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Strategic Infrastructure, Planning & Construction

DATE: November 14, 2024
TO: Potential Respondents
FROM: Elaine Robbins – Construction Contract Expeditor II
SUBJECT: Questions #1
RFCSP769-25-996ER
2022 CCAP UNTHSC Health Pavilion Floors 1 & 6

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

1) Does UNT System require a Bid Bond?

ANSWER: No.

2) Has asbestos abatement been performed and is the report available?

ANSWER: No, asbestos abatement has not been performed.

3) The specifications require this to be AWI Certified. Is this a requirement or can this be waived?

ANSWER: AWI Certification will not be required.

4) Doors 622A, 623A, 624A, 625A, 626A, 627A, 630A, 631A, 631AA, 634A, 638A, 639A, 6S40A, and 641A are shown to receive Wood Doors. On the schedule, the finish they are to receive is marked "Veneer per specs". It is not listed, however, in either the finish schedule on the following page of the drawings, nor in the project manual. What kind, manufacturer, or product number are the doors to receive? Please provide the specifications for the veneer(s) in which the doors are to receive.

ANSWER: Door labels are correct. See Spec Section 08 1416-Flush Wood Doors that is attached to this document.

5) I understand from the pre-bid meeting and the drawings include a phasing plan for the 1st floor...is the 6th floor to be phased or completed at one time?

ANSWER: Only the 1st floor is to be phased as it is an active Pediatric Clinic. The 6th floor should start when the 1st phase of the 1st floor starts and should complete when the 1st phase completes.

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6) Please provide MEP as-built drawings of 5th floor and crawl space of 1st floor.

ANSWER: MEP as-builts not available at time of bidding.

7) RP-2 & RP-3 minimum gauge is 9mm, but the drawings call for 6mm. Please clarify if 9mm can be used instead.

ANSWER: RP-2 and RP-3, 6mm is available.

8) Please provide the intended décor of RP-3. The schedule calls for “impressions”, but does not specify which.

ANSWER: Ignore the term “Impressions”, product is called Lumiclear, gloss finish to be provided.

9) RP-2 “Impressions Rain” only comes in 34” wide panels, but the drawings call for 43” wide. Please clarify if 34” wide panels can be used instead.

ANSWER: 34” wide panels are acceptable to use.

10) Please confirm that RP-2 & RP-3 should be clear resin but not any colors.

ANSWER: Provide clear resin.

11) Please confirm that signage is in the scope of GC.

ANSWER: Signage is part of the contract documents to be provided by general contractor.

12) Please confirm that the Test & Balance will be the responsibility of UNT System.

ANSWER: Yes, CX and TAB is part of the contract documents to be provided by general contractor. Reference Section 23 593 – Mechanical, Testing, Adjusting, and Balancing.

13) Please provide contact details of the existing Controls, fire alarm & sprinkler vendor.

ANSWER: Information not available at this time.

14) Please provide asbestos report.

ANSWER: Asbestos testing will not be available at bidding. Any asbestos found will be remediated by contractor and covered in a change order.

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15) Note S on Sheet A710 indicates to provide new CG-1 corner guards throughout the project scope and to refer to the finish schedule. No locations are specified on the finish schedule and locations of existing corner guards are not shown on the drawings. Please clarify where new corner guards are required.

ANSWER: Provide new corner guards throughout project areas included in new scope of work. Existing corner guards within project area scope of work are to be removed. Note J on Demolition plan.

16) Please advise if InPro is an acceptable alternate manufacturer for wall protection.

ANSWER: Specification is performance based. Manufacturers are not listed for this section.

17) Please confirm each phase shown on sheet A101P must be completed prior to capturing the next phase. For example, is it required for phase 1 to be substantially complete prior to capturing phase 2, and for phase 2 to be substantially complete prior to capturing phase 3 Is any overlap allowed between phases?

ANSWER: Correct – each phase will need to conclude before the subsequent phase begins.

18) Please confirm where contractor will be allowed to park. Should contractors assume parking costs of \$100 per car per month?

ANSWER: The top level of Parking Garage 4 is dedicated contractor parking. A maximum charge of \$5 per day is available per vehicle. Longer duration passes are available at a discounted rate.

19) Sheet AD101 shows hatched boxes within the Level 1 corridors; are these boxes millwork to be removed by the Contractor or furniture to be removed by UNTHSC prior to construction? If millwork, please provide finish selections to match existing for patching.

ANSWER: Hatch boxes are millwork to be removed. Patch and repair existing wall per Note C – General Demolition Note.

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20) Please confirm which elevator is available to use for material removal and loading and advise what kind of temporary protection is required.

ANSWER: Freight elevator will be available. GC to provide sufficient protection to ensure the cab does not sustain any damage. Any damages will be the responsibility of the GC.

