



NOTICE OF CLARIFICATION

NOC #: 01

Project: UMC 2040 West Charleston, Level 3 & 4 Remodels

Project Number: 2015176

Date Issued: 05-19-2016

This Notice of Clarification is considered a minor change in the work and clarifies information contained in the Contract Documents. This Notice of Clarification becomes effective as of the Date Issued above. This Notice of Clarification is for bidding purposes only.

Q&A

1. Please provide the prevailing wage rates for this project.

RESPONSE: See attached Prevailing Wage Rates schedule.

2. Bid Form page 4-3 has BEI and Ethnicity columns. BEI has one (1) asterisk and ethnicity has (2) asterisks. The page only contains one (1) footnote with (1) asterisk and it states “*Reference Instruction to Bidders for Definitions (Section 7.3(d))”. This section is not provided in the bid documents. Furthermore the Definitions section in the “Instruction to Bidders” are on page 1-2(5) and does not provide a definition for BEI.

- a. Please provide the definition.

RESPONSE: BEI/BEG – (Business Enterprise Information/Business Enterprise Group) information can be found in the Instructions to Bidders, section 8.A.3.d). Please utilize the abbreviations MBE, WBE, PBE, SBE, NBE, LBE, VET and DVET, as defined in this section to complete Bid Form page 4-3 BEI column.

- b. Please provide the foot note for the double asterisk referenced in the “Ethnicity” column.

RESPONSE: ***Reference BID Form, section 18 for Business Ethnicity Information.* If the Ethnicity is not listed in this section, please write in the term “Other”.

Also, please utilize the two letter abbreviations or the term “Other” to populate BID Form, page 4-3, Ethnicity column.



3. Bid form page 4-4(17 & 18) “Business Enterprise Information” and “Business Ethnicity Information” have asterisks but there are no foot notes on the page. These sections also reference the “Instruction to Bidders” but no sections are referenced.

a. Please provide the foot note referenced by the asterisk in these sections.

RESPONSE: **Reference Instructions to Bidders for Definitions (Section 7.3(d)).*
***Reference BID Form, section 18 for Business Ethnicity Information.*

b. Please provide the section(s) in the “Instruction to Bidders” that provide these definitions referenced in these sections.

RESPONSE: BEI/BEG – (Business Enterprise Information/Business Enterprise Group) information can be found in the Instructions to Bidders, section 8.A.3.d). Please utilize the abbreviations MBE, WBE, PBE, SBE, NBE, LBE, VET and DVET, as defined in this section to complete Bid Form page 4-3 BEI column.

Reference BID Form, section 18 for Business Ethnicity Information.

4. Please provide an asbestos survey.

RESPONSE: See attached Asbestos Abatement Survey letter. In addition, the Instructions to Bidders, Exhibit B clearly defines the Scope of Work for the Asbestos Abatement portion of this project.

5. The “Invitation to Bid” indicates that the bids are due no later than 10:00am. The “Instructions to Bidders” pages 1-7 and 1-8 section 9 indicates bids must be time stamped no later than 2:00pm. Please advise which is correct.

RESPONSE: Please see the “Additional Information” section and “Changes/Clarifications” section of Addendums 1 and 2. Please be advised that all Bids are now due on May 25, 2016 at 2:00:00pm.

6. Please provide a map indicating the areas where the contractor will have access for lay down and dumpsters during construction.

RESPONSE: See attached map.

7. Please advise if concrete scanning or x-raying is required at floor penetrations.



RESPONSE: Scanning and X-ray is not required, but is recommended. This is not a post-tension slab, however there is conduit located in the slab.

8. Please provide the security requirements, if any, referenced in the “General Conditions” Section 4.1(B).

RESPONSE: At the current time the required security requirements are those spelled out in General Conditions Section 4.1(A). However, Owner reserves the right to set additional security requirements, should conditions warrant.

9. “General Conditions” Section 4.3(B), please advise if the full time superintendent may be designated as the “responsible member” with the duty of accident prevention or if a full time safety officer is required.

RESPONSE: Superintendent will be acceptable but will have to provide copies of OSHA 30 card.

10. “Exhibit D” Page D-2 4.1.3(r) states that all work shall be completed between 7:30am and 3:30pm. These work hours conflict with the work hours noted on “Special Conditions” Section 2(E). Please confirm the work hours.

