet between columns 2/3 and A/B.
53. Please confirm thickness and composition of existing floor slabs.
- a. Contractor to verify. HDR will provide available info from existing archived set.
54. Plumbing drawings do not identify which floor sinks are intended to be part of MEP alternate 7. Please identify which locations will be a part of alternate 7.
- a. The intent of this request is to get an individual unit price to replace a single floor drain.
55. Please provide specification section 06 52 13, fiberglass reinforced plastic panels as noted on the finish schedule FFP-102.
- a. Actually specified in added section 09 77 61. Added section – See Attachment B to Addendum No. 4.
56. Alternate 1 of MEP scope: Please provide an equipment schedule or narrative (quantity, CFM) of the AHU and Air Terminal units to be replaced or upgraded.
- a. Disregard Alternate 1, this work is to be completed in the next phase of work.
57. 2nd Floor Build out, Plumbing demo drawing P-101 Key Note #2 identifies all existing restroom fixtures are to be removed. Plumbing drawing P-301, general note 2 indicates all plumbing fixtures shall be existing to remain unless otherwise noted. Please clarify which plumbing fixtures are to be included as new in 2nd floor build out pricing.
- a. All plumbing fixtures are to be replaced.
58. Please clarify the intent of Preparation and Submittal Instructions 1.9.1 in Appendix One of the RFP. No Section 5 as referenced is provided.

- a. Section 5: Specifications and Additional Questions section 5.5 – Please reference the number and rewrite the question with the answer. This part of the criteria will be evaluated. By referencing the questions, the evaluators can clearly see the answers.
59. 2nd floor build out plumbing drawing P-101, key note 3 indicates existing floor drain shall remain unless HVAC equipment require it to be relocated. Is this note referring to the Floor sinks that are installed as a part of the MEP set of drawings? Or are there existing floor drains not shown on the drawings?
- a. Yes, both.
60. Please confirm that "SG", the proposed supergraphic on sheet FFP-102, will be provided by the owner.
- a. Yes, by owner
61. Is a temporary air system required for the occupied spaces during construction of the MEP scope? Please provide CFM, relative humidity conditions etc., to be met.
- a. Spot coolers and/or temporary AHUs are required in any area (occupied or not) that is orphaned by an AHU to be demo'd. There are no existing drawings available to show the boundaries of the mechanical systems, so this will be determined during demo. Systems must be provided to maintain 72F and 50% RH in the interim. During this time, we would identify the impacted areas and discuss requirements specific to that area.
62. If a temporary air system is required during construction of the MEP scope, what allowance value do you want us to carry in our bid for this scope of work?
- a. Owner cannot provide an allowance value due in part to questions 61. Owner also do not have enough information at this point form the contractor (duration of construction, areas where you would consider this).
63. Are there any specific temporary air requirements for the rare book room during the MEP scope of work? Please provide CFM, relative humidity conditions etc. to be met.
- a. The replacement of this system will be handled in the next phases of remodel to be completed by the design team. For now, the system on the second floor that partially serves rare books is to remain.
64. Please confirm Alternate 2, deduction of fire rated walls at mechanical and electrical rooms is dependent on sprinkler systems being provided.
- a. No, not dependent.
65. Please confirm 2010 Uniform General and Supplementary Conditions for UT System Constructions Projects item 5.2.2.1.3 Asbestos Abatement Liability Insurance will not be required due to asbestos abatement being provided by owner.