21) Please provide the existing floor and wall finishes in Staff Toilet 6T11 for wall patching that will be required for door relocation.

ANSWER: Assume match existing ceramic wall and floor tile.

22) During site walk it was observed that there is an existing dumbwaiter at Reception 623 adjacent to Comm 6CM1 door. Please advise if it should be demo'ed or if it is to remain in place.

ANSWER: Remove existing dumbwaiter frame and door. Infrastructure to remain. Prep wall to receive new finishes.

23) Is there an existing dumbwaiter within the reception area on Level 1 that is required to be removed? Detail B2/A401 shows new wood wall paneling to be installed at this location.

ANSWER: Remove existing dumbwaiter frame and door. Infrastructure to remain. Prep wall to receive new finishes.

24) In Contractor's previous experience on past projects within this building, existing light fixtures did not have cable supports to deck and were only supported by ACT grid. Please advise if GC is required to provide new support cables to all light fixtures including existing to remain to meet code?

ANSWER: New light fixtures are to meet code requirements. Existing light fixtures to remain as-is.

25) Sheet E201 indicates a new lighting control device to be installed in the corridor north of Reception 640 but no new light fixtures in this location. Please clarify which light fixtures this lighting control device is to control. In Contractor's experience on past projects within this building, existing light fixtures were not compatible with new low voltage lighting control system, and therefore required replacement. If new lighting control device is to control existing light fixtures at this location, please confirm existing light fixtures are compatible or advise if new fixtures will be required. If new fixtures are required, please provide fixture type and quantity.

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ANSWER: *There is an existing switch at this location that control the reception lights being replaced. That's why it was shown to be replaced with new low voltage lighting control station. If, in fact, this switch only controls lights that are to remain, then the switch can remain. As a note, any line voltage lighting fixture can be controller with new nLight controls if the appropriate nLight power/relay pack is provided. No new fixtures are to be provided other than the ones shown on drawings.*

26) Please confirm Note #1 in Interior Lighting Control Schedule on Sheet E-501 only applies to the rooms where new lighting fixtures are shown to be installed.

ANSWER: *Correct. This only applies to rooms in the renovation area with new controls/fixtures being shown.*

27) What is the lighting control type required for Break Room 139 on Level 1? Typical control type not listed in the lighting control schedule on E-501.

ANSWER: *Break room can be treated the same as the "Work Area".*

28) General RCP Note H on Sheet A151 indicates to replace stained ceiling tile. Please provide a percentage of existing ceiling tiles to be replaced or provide an allowance for Contactor to carry for replacement of stained tiles.

ANSWER: *Assume 10% needs to be replaced.*

29) Is flexible metal conduit/MC cable and cut in back boxes acceptable at new receptacles shown to be installed in existing partitions?

ANSWER: *New receptacles in existing walls can utilize flexible metal conduit and cut-in boxes (not mc-cable, which shall only be used for fixture whips less than 6'-0" in length).*

30) Please provide layout of existing fire rated partitions on both Level 1 and Level 6.

ANSWER: *2-hour rated walls are at existing stairs and vertical shafts.*

31) Is there an existing card reader at Door IL3 that we can reuse the existing conduit rough in for the new card reader shown on Sheet TY101? If there is not an existing card reader at this location, is a cut in back box and flexible metal conduit acceptable for required rough in shown in detail 1/TY-502?

ANSWER: *Assume new card reader and assume new pathway.*

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32) Keyed note 1/TY101 indicates to relocate/replace door release at reception desk. Is contractor to salvage existing door release and reinstall or provide new door release at this location? If new is required, please confirm existing rough-in and hardware at door "X" is in working condition and is compatible with new door release specified.

ANSWER: GC to provide new.

33) Detail A2/TY501 is indicated for door release button rough-in, however the detail indicates duress button. Please clarify.

ANSWER: Label is correct. It is a door release button.

34) At locations of demo'ed wood wall paneling in reception on both levels (indicated by Keyed Demo Note D01 on Sheets AD101 and AD102), are new furred partition or additional drywall layers required to be installed at these locations to be flush with adjacent drywall that is to remain?

ANSWER: Condition behind existing wood wall paneling and assembly of existing wood wall paneling is unknown. Assume new wall furring to be flush with adjacent existing drywall.

35) Are there any plumbing requirements for the existing refrigerators, REF-1 and REF-2, shown to be reinstalled by the Contractor? Is the Contractor to salvage these refrigerators or will they be removed and stored by the Owner during construction?

ANSWER: Assume plumbing to be reinstalled. Owner to remove refrigerators and store.

36) What are the blocking requirements for the display at the Nurse Writeup Station shown in detail C2/A402? Is the Contractor required to furnish and install the mounting bracket? If so, please provide product information.

ANSWER: Contractor to provide plywood blocking for display mounts.