RESPONSE: Special Conditions, Section 2(E) applies to Interim Life Safety Measures and Owner’s responsibility to coordinate with the contractor and the actual building public access hours. Upon mutual agreement work hours can be anytime during these public access hours. However, the Owner does not pay any overtime wages.

11. Please provide signage details, specifications, requirements, etc. for the signage noted on A2.01 and A2.02 Key Notes 2 and 3.

RESPONSE: See attached Delta A sheets for proposed signage style and size at Tenant Entry Doors and Restroom Doors. For Floor Level Signage, provide similar style and material, approximate size 24”W x 36”H. Refer to Sheet A0.30 for ADA mounting heights.

12. Please advise who is responsible for the artwork installation.

RESPONSE: N.I.C.

13. Please advise who is responsible for the furniture installation.

RESPONSE: Contractor to coordinate final furniture location and schedule with the tenant’s furniture installer.



14. Please advise who is responsible for security access, cabling, testing, termination, equipment, labeling, etc.

RESPONSE: Security access, cabling, testing, termination, equipment, labeling, etc. is not in the project scope.

15. Please advise if voice and data conduit is to be stubbed to accessible ceiling or if full conduit is required to TTB / data cabinet.

RESPONSE: Cabling can be stubbed into the ceiling space, but the ceiling is a plenum. All cabling shall be plenum rated, unless installed in conduit. Both phone and data can be run in the same conduit. Conduit should be used from Communications room to beyond rated walls to tenant ceiling space.

16. Please confirm that each voice and data outlet requires its own conduit run.

RESPONSE: Both phone and data cabling can be run in the same conduit.

17. Please advise if 3/4" conduit for voice and data is acceptable as noted in the Electrical Specifications Q. in lieu of 1" noted on E3.02.

RESPONSE: At a minimum, conduit must be installed from the Comm. Room through the fire walls. Sized appropriately (40% fill ratio) for the number of cables to each area. If 3/4" conduit will meet the 2 data jacks and 1 phone jack requirement and meets the 40% fill-ratio standard, it is acceptable.

18. Please advise who is responsible for voice and data cabling, testing, terminations, equipment, labeling, etc.

RESPONSE: The low-voltage contractor will be responsible for all data/phone cable installation, terminations, equipment, labeling, and testing. If possible, please have the data jacks labeled in the following format: Room # - IDF # - Patch Panel # - Port # (XXX-XXX-X-XX, for example, Room 314 connects to IDF 3rd Floor, 2nd patch panel, port 18 would be 314-300A-2-18). Sheet E4.01 indicates what equipment is contractor furnished and installed.

19. Electrical Specifications T. Fire Alarm System state that the Fire Alarm is required as a part of the Contractor's scope of work. "Special Conditions" Section 2(G) states that "the successful bidder is not responsible to perform" fire alarm work. Please advise which is correct.



RESPONSE: All Fire Alarm demo and construction work will be conducted by the owner's contractor, Honeywell, as this will continue to be an occupied building and we'll need to maintain system integrity in all non-construction areas. It is the responsibility of the successful bidder/contractor on this Bid/project to coordinate closely with Honeywell for all such Fire Alarm work.

20. As far as I can determine none of the specification call for a membrane under the tile floors in the new washroom. Is there one required and under which trade will you be designating this work to??

RESPONSE: Yes, membrane to be: Laticrete #F133. Typically this will fall under the flooring/tile subcontractor.

21. The specifications call for all exterior windows on both floors to be caulked. These window can be moved slightly which if the windows are caulked will just break the caulking seal. What do you instruct us to do as caulking appears not to be the solution?

RESPONSE: Flexible caulking shall be applied from the outside of the building. In addition, Contractor shall remove all of the "opening latches" from each of the windows.

22. On sheet A 2.03 detail 1 refers to a detail on sheet 8/ A-5.01. That detail is missing.

RESPONSE: See attached Delta A sheets, Detail "8/A5.01"

23. The contract calls for no corner guards yet the existing floors have them at critical corners. Will corner guards not be required under this contract. If you are going to require them, please provide the specs for them like size of corner guard, height the corner guard should be, the material, and where they are to be installed.

RESPONSE: Corner guards will not be required.

