

FEB 12, 2019

Bidders

RE: MISC BIDDERS QUESTIONS

Retail Shell: 28 Lower Mountainview Dr. Colchester, VT

Bidders:

This Memo serves as a response to the questions listed below.

Questions.

1 - Are there any specifications for the Batt insulation? Drawings as far as I can tell just call for 6" Batts, that leaves a lot of open ground, fiberglass, Rock Wool? Also, R- Values?

2 - The exterior wall vapor barrier calls for 6mil poly. It is my understanding that 6mm poly cannot be used in combination with the Zip 1.5" as there would be two vapor barriers. In this scenario I have seen the internal vapor as a "Smart" poly such as CertainTeed Membrane Poly. Can you please provide some clarification?

3 - Are you open to alternate prices for items such as Hardi siding or are these town/tenant specific requirements?

4 - I am hearing from subcontractors the 54' trusses shown have a starting heel of 2'2" and slope up to 3'+-. There is concern this will not work from an engineering standpoint.

The feedback is they need to be much deeper than that. They have a tapered drift load of 40 psf from the center to 70 psf at the heels.

5 - Drawing A 601 shows primer on all interior walls, vct flooring only in the bathrooms and ACT only in the bathrooms. Is it correct to assume there is no finish paint on walls, the floors remain bare concrete, and the ceilings are only in the bathroom?

6 - A101 has references to drawing A 501. I do not have a copy of A 501. The drawing index on T 101 does not call for A 501.

7 - A 300 shows a RCP with ceiling and grid through the entire Verizon space but this does not show up in the finish schedule. Can you please confirm the ceiling scope?

Answers:

1. Please use un-faced fiberglass and a thickness of 6" which would be R-19 this is listed on sheet A5.0 in the design criteria.

2. The 6 mil poly vapor barrier is for the interior vapor barrier not the exterior see the Typical Exterior Envelope Spec Note on sheet A5.1. We are calling for the Tyvek for the Air barrier.

3. We are always open alternates unless noted otherwise provided it's an equal spec. The developer has used Hardi in many past projects and is familiar with the product. They also prefer to use pre-finished materials so any alternates would also need to match in color.



4. We will need to have a Truss company specify if the heel heights and accommodate the modifications in heel height if needed, we have some play in the roof height if needed. We've been able to accommodate heel heights such as these with a 50 psf ground snowload throughout with a thicker bottom chord and closer spacing.

5. Drawing 601 only represents interior for the Verizon tenant space. The ACT is throughout as indicated on A300 the RCP.

6. A101 is referencing A601, I made the change to the pages while I was collating the title page and I forgot to update the call out, I will issue an addendum to clarify.

7. The ceiling scope is as per A300.

I hope the above narrative answers your concerns, if you have any other questions please do not hesitate to contact me. Thank you.

Very truly yours,

Douglas S, Grunert

Project Manager

DSG/sep