37) Please provide the partition types for the new walls shown at Doors 641A and 6S40A on Sheet A106.

ANSWER: Provide partition type A3a.

38) Please provide the partition types for the new walls shown at Office 654, Storage 654A, and Office 633 on Sheet A106.

ANSWER: Provide partition type A3a.

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39) Please provide the existing ceiling types on Level 5 at locations where below slab plumbing demo/modifications are shown to be required on Sheet PD102. Is this work required to be performed after hours?

ANSWER: Assume ACT ceiling on Level 5. Work to be performed after hours.

40) Please provide a detail for slab patching at demo'ed plumbing fixtures/piping on Level 6.

ANSWER: Provide repaired surfaces to be flush with adjacent finish surfaces. Use same material as existing surfaces.

41) Keyed note 2/PD101 indicates sink to be demo'ed/relocated – what is below for access and hours for access?

ANSWER: Assumes ACT ceiling access for under deck plumbing work. Assume after hours work for floors outside of project scope.

42) Sheet A152 appears to show new furrdowns at the north and south walls of Work Area 637 & 637A. Please confirm furrdowns are required at these locations and provide a framing detail.

ANSWER: Assume furrdown to be 3-5/8" metal stud with bottom track and header with 5/8" gyp board each side. Metal frame to extend to bottom of structural deck above. Gypsum board to extend 6" above finished ceiling.

43) Is a new furrdown required at the demo'ed partition shown at the south wall of Reception 641 on Sheet AD203? Sheet A152 appears to show either a new partition or a new furrdown header at this location. If required, please provide a framing detail.

ANSWER: Assume furrdown to be 3-5/8" metal stud with bottom track and header with 5/8" gyp board each side. Metal frame to extend to bottom of structural deck above. Gypsum board to extend 6" above finished ceiling.

44) The existing furrdown in Corridor 6K shown to be removed on Sheet AD203 however, it is still shown to be existing on Sheet A152. Please advise.

ANSWER: Existing furrdown to remain.

45) Please confirm we are to reference the Level 1 RCP, A151, for light fixture types and quantities at Level 1 renovated areas.

ANSWER: Reference architectural and electrical lighting plans.

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46) Is the existing security panel sufficient/have capacity to accommodate the changes shown? If not, is a new panel required to be furnished by the Contractor? What is the location of existing panel?

ANSWER: Assume Security panel has sufficient capacity. Owner to provide new panel if found to be inadequate.

47) Are new fire alarm devices required in the new offices (Offices 627-627) on Level 6? These are shown to be multiperson offices per the furniture plans. Sheet FA102 does not show new fire alarm devices at these offices.

ANSWER: Yes, provide new devices.

48) The north and south walls of Reception 640 are indicated to be partition type A6a in detail A1/A406. Partition type A6a is shown to be a full height partition on Sheet A005. Details A3 & A6/A406 show the area above the millwork at this location to be open to beyond. Please clarify if full height or partial height partitions are to be required in these areas.

ANSWER: Partition type A6a is a partial height wall per elevations A3 and A6/ A406.

49) Door schedule on Sheet A601 indicates Door 640B to be a new door and frame and to reuse existing door hardware. Hardware set 5.0 in door hardware schedule in spec section 087100 not indicated door 640B and hardware to be existing. Security drawings indicate to reuse existing access control hardware at new door 640B and to provide new door release button. Please clarify if door 640B is to be new and the extent of the scope at door 640B.

ANSWER: Door 640b is a new door. Door 640B is to utilize hardware from existing door at this location and new hardware per specification.

50) Are permanent cores to be provided by the owner or contractor?

ANSWER: Cores provided by contractor.

51) Door 600A is not listed in the hardware schedule in spec section 087100. Please provide hardware set for door 600A.

ANSWER: Reference door schedule for notes regarding Door 600A hardware.

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52) Please provide window type and specification section for sliding checkout windows shown in details A2 & A4/A401.

ANSWER: Assume Sliding glass pass through window to be CR Laurence Co Architectural Products, Model: Florence Pass-Thru, Satin finish. Size as indicated on drawings. Glazing to be ¼" clear tempered.

53) Keyed note D03 on demo plans for both Level 1 & 6 indicate to remove the countertop next to the existing water fountains in the waiting areas. The new floor plans appear to show new countertops/millwork at these locations, however no elevations are provided. Is new millwork required at these locations? If so, please provide an updated elevation.

ANSWER: Countertops are to be demolished, no new countertops are to be provided.

54) Upper cabinet detail on Sheet A751 indicates existing soffit above cabinet. No drywall soffits are shown at new cabinets on RCPs are drywall furrdowns required? If not, are vertical panel panels required?

ANSWER: Drywall furrdowns are required at work area 140, 637a, and 637 above upper cabinet millwork.

