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DATE: January 15, 2025
TO: Potential Respondents
FROM: Elaine Robbins – Construction Contract Expeditor II
SUBJECT: Questions #1
RFCSP769-25-999ER
UNT Discovery Park H-Wing Research Labs

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

- 1) Is there a required vendor for the HVAC controls?

ANSWER: *The required building control system vendor is Schneider Electric. This is specified in the BCS spec section (23 09 23).*

- 2) The door elevations call for doors F & FG. The door type schedule indicates F32, FG25, and N21. I can't locate any reference to the numbering behind the door types in the plans or specifications and can't locate any reference to door type N. Please clarify door types for this project.

ANSWER: *The numbers after the door type are not relevant for construction, being applicable only to the drafting software. A door elevation of Door Type N (door with narrow lite) will be added to sheet A3.00 as part of the addendum.*

- 3) During the pre-bid meeting, I believe I heard that this will be an occupied remodel? If so, do we need to account for after-hours or will this project be during normal business hours?

ANSWER: *Yes, regular business hours from 6:00am-5pm.*

- 4) Is there a bonded/required roofer we need to solicit pricing from for the roofing related scope of work?

ANSWER: *The Roof Manufacturer is Tremco Roofing. Roger Pound is UNT's contact rpound@tremco.com phone 972-948-1095. The roofer will need to be certified with Tremco Roofing Systems.*

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5) The finish schedule (interior color scheme) has a couple items noted ***To Be Determined by Architect*** for PL 1 & SS1. Will a selection be made prior to bid date or should GC carry an allowance for these 2 items?

ANSWER: Selection will not be made prior to bid, colors will be selected by Architect and Owner based on sample submissions. Laminate is to be Wilsonart as shown on the finish schedule. Wilsonart is also preferred for the solid surface countertop.

6) For 5 "FINANCIAL A, Attach an audited Financial Statement including a profit and loss statement and other supporting schedules. If the last audited statement is over twelve (12) months old, include the most current unaudited statement." Our audited financials are over 25 pages. With the given page limit requirement, how would you like to receive this information? As an Appendix?

ANSWER: Financial statements are not included in the 25 page response limitation-an Appendix is acceptable and if you prefer for financial information to be considered "confidential" please mark the information as such.

7) Please confirm the HUB participation required for this project is 21.1%.

ANSWER: Yes, HUB goal is 21.1%.

8) Is General Contractor to include costs for Builders Risk as the sample agreement in Section 10.2.1, Par 2 versus the UGC's 8.3.5?

ANSWER: Yes, you should include Builders Risk as a cost in the proposal you submit. Bonds are a separate cost.

9) During the pre-bid job walk, a request for two separate schedules was mentioned, one regular and one accelerated. If this request is accurate, can you please expound upon the criteria and budget for the accelerated version?

ANSWER: This will be addressed in the Addendum.

10) If GC is to install owner supplied items, can we get an estimated value of all items (Schedule on A2.04)?

ANSWER: Approximately \$1Million.

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11) Are we to include a finish on back side of cabinets up against the cage at H126 – Provide specifications if answer is yes. (06 41 16) Plastic Laminate-Clad Architecture Cabinets).

ANSWER: Yes. At millwork to be installed against the cage install ½” plywood with plastic laminate on outside face on the back side of the cabinets from floor up to countertop.

12) Does contractor have any responsibility for cabinets under fume hoods (OFCI or CFCI)? If yes, what are specifications and details for contractor involvement? (1/A2.00B, 1/A2.04, 9 & 11/A4.02)

ANSWER: Yes, contractor to provide cabinets below fume hood, specification will be provided in Addendum.

13) What is design of Door Type F32?

ANSWER: At F32 type door is being changed in the addendum to type N door, 3'-0"x7'-0" flush steel/hollow metal with narrow lite.

14) What is size of narrow lite for Door Type F32?

ANSWER: Narrow Lite shall be 4" wide and 2'-10" tall, see detail in the addendum.

15) Clarify "Steel" material for door panel/Door Material for Type N21.

