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Strategic Infrastructure, Planning & Construction

DATE: March 26, 2024
TO: Potential Respondents
FROM: Elaine Robbins – Construction Contract Expeditor II
SUBJECT: Questions #1
RFCSP763-24-981ER
UNTHSC Health Pavilion Door Replacement

This document is being issued to answer questions that have been submitted as follows:

1) Will containment be required for any of the door replacements?

ANSWER: No.

2) During the site walk it was mentioned that the 4th floor may not be part of this project. Please confirm if the 4th floor is to be excluded.

ANSWER: No floors are to be excluded.

3) What fire rating should be assumed for the 6'-0"x7'-0" doors?

ANSWER: Not applicable – the door survey will determine fire rating.

4) Can you provide a list of rooms that should be surveyed?

ANSWER: All rooms inside the clinic space should be surveyed. Exclude common restrooms, janitor rooms, electrical rooms, elevator lobby and stair wells.

5) Does the owner have specific information they want to record/log for future use for doors that are surveyed and not replaced? (type of door, color accessories and hardware types and manufacturer, etc.)

ANSWER: All doors are assumed to be replaced. Please survey all door hardware, accessories, lite kit and the general condition of the door on a 1-3 scale.

6) Given that the GC/Door installer will be performing the survey:

- Will there be representation from the owner present as well?

ANSWER: No, not during the survey, but the owner will evaluate the survey when complete.

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- What will be the determining criteria for replacement of a door? (who will decide what is acceptable)?

ANSWER: All doors are to be assumed replaced unless already conforming to the building standard. Owner will determine which doors will not be in scope.

- What will determine hardware replacement?

ANSWER: If hardware is non-functional, it will need to be replaced.

7) Since there are a number of different types of doors that will be surveyed, and the types of doors and hardware needing replacement will not be known until after the survey, what should be the basis of design to determine the initial proposal?

- Should all doors be assumed to be 3'-0" x 7'-0", flush, solid core, p-lam (laminated color) or stain grade (species/stain color)?

ANSWER: No, however the majority of doors can be assumed 3'-0" x 7'-0" and finished in plastic laminate:

Health Pavilion – Door Building Standard - DOOR/WOOD PLASTIC LAMINATE CLAD, WILSONART ‘CAFELLE’ 7933K-07 AEON SCRATCH RESISTANCE, TEXTURED GLOSS FINISH.

- Should we assume, for pricing, there are no door lites?

ANSWER: No, assume 10% of doors will require lite kits.

- There are a number of different hardware configurations as well, can you provide a standard hardware package that should be priced?

ANSWER: Standard Hardware package provided.

**1 ½ Pr. Butts (Hagar) BB168 x 4 ½ x 4 ½
1 Lock (Office) (Sargent) 8205 x LN x B US26D
1 Closer (Sargent) 1431-RP9 x EN x TB**

8) Will any access controls, access hardware, or security hardware need to be replaced?

ANSWER: No.

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9) Is there a minimum number of doors that are expected to be replaced?

ANSWER: No, all doors are assumed to be replaced as budget allows.

10) Is the unit cost to include prorated GCs and GRs for the project?

ANSWER: Yes.

11) Who has final say in existing hardware to be re-used?

ANSWER: Owner.

12) Do we need the overhead stops? Can these be eliminated where they're not needed, and replace with a wall stop?

ANSWER: Replacement door to match existing.

13) We do not have an accurate count of door with half glass light kits, we can give a cost for a lite kit and then once the total of light kits are determined then we can provide an accurate number or would you prefer unit pricing on this type of door?

ANSWER: For pricing purposes, assume 10% of doors will require lite kits.

14) Does UNTHSC have any desire to salvage any of the doors? If so please clarify who will be responsible for relocating the doors for this purpose.

ANSWER: No doors will be salvaged. All doors to be disposed of by contractor.

15) After the initial site visit, on first glance the majority of the existing doors appear to be in good shape. After the survey is complete will there be a requirement to replace doors that are deemed to be in good working condition?

ANSWER: Yes, only doors that match the new building standard will remain.

16) Would UNTHSC like to add kickplates to doors?

ANSWER: Replacement door to match existing.

17) Is there a service elevator for contractors to use?

ANSWER: Yes.

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18) Is there a prep area to stage doors?

ANSWER: Yes, there are spaces in the building that can be used as a prep area.

19) 95% of the hardware existing looked at first glance to be in great shape. If we end up re-using the hardware and when we get to the stage of re-installing on the new doors and the lock is not working, will we be able to add the cost for a new lock?

ANSWER: No, new doors should be prepped to receive existing hardware. Condition of hardware will be established during the building survey.