24. Please provide the name and contract value of the subcontractors that performed the asbestos abatement, the asbestos abatement monitoring and the demolition work on the 4th floor. Also please provide the number of days they were allowed in their contracts.

RESPONSE: Asbestos Abatement – Construction Group International - \$37,000.00
Asbestos Monitoring – Converse Consulting - \$5,462.50
Demolition – JMB Construction - \$94,879.00



The number of days allowed for the previous work is not relevant to this project, as we did not have a pressing deadline for tenant occupancy when the previous work was being done.

25. I can not find anything in the specifications about when the contractor is to submit his monthly claim for payment nor what date UMC will pay the contractor's claim the following month.

RESPONSE: All invoices are to be submitted by the first day of each month, following performance of the previous month's work. Payment terms are net thirty (30) days, upon receipt and verification of a proper invoice(s).

26. I have been unable to locate a supplier for the specified Polar Window Shades. Does your architect know??

RESPONSE: Catherine To, Polar Shades, Inc. 520 E. Sunset Road, Henderson, NV 89011
702-260-6110 (Phone), 702-301-7922 (Cell), Email: catherine@polarshade.com

27. I understand that the demolition of the 4th floor took approximately 4 to 5 weeks. If that is the case then why does the schedule provided in the specs only allow 15 day for the 3rd floor??

RESPONSE: Demolition of the 4th floor was accomplished in 13 days. Trash chute set up and removal was a day each. – 15 days. Also, a separate demolition permit was required as it was a standalone project which included permitting and necessary clearances.

Again, the number of days allowed for the previous work is not relevant to this project, as we did not have a pressing deadline for tenant occupancy when the previous work was being done.

28. The schedule also shows we are allowed 51 days for the TI work on the 4th floor however, only 45 days have been allowed for the TI work on the 3rd floor. Why is that??

RESPONSE: Mobilization time and equipment/materials shipping time to the 4th Floor which should not be necessary for the 3rd Floor as site is already mobilized. It is presumed equipment and materials will be ordered for the entire project at the same time to consolidate shipping costs.

Again, the number of days allowed for the previous work is not relevant to this project, as we did not have a pressing deadline for tenant occupancy when the previous work was being done



29. The \$1,000.00 daily Liquidated Damages penalty for running over the completion date, does it only apply to the total contact completion date or is it also applicable to the 4th floor completion date as well as the 3rd floor completion date. Please provide clarification of your intent.

RESPONSE: Completion dates for each floor are time critical. 4th floor is available to begin as soon as contract is awarded. 3rd floor can start as soon as “underground” plumbing for 4th floor is completed. Per General Conditions, section 1.2 D., the liquidated damages have been set at \$500 for each calendar day of delay until the work is complete, together with any increased costs incurred by the Owner in completing the work.

Clarification: 1) Liquidated damages may be imposed for the delay in completion of Scope of Work #1 (see Instructions to Bidders, section 1.1. and Instructions to Bidder, Exhibit E, ID 3), and/or 2) Liquidated damages may be imposed for the delay in completion of Scopes of Work #2, 3, 4 and 5 (see Instructions to Bidders, section 1.2. through 1.5. and Instructions to Bidder, Exhibit E, ID 4, 5 and 6).

30. The drawings show appliances. The drawings and specs do not say they are NIC. Can you clarify this. Who will be providing these appliances?

RESPONSE: All appliances will be provided by the owner’s future tenant.

31. How does the acoustical ceiling and the window shade interact on both floors as the ceiling height is in direct conflict with the shade motor housing. Please provide a detail?

RESPONSE: See attached Delta A sheets, Detail “9/A5.01”

32. The ceiling detail 3/A5.01 states to use 2” (horizontal leg) wall angle trim on ceilings larger than 144sf, there are approximately twenty rooms under 144sf and approximately seven areas that are larger than 144sf, would it be acceptable to use 7/8” wall angle trim with seismic Berc clips throughout floors 3 & 4?

UMC RESPONSE: Change this requirement to read 7/8” wall angle trim, with Berc clip option, on all ceilings.

33. The drawings and specs call for the door frames to be "Anodized Aluminum Finish" yet the door frames on the drawings and specs are called to be hollow metal frames. Would you clarify this please.