- a. We are using the 2013 version of the UGC (most updated version). It has the same requirement. However, we confirm this is not required for this project.
66. Regarding fire stair upgrade alternates: will repaint of stair towers interior walls be required if handrail replacements are chosen?
- a. Yes
67. Fire protection drawing FP-101, Alternate bid noted on the drawings is not included on the Revised Pricing and Delivery Schedule. Please clarify base bid is fire protection coverage for 1950's side of street level building and Alternate is to add protection to the remaining street level floor, including the dry pipe system.
- a. See responses to question 13, these alternates are not included in this bid, but rather a future project.
68. Fire protection drawing FP-201, Alternate bid noted on the drawings is not included on the Revised Pricing and Delivery Schedule. Please clarify base bid is no fire protection scope on floor 1 and alternate is to add floor 1 fire sprinkler coverage to the bid.
- a. See responses to question 13, these alternates are not included in this bid, but rather a future project.
69. Drawing EP-102 of the Level 2 buildout drawing set calls for a floor box to be provided at small conference room 215. As coring of concrete slab will introduce water to the rare book room below, please advise if the space may be emptied for the duration of floor box install.
- a. We will clear out directly under the core, we will not clear the whole room.
70. Please confirm whether Harris County Q2 2018 prevailing wage rates, or the UT Wage Determination dated 6/30/2018 are to govern.
- a. Harris County Q2 2018
71. Alternate #1-AHU doesn't appear to be scheduled, nor does the duct work appear to be shown. Please advise.
- a. No, the replacement of this system will be handled in the next phases of remodel to be completed by the design team. For now, the system on the second floor that partially serves rare books is to remain.
72. Will the 7 phases be contiguous or will we need to de-mobilize between each phase?
- a. contiguous
73. Alternate #4 refers to an instantaneous water heater, as does P200. P000 shows the DWH-1 as a Steam to Hot water heat exchanger for Alternate #4 (A4). Are these one in the same?

- a. Yes, they are one in the same. Disregard this alternate.
74. Alternate #6-Refers to supplying a secondary Triplex domestic booster pump, in lieu of a duplex. Can we get a schedule for these two pumps?
- a. This to be field coordinated.
75. Alternate #6-Please provide a drawing indicating the required layout and location for this new Duplex or Triplex pump in relation to the existing pump to be used as back-up. Also, will this new pump need to be tied into the BAS?
- a. Location will be field coordinated if the alternate is selected. Yes, it will tie into the BAS.
76. Alternate #12 - Is this with-in the Mechanical scope?
- a. This is within the general contractor's scope if the alternate is accepted.
77. Please clarify if the project is to use multiple AHU manufacturers, also please confirm AHU manufacturer or confirm project is sole source with Trane as basis of design.
- a. Trane AHU's will be used as a bases of design. Alternate manufacturers' are currently listed within spec Section 23-73-23
78. Mechanical - Please confirm if the project is expecting to work in unoccupied job sites during construction or if we need to consider all work as overtime due to occupied space within job site.
- a. See phasing plan. Building is to remain occupied; It is our intent to utilize the phasing plan so occupants can be moved to swing space. Special conditions still apply, so if work is overtly noisy or disruptive to areas outside the phase it will have to be done outside of normal work hours.
79. Plumbing- Please confirm if the project is expecting to work in unoccupied job sites during construction or if we need to consider all work as overtime due to occupied space within job site.
- a. See response to question 78.
80. Please specify whether the robe hooks are single or double in the bathrooms as the drawings and specs show different items.
- a. Double – TA1D per spec.
81. P Roller shades - Please specify the placement of the roller shades.
- a. Placed per schedule at end of section 12 24 14 – Part 3.5.
82. Appliances - Please clarify who will provide the appliance package, owner or contractor.
- a. contractor

83. Toilet Partitions- A-402 - Please clarify whether the Toilet partitions are per specifications (ASI, Bobrick) or per drawings (P-lam).
- a. Basis of design per 10 21 11 is ASI. Basis of design for alternate #2 per 10 21 14 is Scranton Products. See also response to question 45.
84. Doors/HW- A-103.A - Please provide information for which alternate the door schedules relate to.
- a. Alternate #13
85. A102 - Please clarify which alternate # Note A27 on Sheet A102 on MEP Drawings is correlated with.
- a. Alternate #12. Barrier angle at door supplementing Waterproof Coating (WPF) in lieu of Sealer (CFS-ND).
86. A-103.A - Please clarify if we are to remove wood paneling for removal of handrail in photo, Elevation B1. If we are to remove, please clarify the new wall finish.
- a. Wood panel to be patched with wood putty stained to match. New handrail brackets to be positioned as close to existing location as possible, but anchored to stud. Any partition demolition for replacement of brackets to occur from theater side of wall.
87. A-410-A414 - Please clarify the partition type at Stair A through Stair G on A410-A414 where handrail is to be removed.
- a. Those in the 1950's half are typically clay tile blocks. Those in the 1970's half are typically gypbd or plaster on studs. This should be field verified.
88. A-510 - Please advise in Door Schedule on A-510 which alternate the Note "Base Scope: No Change to this Door. Alternate Scope: Replace Door, Frame and Hardware" applies to.
- a. Alternate 14 & 15
89. AC-100 - Per note on AC-100, we are to remove and replace with new ceiling tile. Please clarify ACT type and location of new ceiling tile as nothing is shown.
- a. New ceiling tile to be type ACT-1. Field verify locations that have ceiling tile.
90. AC-103.P2 - Note C11 calls for protected path during Phase 2. Please confirm if we can use Edgeguard to create this path or if temporary gypsum board partitions are required.
- a. Edgeguard is acceptable. This is considered contractor's means and methods.
91. E-604 - Keynote 1 calls for "Add Alternate X" please clarify which alternate this applies to.
- a. Please see revised pricing sheet – Attachment A to Addendum No. 4. This has been added as Alternate X

