

Bethlehem Center 4 K Renovation

Questions & Answers

Clarification

1-28-2021

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The wall between Rm 102 and Rm 112 and the Rm 112 and the rated corridor does not have any asbestos product and is not part of the Apex report. This wall has been installed at a later date and does not need any abatement prior to work. The work in that area requires filling the upper windows with framing and drywall repair and adding a door to the rated corridor and framing and drywall repair at the existing door location into Rm 102.

Question 1

During pre-bid the project manager mentioned installing another layer of drywall over the existing in Room 102, 112, 106, 107 and the rated corridor. Will this be considered.

Answer 1

Please place in bid another layer of 5/8 Type X over the existing drywall in rooms 102, 112, 106, and 107. Drywall in the rated corridor is already part of the bid package.

Question 2

DIV 6, MILLWORK: Room 108 – there is no elevation for the millwork in this room; only PL-1 called out on the schedule. Below is a pic of how it is now. Do you want it to resemble this or differ? Can an elevation be provided?

Answer 2

Replicate existing, minus the shelving in the center. Countertop height to be 34" to meet ADA requirements. Existing cabinet depth is approx.. 18". Provide wall paneling behind the new millwork.

Question 3

DIV 8, STOREFRONT/GLAZING: Room 108 – What is the height of the reception sliding window?

Answer 3

Approximately 4', to be verified in field. Top of counter to be at 34" AFF.

Question 4

DIV 8, STOREFRONT/GLAZING: Are we to price Manufacturers Standard Hardware in the aluminum elevations?

Answer 4

Yes. Will have to verify with Patrena if they have any special requirements.

Question 5

DIV 8, STOREFRONT/GLAZING: Do you know what type of Low-E Coating or SHGC they are looking for?

Answer 5

Required by Energy Code. SHGC= 0.25

Question 6

The drawings have listed a SJ type fixture that says for attic lights, but there is not shown on drawing. Neither is UC type lighting , which I believe is LED tape?

Answer 6

We will not install the lights in the attic. The contractor can install what temporary lighting they need for their work. The UC type are for cabinetry lighting. We will also not worry with the cabinetry right now. If staff needs lighting it will have to be done at a later date. Neither fixture will be used.

Question 7

For the epoxy floors in base bid and alternate #4. Soy step epoxy instructions says to sand the surface or remove the VCT so it can adhere. Did I understand you correctly yesterday that if epoxy is selected the sanding/abetment would be a Change Order and to quote as we were just going directly over VCT?

Answer 7

Alternate # 4 is only for the Bathroom areas. The application of the epoxy should be part of the preparation from the contractor or subcontractor per the manufacture's guidelines. The adherence of the product should be per the manufacturer's method. Follow the manufacturers guidelines for the application of epoxy over ceramic tile. There is no abatement required for work in the bathroom area.

The VCT is the only area that will require the abatement prior to any work requiring removal of the concrete. There will be no epoxy over the VCT. The finish schedule shows only LVT over VCT areas.

There should not be a need for a Change Order for this work.

Question 8

The question I have is about the access to the ceiling and the code. Randy Vaugh, City Mechanical Inspector has said during a remodel that the IMC Code 2015 Section 306 has to be followed.

IMC Code 306.1 Access in part states "accessible for inspection, service, repair, and replacement without disabling the function of a fire-restricted-rated assembly..."

Under section 306.3

in part states "The clear access opening dimensions shall be not less than 20 inches by 30 inches..."

Answer 8

Randy is correct in abiding by Section 306. But not sure which section applies. Section 3.1 give the dimension but only pertain to if "Appliances in Attic". There are no appliances that need to be serviced. So this section does not apply. The dimension of the two access opening around 18" X 36" I have spoken to Randy and the opening is sufficient for inspections. This is not considered confined space.

Definition;

A **confined space** also has limited or restricted means for entry or exit and is not designed for continuous occupancy. **Confined spaces** include, but are not limited to, tanks, vessels, silos, storage bins, hoppers, vaults, pits, manholes, tunnels, equipment housings, ductwork, pipelines, etc

Question 9

F1 frame detail shows 4" face head, but H1 detail shows 2" face. Which is it?

Answer 9

Refer to F1/F2 for frame types and dimension, refer to H1 for installation detail.

Question 10

Is the plastic laminate for wood doors to match some existing pattern?

Answer 10

Nothing to match. Coordinate finish with owner.

Question 11

what are the dimensions for the alcove stalls in 103/104 rest rooms? Scale it

Answer 11

Approximately 8', to be verified in field. Door is 36" wide.

Question 12

In reference to the new meter base, drawing E-1 shows a new 400 Amp meter base, but drawing E-3 shows a 200 Amp meter base. Please advise on which is correct.

Answer 12

400 Amp

Question 13

On A100, Floor Plan- First Floor, office 108 there is a wall tag SD1, identify this wall type.

Answer 13

Similar to SD2 with stud size 1 5/8"

Question 14

In reference to new devices, is it acceptable to surface mount utilizing EMT?

Answer 14

Yes. Coordinate if paintable is required by Architect/Owner.

Question 15

In reference to drawing E-3, is the EC responsible for providing and installing a disconnect for "PKG-1" and "PKG-2"? Disconnecting means are not shown on the drawing for these units.

Answer 15

Yes, each unit disconnect to be provided by EC.(See General Note "K" on M-0 sheet)

Question 16

In reference to drawing E-2, no lighting controls are shown for the light fixture in Support 105. Are any lighting controls required for Support room 105?

Answer 16

Switch should be inside room (if enough space) to the left of the door. I believe that is where the existing switch is currently.