ANSWER: Steel = painted welded hollow metal frame.

16) Clarify "Steel" material for door frames – for FG25 & N21.

ANSWER: Steel = painted welded hollow metal frame.

17) Credential readers for doors H134 & H137 – will these, along with power supplies, be furnished and installed by others (Owner Security sub)?

ANSWER: Access control is part of the base turnkey project, access control vendor shall be Fairway.

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18) Door & Window Frames – will all door and window frames be 7 ½” HM (see detail 6 and all “Typical” conditions on A3.00)? Details 4 & 5 on A3.00 indicate 4 ½”? If answer is No, please clarify and confirm/provide specification (aluminum?)

ANSWER: 4 ½” HM window frames are being changed to 7 ½” width – see addendum.

19) Fire Extinguisher – is GC to provide a new fire extinguisher? 1/A1.02 indicates existing fire extinguisher (“L.1”) on a new wall. If answer is No and GC is to relocate existing, where is it to come from?

ANSWER: FE outside of H150 is existing to remain, FE outside of H137 is existing but is located where new door H137 will be installed and must be moved to new location west of new door H137.

20) Where are specifications for all equipment, we (GC) are to furnish and/or install? (A2.04 Furniture, Fixture & Equipment Schedule).

ANSWER: Furniture and equipment list will be revised in addendum.

21) What are specifications for all equipment provided by others for which we (GC) are to provide connections? (A2.04 Furniture, Fixtures & Equipment Schedule)

ANSWER: All utility connections are shown on construction documents.

22) What is specification for water filter? (Drawing P-1, Note by Symbol #13)?

ANSWER: The Owner has decided not to install a water filter at this sink.

23) Is GC required to furnish the condensing units for the chillers? If Yes, what is specification? (Drawing P-1, Note by Symbol #13)

ANSWER: The condensing units for the chillers will be Owner furnished and contractor installed.

24) Wall Finish SF5 – confirm WF5 is for “new walls” only per description. “WF5” is tagged on most rooms without new walls. (Drawing A2.03A)

ANSWER: Wall finish notes have been changed in Addendum.

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25) Wall Finish EP1 – where are all locations for the EP1 epoxy paint? (A.2.03A Interior Color Schedule)

ANSWER: EP1 is the paint for the interior of rooms H133, H134, H138, H137, H137A and H146A as shown on finish plan with shaded area. The legend on Sheet A2.03A has been clarified – see Addendum.

26) Reference sheet P-1 and S1.0, Sheet P-1 includes note 3 that says to remove existing French grate and fill with concrete. Should we follow the same details indicated on Sheet S1.0 for the patch back? If so should the contractor plan to overcut trench areas to 2' as indicated on Sheet S1.0? This will allow for proper rebar installation per the provided for the new plumbing in H137.

ANSWER: Yes, follow the detail on Sheet S1.0.

27) During the pre-bid job walk, it was mentioned that a path of egress from the loading dock through the construction area needs to be provided. Can you please provide a marked-up plan showing that path of egress?

ANSWER: No plan required. Maintain a 5' wide travel path from H132 and H126 to the doors at H142A at all times during construction.

28) Is there a specific provider for access control that is required to be used by UNT?

ANSWER: Fairway shall be the vendor for access control.

29) Is the current roof under warranty?

ANSWER: Yes, through TREMCO.

30) Please clarify the door/frame materials for Door Type F32.

ANSWER: At F32 type door is being changed in the Addendum to type N door, 3'-0"x7'-0" flush steel/hollow metal with narrow lite. Both door and frame are to be painted hollow metal.

31) Please identify what casework will receive what finish.

ANSWER: All casework and millwork bases are to be plastic laminate – See Sheet A4.02 for specific countertop and splash materials.

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32) Will casework have to come from the (4) listed manufacturers listed under spec section 12.35.19, or just the casework receiving the 1" epoxy resin countertop.