92. FP-001 - Please clarify which alternate "Alternate Bid 3.1 and 3.1.1" refer to on the bid form.
- a. See response to question 13, this alternate has been removed.
93. FP-101 - Please clarify which  
"remove tee and replace with cross tee to feed North and South Side 3".
- a. See response to question 13, this alternate has been removed.
94. FP-102 - Please clarify which alternate, Alternate Bid" remove cap at outlet and connect to feed  
sprinkler main supplying floor 1".
- a. See response to question 13, this alternate has been removed.
95. A-510 - Please confirm the paint for frame of Door 255 is to be PT-1 similar to other HM  
frames.
- a. Yes
96. A-510 - Please clarify whether door 4S05 requires a card reader.
- a. Yes, provide card reader
97. Please clarify if there is other wall protection other than Corner guards.
- a. No other wall protection
98. Please clarify the difference between alt. 14 and alt. 15 whether the owner will perform all of al.  
15 or just the hardware portion.
- a. For Alternate 14, contractor furnished / contractor installed. For Alternate 15, owner  
furnished / contractor installed
99. Please clarify whether the fire extinguishers are wall mounted or in cabinets and locations.
- a. Ref sheets G-101 & G-102 of MEP Replacement and G-102 of 2<sup>nd</sup> Floor Build-out.  
Each sheet includes a symbols legend in upper right corner of sheet.
100. AD-101 - Please clarify which phase Door 1S01 is to be removed in.
- a. Phase selection for removal / replacement of 1S01 is discretion of the contractor.
101. Will there be an Lump Sum Allowance/Contingency (directed by UT Health) to be carried in  
the bid form for project for additional demolition/build back required for the Owner/Moves,  
unforeseen conditions, etc. not identified on the project?
- a. See response to question 7 - \$50,000
102. For the level 2 buildout, there is an instantaneous water heater shown on the plumbing  
schedule, but not shown anywhere on the plans. Can we get clarification on how many units  
there will be, and also which panel they will be fed from?

- a. Disregard location reference on the schedule, see Breakroom 255.
103. Will owner be responsible for relocating rare books due to coring of an electrical floor box above?
- a. We will clear out directly under the core, we will not clear the whole room.
104. Where are BAS tie-ins to rest of campus, UT system?
- a. No other tie in, this will be a stand-alone system
105. No fire pump is shown on FP drawing series. Please confirm if fire pump will be required (if so, please provide sizing), or if existing water pressure is sufficient to serve proposed system.
- a. Fire pump is shown in drawing FP-100B, plan west side.  
Key note 3 states to remove existing pump and water storage tank  
See FP-001, detail 1 for new connection information.
106. Regarding the 2nd Floor Renovation, detail E4 on A-402 calls out for integral sinks within the engineered quartz countertops. Please confirm that this is what is desired.
- a. yes
107. Regarding the 2nd Floor Renovation, page A-402, there is a note for pricing change should account for acceptance or rejection of Alternate # 1. Please specify whether the solid polymer HDPE toilet compartments will be floor mounted or ceiling hung.
- a. Pricing should be provided for both floor mounted and for ceiling hung
108. The structural design notes on page S-103 refer to stair and ladder designs, however, there are none shown within the drawing set. Please confirm that this is the correct.
- a. Sheet A-103 there is a ladder per keynote 32 at Mech Room 331.
109. Will guardrails be required for the mechanical platform under the MEP replacement scope?
- a. Yes – see sheet A-103 keynote 32 at Mech Room 331 – guardrail required at platform edge at door 331.
110. Regarding alternate # 16, will any portion of the stairwell be demoed?
- a. No.
111. Regarding the MEP Replacement, Stair G is to have galvanized steel handrails & guardrails according to a note on A-414. Please confirm that this is the only stairwell to be galvanized.
- a. Yes