RESPONSE: New door frames to be Timely, Anodized Aluminum Style #TA-23



34. Is there a sign schedule available for us?

RESPONSE: There is no sign schedule. See attached Delta A sheets for proposed signage style and size at Tenant Entry Doors and Restroom Doors. For Floor Level Signage, provide similar style and material, approximate size 24"W x 36"H. Refer to Sheet A0.30 for ADA mounting heights.

35. Do you have any specification on the blinds UMC want for the offices. There is just a detail of the roller not the fabric wanted, color, shade % etc.

RESPONSE: Per Building Standards on Sheet A0.01, window shades are: Polarshades Alkenz Sunshadow Solar Screen Fabric, Series 4000 3%, Color: W003, White/Gray.25 year warranty for components and fabric. All Shades are manual.

36. Sheet E2.01 / E2.02 Note #3 Calls for ceiling motion sensor and low voltage switch in each office, however drawing E701 Detail #1 is showing an In-Line 3-button 0-10V Dimming Vacancy Sensor typical at each office. Please clarify what lighting control is required

RESPONSE: Provide office switching per detail-1 on sheet E7.01. Refer to revised Delta-A drawings for additional information.

37. Sheet E0.01, Notes #4 & 5 states where indicated on the drawings as emergency fixture, provide factory installed optional emergency battery pack. These emergency fixtures are being connected to a panel with an emergency generator back up. Will these emergency fixtures still require battery packs?

RESPONSE: Battery packs for light fixtures are not required. Emergency fixtures shall be connected to generator circuit.

38. Sheet E0.02 Electrical specification part 2 - products and execution (D)© is stating MC Cable is not allowed for home run circuits. Please clarify if this is correct or if MC Cable will be allowed for home run circuits.

RESPONSE: MC Cable is not allowed for home run circuits.

39. The specifications given do not detail what type/kind of tile grout and BBT and carpet adhesives are to be used, please provide information on what types are required.

RESPONSE: Install all flooring per manufacturer's recommended methods and materials. Grout for tile to be: Laticrete #78 Sterling Silver



40. Please clarify what type/kind of carpet pad (if needed) is to be used

RESPONSE: No Carpet pad required

41. Drawing E201 and E202 show key note 3 on wall switches in offices. Should this note be key note #2?

RESPONSE: Yes. Refer to Delta-A sheets for revisions.

42. Drawing E201 and E202 show key notes 5, 6, 8 and 9 grouped together with occupancy sensors. Should key note 5 be removed?

RESPONSE: Refer to Delta-A sheets for revisions.

43. Drawings E301 and E302 show occupancy sensor symbols. Are these duplicate from the lighting drawings?

RESPONSE: Yes. Refer to Delta-A drawings for revised sheet E3.01 and E3.02.

44. Per specifications on drawing E0.02 say to use MC Cable in walls and partitions for devices. May MC Cable be used for branch lighting? MC Cable may be used for branch lighting.

RESPONSE: MC Cable shall not be used for homerun circuits.

45. Per drawing E0.01 light fixture schedule #5. Are battery back-ups required means the emergency fixtures are fed by an emergency circuit?

RESPONSE: Battery backup ballasts are not required on this project. The generator circuit will be used for emergency egress lighting.

46. Drawing E302 detail 2 shows 1" conduit from each data outlet to IDF room. Specifications on E0.02 say ¾" conduit. May J-Hooks or cable tray be used above accessible ceiling? Please clarify correct scope.

RESPONSE: J-hooks or cable tray would be allowed outside of the communications room.

47. Drawing E4.01 shows new Data work on the 5th floor. Are we to include work for Figure #5 and Figure #6? The addendum was confusing on scope.



RESPONSE: All station cabling goes to the IDF on the same floor as the station (i.e. stations on the 3rd floor do not go to the 5th floor).

The 24-port patch panel is from the VOIP analog gateway - analog devices on each floor will first connect to the 48-port data patch panels in the IDF, and from there to the 24-port patch panel (to reach the voice analog gateway). An example would be a FAX machine which does not support VOIP.

The data connected stations (e.g. desktops, printers, VOIP phones, etc.) will connect to the 48-port patch panels (3 on each floor) in the IDF on the same floor as the stations. Only analog devices will utilize the 24-port patch panel.

48. Will a new telecom plywood back board be required in this scope?

RESPONSE: Existing plywood to remain.

49. Additional Revision – See attached Delta A sheets

Distribution:

- Owner
- Architect
- Bidding Contractors