ANSWER: Casework receiving the 1" epoxy countertops shall come from the (4) listed manufacturers listed under spec section 12.35.59.19, the millwork at the sink outside of H137 and the millwork in H126 may be built by other manufacturers.

33) There is a list of Owner furnished contractor installed items, but no information on what they are. Can we get cut sheets?

ANSWER: Furniture and equipment list will be revised in Addendum.

34) Could you provide the anticipated lead times and release dates for all Owner furnished equipment?

ANSWER: All items are ready to ship and/or onsite.

35) Is contractor to include relocating charges for forklift and golf cart? Electrical is included per plans (Drawing detail A2.04, E202). If answer is Yes, what are we to assume wall mount to existing CMU wall? (Drawing detail A2.04 E302).

ANSWER: Yes.

36) Is contractor to include installation of the XRD (and associated equipment per schedules on E301) as indicated on schedule on A2.04? Per an email from Rigaku, they include/install in their quote to Owner. (Schedule on A2.04, E301).

ANSWER: Furniture and equipment list will be revised in Addendum.

If the XRD equipment is to be installed by the equipment provider, are there any other listed equipment items per the schedule that will be installed by provider/others? If so, please provide clarification(s).

ANSWER: Furniture and equipment list will be revised in Addendum.

37) Please provide the number of roof penetrations and roof drains required.

ANSWER: The contract documents identify mechanical roof penetrations on the roof plan, and plumbing ent penetrations on the plumbing sheets.

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38) Please provide cut sheets for chillers and XRD cabinets. We need details of pipes and connection size.

ANSWER: This piping should be installed per the XRD Cabinet manufacturer's installation instructions. Mechanical sheets indicate anticipated sizes and connection requirements – Contractor to confirm.

39) Does the Chillers and XRD cabinets come with any accessories, i.e., check valves, isolation valves, strainers? Please clarify.

ANSWER: This piping should be installed per the XRD Cabinet manufacturer's installation instructions. BHB understands that the check valves, strainers, and other appurtenances beyond those identified on the Contract documents are provided with the chillers internally – Contractor to confirm with chiller manufacturer's installation instructions.

40) Please provide the delivery schedule of the Owner provided equipment.

ANSWER: All items are ready to ship and/or on site.

41) Please confirm if an asbestos report is available.

ANSWER: Not available.

42) Please confirm the access control/card reader is in the client's scope.

ANSWER: Access control is part of the base turnkey project, access control vendor shall be Fairway. Contractor shall coordinate with the UNT Key Shop.

43) Please provide the make and model of the Fume hoods.

ANSWER: See project manual/specification.

44) Please confirm that except for the fume hoods all the equipment listed on Sheet A2.04 is provided by the Owner.

ANSWER: Furniture and equipment list will be revised in Addendum.

44) On Sheet M-1, Note 11 refers to the CHS/CHR piping and final connection. Assuming the pipe will be connected to an AHU, where will the air handler be located? Drawing has pipe stopping just inside Room H138 with continuation marks.

ANSWER: The CHS/CHR piping will connect to the Hot Press located in the corner of the room adjacent to the exterior wall.

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45) On Sheet P-1, note 12 says X-ray floor. Will GPRS be an approved alternative? Please confirm.

ANSWER: BHB would take no exception to GPRS. Architect to confirm.

46) Spec Section 22 10 00, Part 2 Section 2.1, sub-section C refers to Sanitary waste and vent for aggressive application above grade is to be epoxy coated cast iron pipe, Will any of the waste and vent piping be considered “aggressive application”?

ANSWER: Laboratory sinks adjacent to fume hoods will be epoxy coated cast iron piping prior to connection to the waste main.

47) Please confirm that fire sprinkler, fire alarm security, data cabling, AV is in the client’s scope.

ANSWER: Provide rough-in for security and data cabling systems per drawings. Fire sprinkler and fire alarm systems are being provided by Owner. Security and data cabling provided by Owner.

48) Please provide contact details of existing ‘controls’ vendor.

ANSWER: The existing controls vendor is Schneider Electric. Coordinate with Owner for contact information.