112. Please confirm that there will be no painting of mechanical and electrical equipment on this project.
- a. Yes – unless otherwise noted
113. In specification 09 91 23, Interior Painting, section 1.2B states that duct surfaces visible through grilles or diffusers be painted flat black. Please provide more detail regarding the extent of the painting, and provide specifics for the flat black paint.
- a. duct surfaces visible through grilles or diffusers from eye level of occupants to be painted flat black
114. Specification 11 52 13 is for projection screens; however, there appears to be no projection screens shown on the drawings. Please clarify.
- a. See response to question #29.
115. Please provide panel, amperage, and location for additional domestic booster pump per alternate 6.
- a. Response: Provide 480V, 3 Phase circuit from switchboard DM. Verify overcurrent protection requirements with submitted pumping package and provide appropriately sized circuit breaker and feeder. Assume feeder to be 40A, with 3#8, #10G, 1”C. Provide 60A NF disconnect at pumping package if not provided with integral disconnecting means.
116. Please provide panel and amperage for additional instantaneous domestic water heater. Will the associated pump (DCP-1) be part of the base bid or alternate 4?
- a. Response: Provide 120V, 20A circuit to originate from panelboard LM.
117. Alternate 1 refers to the replacement of AHUs on the 1950s side of the building. Will the new AHUs be fed from the same circuits, or will new circuits be needed? Please provide new circuit information if necessary.
- a. Disregard Alternate 1, this work is to be completed in the next phase of work.
118. In regards to the MEP Replacement, details B1 / A-415 and D5 / A-416, call for stainless steel hardware on the new handrails and guardrails. Please confirm that this is meant to be all carbon steel for all stairwell assemblies.
- a. Yes, carbon steel. Stair handrail and guardrail components are not intended to be stainless steel. Reminder, the components for exterior stair G are galvanized.
119. No RCP or Fixture demolition plan is provided for the MEP package. All fixtures are assumed to remain on Garage, Street level, Level 01, Level 02 (demo in L02 scope), and Roof. Fixtures are demolished on Level 03 and Level 04, with new fixtures from buildout to reuse existing



circuits. Please confirm that Alternate 9 applies to fixtures on Level 03 and Level 04 only. Will the ceiling be demolished in these areas?

a. Response: Yes, this alternate applies to Levels 3 and 4.

120. Please provide panel and amperage for additional instantaneous domestic water heater. Will the associated pump (DCP-1) be part of the base bid or alternate 4?

a. Response: Provide 120V, 20A circuit to originate from panelboard LM.

121. Regarding the MEP Replacement, drawing A-104 is missing from documents but listed on G-001. Will this drawing be provided?

a. See response to question 38. We're also not finding A-104 to be missing.

122. E-710 has a panel schedule for 3LB. This should be panel schedules for 3LB1 and 3LB2. Please provide updated schedule.

a. Response: Panels 3LB1 and 3LB2 will be deleted from the riser diagram and one-line and be replaced with panel 3LB as shown on drawing E-710.

123. Note L on sheet FFP-102 calls for RS-1, manual roller shades, to be at all windows; however, no there is no information regarding the height of these windows. Please clarify.

a. The windows are floor to ceiling

124. E-710 has a panel schedule for 3LB. This should be panel schedules for 3LB1 and 3LB2. Please provide updated schedule.

a. See response to question 122.

