

FEB 25, 2019

Bidders

**RE: MISC BIDDERS QUESTIONS**

Retail Shell: 28 Lower Mountainview Dr. Colchester, VT

Bidders:

This Memo serves as a response to the questions received since the last memo distribution

Questions.

1. Drawing P100 shows a keynote 6 on the drainage plan but it is not listed in the keynote table. Also I do not see a keynote 1 on the drainage plan, however this is listed in the table. Can you please clarify?
2. Drawing P300 calls out pex and PVC piping as well as Cast Iron and drawing P200 calls for the cast iron in the piping schedule. The plumbers I am speaking with tell me PVC and PEX meet the spec and are much more affordable. I know it is a MA code to use cast iron. Can you please provide clarification of which piping to use and if pex and pvc are acceptable?
3. Circle arguments in the bid specs and schedules on the plumbing plans. P200 calls for no-hub cast iron for all the DWV (assuming this also applies to storm), P300 calls for PVC?
4. P300 Calls for domestic water piping to receive ½" thick fiberglass insulation; the current VT CBES 2015 calls for hot lines to receive 1" thick?
5. VT State Plumbing code calls for a master thermostatic mixing valve (TMV) at the domestic water heating source, these plans do not include this code requirement?
6. VT State Plumbing code also requires a secondary TMV at all publicly accessed lavatories & sinks, the plans do not show these either?
7. M201 shows seismic cabling detail for all ceiling RGD's, building is not required by current building codes to need them according to the building classification and seismic design category?
8. M301 specifies AABC/NEBB certified balance report. Almost all balancers in our local area are not AABC/NEBB certified, but have professional experience in their tradecraft over 10+ years (most going on 30yrs)?
9. incoming water service is shown as 2" with not detail or note calling for backflow preventer or pressure regulating valve. Also unclear is the intent to run a 2" main thru the 4 spaces, cap it and sub feed ¾" to each tenant with the stubs shown?
10. You have Square D Spec'd for this. Will you accept GE or Siemens of equal specs?
11. Also on the print I see an A1 light in the schedule but I do not see any on the print?
12. I might be seeing it wrong, but it looks like the WT-2 (demising wall) doesn't show insulation, is this correct or should I insulate these walls?
13. Interior wall types are shown as metal stud walls, and this is how we typically build them. The design criteria on A 5.0 calls for 2x6 wood framing. Can you please clarify which one we should use?

14. Are there specs on the toilet accessories which are shown on A 601?

15. Can we use Tubelite materials in lieu of those specified in sections?

*T14000 I/O Series Storefront (2" x 4 1/2", front set, flush glazed, thermal, 1/4" - 1" glazing) in lieu of Kawneer?*

*Std. - Medium Stile Door (1 3/4" thick, 4" stiles, top rails, 10" bottom rails) in lieu of Kawneer?*

16. Will all the exterior walls receive drywall even in the spaces marked for future fit-ups?

17. Will the bottom of the trusses require a layer of drywall?

Answers:

1. Note 6 is designating the outlet for the storm piping connection for the roof drains.

2. Our suggestion would be to stick with cast iron and copper for landlord provided infrastructure. This has been our typical approach when designing retail shell spaces.

3. Cast iron piping will be the base spec for DWV & Storm piping.

4. Please provide 1" thick insulation on all domestic water piping. Revised plans will be issued.

5. Please provide a Master TMV at the water heater set at 120 degrees.

6. Please provide a 1070 TMV for all sinks & lavatories.

7. Not required. This can be eliminated.

8. They need to be AABC/NEBB certified. Balance report must have their certification

9. See below for answer to question 9

9a. An RPZ was not shown on the plumbing design because it is not needed for the use, an UN-sprinklered retail shell building. Pressure reducing valves are only required when pressure exceeds 80 psi plumbing to verify.

9b. Sub meters will need to be provided by the plumbing sub if the water authority will not provide. Meter will need to have Remote meter reading functionality

10. No issues with using Siemens or GE provided it is a similar substitution

11. The intent of the 'A1' lighting fixtures was for the 2 lighting fixtures in the restrooms. (lensed vs parabolic)

12. The please provide sound attenuation insulation for the Verizon demising wall only. All other demising walls do not need insulation to meet UL design

13. Please price metal studs for all interior demising walls and partitions. Exterior walls to receive wood studs as per structural plans.

14. Please see below for toilet accessories revised drawings to be issued by Wed.

1. Toilet see plumbing plans

2. Wall mounted sink see plumbing plans.

3. Drinking fountain see plumbing plans

4. Mop Basin see plumbing plans

5. Grab Bars Bobrick Brush Alum O.E. dimensions as per Ansi A117.1 Toilet Room Accessory A601

6. Toilet tissue dispenser Bobrick B-667 recessed with satin finish. O.E. dimensions as per Ansi A117.1 Toilet Room Accessory A601

7. Paper Towel Dispenser, Georgia Pacific ADS200 B, O.E. dimensions as per Ansi A117.1 Toilet Room Accessory A601

8. Mirror with stainless steel channel frame Bobrick-B-165 dimensions as per Ansi A117.1 Toilet Room Accessory A601

9. Surface mounted sanitary napkin disposal Bobrick B-254 dimensions as per Ansi A117.1 Toilet Room Accessory A601

15. I have no issues with the substitution provided it meets the following (3) criteria

15a. Provides a cost neutral or savings to the client

15b. Provides the finish we have specified

15c. Provides the min U- value as specified on the plans see A701

16. All exterior walls to receive drywall, taped. The Verizon space to be taped and finished as scheduled.

17. No Drywall is needed for bottom truss chord.



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