49) Where will items noted to salvage and return to Owner need to be stored? Page Label A1.00B-Floor Plan-Labs

ANSWER: Salvaged items to be stored in basement of Discovery Park.

50) Is it acceptable to install blackout window film at this location in lieu of painting the glass? Page Label A2,,00B – Floor Plan-Labs

ANSWER: Blackout film is acceptable.

51) Please provide finish selection for PL1 and SS1.

ANSWER: See previous answer above to Question #5.

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52) Is the intent for Contractor to provide the Fume Hoods? Spec Section 11.53.13 Laboratory Fume Hoods provides a basis of design with multiple manufacturers. Is there a Owner preference on which manufacturer is priced? Page Label A2.04 – Equipment Plan – Labs

ANSWER: Acceptable fume hood manufacturer's:

- **Mott**
- **Labconco**
- **Kewaunee**

53) Who will be responsible for receiving and relocating the equipment to construction space?

ANSWER: Responsibility by UNT.

54) Openings H137, H138, H 134, and the entire glass system on the plan S perimeter of room H134 all occur within a 1hr rated assembly per Sheet A1.02. Please confirm if the rated fire glass will be required at these locations as implied on Note 7 of the Glass Schedule on Sheet A3.00. Page Label A3.00 – Door & Window Information

ANSWER: Rated glass will be required for narrow light doors. The windows and doors at H133/H134 are covered by wall washing fire sprinklers.

55) There is conflicting information between Opening designations on A2.00B and how the legend of “Example of Door Information on Floor Plans” on Sheet A3.00. Please confirm the following;

- a. Door and frame rating of opening H138
- b. Door and frame rating of opening H134
- c. Door and frame rating of opening H137

ANSWER: All 3 of these doors and frames are to be 1 hour rated, the door tags on the plan have been changed to show 60 minutes rather than the previous “1” that represented 1 hour.

56) Existing structure above appears to be an Armstrong Tectum deck product. Is there a detail available that addresses the wall head condition specifically at the new 1hr rated partitions? Page Label A4.00 – Partition Types

ANSWER: The deflection track rated partition at bottom of concrete deck is the closest detail to the request. For top track screw 1” into tecturn deck @ 12”O.C.

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57) Will a partition be required behind the millwork at this elevation so the backsplash has something to attach to?

ANSWER: Unknown which elevation is being referred to. If at 7/A4.02 then there is a partition called out to be between the millwork and the existing exterior storefront. If at 13/A4.02 then backsplash is to attach directly to the countertop.

58) Is there an emergency branch in this building? There was nothing evident shown on the electrical one-line diagram. Page Label E201-Floor Plan-Labs-Lighting

ANSWER: Yes.

59) What is the deck height? Page Label M-1-Floor Plan-Mechanical

ANSWER: The deck height is 17'-0".

60) Advise if Owner provided Fire Alarm vendor will provide the required smoke detectors in RT1-1. Also confirm if they will install these smoke detectors. Page Label M-3 Mechanical Schedules.

ANSWER: The fire alarm vendor will not be providing or installing the smoke detectors for RTU-1.

61) Will a water line be required to serve coffee maker or refrigerator? Page Label P-1 Floor Plan Plumbing

ANSWER: No water line will be required to serve coffee maker or refrigerator.

62) How should the drain lines connecting to the French Drains that are being infilled be treated? Cap and abandon? Page Label P-1 Floor Plan-Plumbing

ANSWER: No pipes are attached to the existing "French drains" that are to be filled in, they are catch basins with no outlets.

63) Are we to install concrete low walls at new walls for H137 and H137A (2,4 & 5/A4.02) indicate existing but they are not)?

ANSWER: No new concrete walls or stub walls are to be installed.

64) Are we to include compaction with soils testing for new chiller pads (4/A2.008)?

ANSWER: Yes.

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65) How thick should the decompressed granite be installed (A2.00B, Note by Number A17)?

ANSWER: Decomposed granite shall be 5" deep with compacted subgrade. Detail will be provided in Addendum.

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