125. E-602 shows the primary and secondary feeds from the existing CPE vault as existing to be removed. Please confirm that the secondary demolition will consist of removing existing wires and abandonment of conduit. E-602 shows new secondary feeds to be overhead, but provides no information for new primary. Please confirm that new primary is by others, or provide feeder size and drawing showing conduit routing. Please confirm that CPE vault is room SE02.

a. Response: Drawings E-602 will be clarified to show that the primary feeder and existing CPE transformer will remain. However, new secondary feeders and raceway will be required from the existing CPE transformer and removal of existing feeder and connection of new will have to be coordinated with CPE.

126. The thermostat locations are shown on the electrical equipment plan. Will the electrical contractor need to provide wall rough-ins for the thermostats? If so, Please confirm conduit sizing for thermostat rough-in.

a. Response: T-stats are by controls contractor. Electrical contractor will not be required to provide any back box or conduit.

127. There was no Division 21 Specification call out. How would you like us to Spec the job? NFPA 13 Standard or other predetermined engineered specs. If predetermined specs please provide or clarify.

a. NFPA-13

128. Note 7 on sheet A-802 calls out for a continuous backsplash at all counters with a sink. Detail A1 on the same sheet shows the Breakroom Elevation with no backsplash shown. Please clarify if backsplash exists at breakroom and restroom countertops. If so, provide information on material of backsplash.

a. Disregard note 7 on A-802. Backs splash is provided by tile indicated on A1-A-802. Side splash not required.

129. On sheet A-510, Door Schedule, Door No. 4S08 does not have a panel or frame type called out. Please provide more information regarding this door.

a. Schedule indicates 4S08 to have panel type F. Frame is type A. Note door 4M03 is panel type F (WD) and HM frame type A.

130. What is the possibility of building out level 2 first and using that as a swing space for occupants of the 3rd and 4th floors? (i.e. renovate level 2 à move 3rd floor occupants to level 2 à renovate level 3 à move 3rd floor occupants back to level 3 à move 4th floor occupants to level 2 à renovate level 4 à move 4th floor occupants back to level 4.) This way you could do whole floors at the same time, reduce noise and utility disruptions, and perform the job quicker.

a. This unfortunately is not possible - 2<sup>nd</sup> floor is being built out for another tenant. Swing space has been identified on the SL for this project.

131. In light of some drawings not being included in the drawing sets, RFIs, and potential options for changes in phasing, would the Owner consider extending the bid date?

a. We're not finding drawings to be missing. See response to question 38. However, Bid date is being extended as part of this post.

132. If following the phasing plan shown on the drawings, what working day duration should GCs account for in their schedules for occupants to vacate an area prior to working in it?

a. The winning contractor will provide us dates of when phases need to be empty, we will work backwards from your schedule.

133. If following the phasing plan shown on the drawings, what working day duration should GCs account for in their schedules for Owner abatement activities in a particular phase?

a. Account for 2 weeks between moves of occupants in phases. This accounts for the movement of people, belongings, and abatement.

134. Will the Owner require a full time, dedicated superintendent to be onsite when work is occurring for the duration of the project?
- a. Yes, a dedicated superintendent is required.
135. S-103 shows no stairs, ladders, or handrails for the steel structure that supports AHUs. Please confirm that is accurate.
- a. See response to question 108
136. Please confirm that UTHSC is responsible for the data scope of work (demo and build back).
- a. Data scope is for level 2 only. Contractor is responsible for all demo and leaving “rings and strings” for data pulls by UTHealth.
137. Spec 230923 Direct Digital
- A. Section 1.03 details Integration requirements into UTH Enterprise BAS. What is the Enterprise BAS system that successful controls contractor will be required to integrate to?
    - a. Schneider Electric Controls will be used as a bases of design. Alternate manufacturers’ are currently listed within spec Section 23-09-23
  - B. Section 1.03 mentions UTH Enterprise BAS Integrator. Is this a UTH employee or a third party?
    - a. UTHealth employee, with a 3<sup>rd</sup> party commissioning agent.
  - C. 2.04B mentions a controller battery backup good for 100 Hours. Please clarify if this battery backup is meant to retain volatile memory or if it is a true UPS meant to keep controller live during a power failure?
    - a. a true UPS meant to keep controller live during a power failure
  - D. 2.06F Specifies Damper position Indicator. Points list does not show damper position feedback as a point. Please clarify if this is required.
    - a. Required
  - E. 2.12A. Please clarify length of trends and amount of points that system shall be capable of running and storing. Also clarify how long the BAS shall be capable of storing historical trends.
    - a. Per industry standards
  - F. 3.02A. Please clarify if there is a commissioning Agent for this project.

- a. Yes, they will be directly under contract by UTHHealth
- G. 3.05N. Please confirm if the miscellaneous equipment defined in this section is required to be included in the controls contractors bid. Please provide Hard-wired points list for each system to be monitored and/or communication protocol if an integration is desired (BACnet, MODbus, etc....).
- a. This will be determined by selected contractor and selected controls system.

138. Spec 237323 Factory Built Custom Air Handling Units

- A. Section 2.1 A. lists York Custom as acceptable. Please confirm York can use semi-custom line if it fully complies with issued specification.

- a. Confirmed

- B. Section 1.3C 3. Calls for factory leakage and deflection test reports. The nature of this project requires Air handling units to be shipped knocked down. Sealing and testing a unit and then disassembling the unit for shipment for field reassembly will completely negate the effectiveness of factory testing. Please confirm this should be included in the bid.

- a. Factory and on-site testing required

- C. Section 2.2A details Thermal break construction and no sweat guarantee. Please confirm the units will be exposed to 81F/73F ambient in the mechanical rooms.

- a. This cannot be guaranteed.

- D. 2.2 H. Seems to allow for either belt driven or direct driven fans. Please confirm either arrangements are acceptable.

- a. Per specs either are acceptable

- E. 2.2 H. 7. Calls for Fan Discharge Airflow measuring P-rings. Fan flow is not indicated on the points list on M-701. Please confirm this feature is required.

- a. Yes, Fan flow capability is a preferred feature.

- F. 2.2 K.1.c.1 Calls for all access doors to be 24"W x72"T. Please clarify if units laid out on drawings incorporate this spec requirement.

- a. To be coordinated in shop drawings with the successful bidder

G. 2.2 M.4. Requires VFD's to be factory mounted. Drawings show VFD's mounted on Walls. Please confirm factory mounting of VFD's by AHU manufacturer is not required.

a. VFDs wall mounted

139. Spec 238126-Please confirm that York is an acceptable manufacturer of this equipment.  
Mechanical Drawings

a. Trane will be used as a basis of design. Alternate manufacturers' are currently listed within spec Section 23 73 23

A. Please provide points list for the following equipment: Split Systems, Domestic Water pump, Lift Stations, Sewage Ejectors, Elevator Pit Alarms, Centerpoint Vault Alarms, Emergency Generator.

a. Alarms and status is preferred for all, contractor to coordinate.

B. Please confirm if Control dampers are to be factory mounted on Air handling units or provided loose by BAS contractor.

a. Either is allowed.

140. Advise where Attachment B is that is reference in Specification 00 31 00 paragraph 1.3 A. in the Jesse Jones Library – MEP Replacement Project Manual.

a. See response to question 17.

141. Jesse Jones Library – MEP Replacement Project Specification 00 31 00 paragraph 1.4 A. 3. States the Fire sprinklers is not in contract. Please clarify since the bid documents were issued with this RFP.

a. See response to question 11

142. Jesse Jones Library – MEP Replacement Project Specification 00 31 00 paragraph 1.2 States the library hours and no work can occur on level one during those hours. The RFP ask us for our working hours but indicates quiet hours that are different from the library hours. Can we assume we can work any other time except for the library times?

a. No, See response to question 9. Special conditions hours for disruptive work still apply to levels 2-4. Library hours are for shutdown information.

143. Jesse Jones Library – MEP Replacement Project drawing A-101 Level 1 Floor Plan General Note 3 states to repaint all walls UON. Since there are no notes to the contrary does this mean a total repaint of this floor? If so, will all the wall hangings be removed by others. Do holes need to be patched? What about ceiling paint?

- a. Work affecting walls and ceiling not expected on level 1 in this project except per alternate 14, 15 & 16.
144. Jesse Jones Library – MEP Replacement Project drawing A-102 Keyed Note A30 – Please confirm this condition exists and if so quantity of locations. This was not reviewed at the pre-bid walkthrough.
- a. This condition will need to be field verified by contractor.
145. Jesse Jones Library – MEP Replacement Project drawing A-103 Level 3 Floor Plan General Note 3 states to repaint all walls UON. Since there are no notes to the contrary does this mean a total repaint of this floor? If so, will all the wall hangings be removed by others. Do holes need to be patched? What about ceiling paint?
- a. Walls not required to be repainted in rooms with no ceilings unless contractor has damaged wall finish. The typical condition is to protect the carpet and base and repaint the walls assumed to be damaged by ceiling removal. Wall hangings to be removed by owner. Holes to be patched.
146. Jesse Jones Library – MEP Replacement Project drawing A-104 Level 4 Floor Plan General Note 3 states to repaint all walls UON. Since there are no notes to the contrary does this mean a total repaint of this floor? If so, will all the wall hangings be removed by others. Do holes need to be patched? What about ceiling paint?
- a. Walls not required to be repainted in rooms with no ceilings unless contractor has damaged wall finish. The typical condition is to protect the carpet and base and repaint the walls assumed to be damaged by ceiling removal. Wall hangings to be removed by owner. Holes to be patched.
147. Jesse Jones Library – MEP Replacement Project drawing A-103 shows concrete floor sealer in mechanical rooms. Is this to be considered to be base bid and then the upgraded WPF in Alt. 12? Please confirm.
- a. Yes, upgrade to WPF per acceptance of Alternate 12
148. Jesse Jones Library – MEP Replacement Project spec 08 71 00 hardware group 8 indicates card access by Security Contractor. Who is this? Is this by the owner.
- a. To be covered by contractor.
149. MEP Replacement Project. Are there any restrictions to phasing in the schedule? Do each phase have to be linear or can they overlap.
- a. Phase is limited by available swing space for occupants.
150. Jesse Jones Library – MEP Replacement Project drawing AD-10G. It appears all the walls here get demoed based on the key because these are dashed partition lines. This comment applies to all the demo drawings. The clarity between dashed partitions that may remain and dashed partitions scheduled to remove is not the best. Please confirm.

- a. Existing wall (including exterior walls) to remain are screened. Walls to be demolished are dashed.

151. Jesse Jones Library – MEP Replacement Project drawing AD-103 and AD-104. Identify the limit of curtain demolition for both the base bid and the alternate. Is this just the curtain or does it include all the tracks, supports, lighting, etc.

- a. Includes curtain assembly, tracks, supports and lighting as necessary to accommodate new mech room.

152. It has been brought to our attention that RFP Section 2.10 Minimum Wage Determination refers to Houston/Galveston Area Rates, but the link provided is for Harris County rates. On (2) other recent ITB/RFP's this has been revised to include a link for the published Houston/Galveston area wage rates which are different than the Harris County rates. Unless this has been clarified otherwise in any forthcoming Addenda, we assume that the subs should base their rates on the Harris County rates from the link. Is this correct?

- a. This is the correct link: <https://www.uth.edu/dotAsset/8ea863dd-4838-4d8d-8a74-6538c1e272e0.pdf>

153. Specification 09 29 00 3.5 Wallboard Finishing provides the following guidelines for determining the finish level of wall board:

Level 4 Finish:

3. Locations:

- a. Wallboard scheduled to be finished with Gloss Level 1 (flat), Level 2 (velvet), or Level 3 (eggshell) paint, glazed coating, textured coating, or wall covering.

Level 5 Finish:

3. Locations:

- c. Wall board scheduled to be finished with Gloss Level 4 (satin), Level 5 (semi-gloss), Level 6 (gloss), Level 7 (high gloss), paint, glazed coating, textured coating, or wall covering.

Jesse Jones Library – Please confirm semi-gloss as Gloss Level 3 per 09 91 23 paint specification is to govern and therefore Level 4 surface finish is to be provided.

- a. Confirmed. The interior paint section 09 91 23 is intended to govern – therefore semi-gloss as the gloss Level 3 is to be provided on Level 4 finish. Semi-gloss is also reiterated in the code to finishes on drawing FFP-001.