55) Please provide installation details and hardware selection requirements for the pass through doors shown in detail A5/A401.

ANSWER: Assume (3) hinges per leaf.

56) General note 11/E101 and general note 2/ED101 indicates to replace existing device to remain and cover plates within renovated areas; this count is approximately 75 devices on each floor. Please confirm replacement of these devices is required.

ANSWER: Confirmed, replacement of these devices and cover plates is required.

57) Please provide the As-Built drawings of alarm & fire sprinkler system along with the riser details.

ANSWER: As-Built drawings not available at the time of bidding.

SECTION 08 1416 - FLUSH WOOD DOORS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
1. **Solid-core flush wood doors and transom panels with plastic-laminate-faces.**
 2. ~~Five-ply flush wood veneer faced doors for transparent finish.~~
 3. Factory finishing flush wood doors.
 4. Factory fitting flush wood doors to frames and factory machining for hardware.

1.2 ACTION SUBMITTALS

- A. Product Data: For each type of product, including the following:
1. Door core materials and construction.
 2. Door edge construction
 3. Door face type and characteristics.
 4. Door frame construction.
 5. Factory-machining criteria.
 6. Factory- finishing specifications.
- B. Shop Drawings: Indicate location, size, and hand of each door; elevation of each type of door; construction details not covered in Product Data; and the following:
1. Door schedule indicating door location, type, size, fire protection rating, and swing.
 2. Door elevations, dimension and locations of hardware, lite and louver cutouts, and glazing thicknesses.
 3. Dimensions and locations of blocking for hardware attachment.
 4. Dimensions and locations of mortises and holes for hardware.
 5. Requirements for veneer matching.
 6. Doors to be factory finished and application requirements.
 7. Apply AWI Quality Certification Program label to Shop Drawings.
- C. Samples for Initial Selection: For ~~factory-finished doors~~ plastic-laminate door faces.
- D. Samples for Verification:
1. ~~Factory finishes applied to actual door face materials, approximately 8 by 10 inches, for each material and finish.~~
 2. Plastic laminate, 6 inches square, for each color, texture, and pattern selected.
 3. Polymer edging, in manufacturer's standard colors.

1.3 INFORMATIONAL SUBMITTALS

- A. Sample Warranty: For special warranty.

1.4 CLOSEOUT SUBMITTALS

- A. Special warranties.
- B. Quality Standard Compliance Certificates: AWI Quality Certification Program certificates.

1.5 QUALITY ASSURANCE

- A. Manufacturer's Certification: Licensed participant in AWI's Quality Certification Program.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Comply with requirements of referenced standard and manufacturer's written instructions.
- B. Package doors individually in plastic bags or cardboard cartons.
- C. Mark each door on top and bottom rail with opening number used on Shop Drawings.

1.7 FIELD CONDITIONS

- A. Environmental Limitations:
 - 1. Do not deliver or install doors until spaces are enclosed and weathertight, wet-work in spaces is complete and dry, and HVAC system is operating and maintaining temperature and relative humidity at levels designed for building occupants for the remainder of construction period.
 - 2. Do not deliver or install doors until building is enclosed and weathertight, wet work is complete, and HVAC system is operating and maintaining temperature between 60 and 90 deg F and relative humidity between 25 and 55 percent during remainder of construction period.

1.8 WARRANTY

- A. Special Warranty: Manufacturer agrees to repair or replace doors that fail in materials or workmanship within specified warranty period.
 - 1. Failures include, but are not limited to, the following:
 - a. Delamination of veneer.
 - b. Warping (bow, cup, or twist) more than 1/4 inch in a 42-by-84-inch section.
 - c. Telegraphing of core construction in face veneers exceeding 0.01 inch in a 3-inch span.
 - 2. Warranty also includes installation and finishing that may be required due to repair or replacement of defective doors.
 - 3. Warranty Period for Solid-Core Interior Doors: Life of installation.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Source Limitations: Obtain flush wood doors from single manufacturer.

2.2 FLUSH WOOD DOORS, GENERAL

- A. Quality Standard: In addition to requirements specified, comply with AWI/AWMAC/WI's "Architectural Woodwork Standards."
 - 1. Provide labels and certificates from AWI certification program indicating that doors comply with requirements of grades specified.

2.3 SOLID-CORE FLUSH WOOD DOORS AND TRANSOM PANELS WITH PLASTIC-LAMINATE FACES

A. Interior Doors, Solid Core with Plastic-Laminate Faces:

1. **Manufacturers:** Subject to compliance with requirements, provide products by one of the following:
 - a. Oshkosh Door Company.
 - b. VT Industries, Inc.
 - c. Approved Equal.
2. Performance Grade: ANSI/WDMA I.S. 1A Heavy Duty.
3. ANSI/WDMA I.S. 1A Quality Grade: Premium.
4. Plastic-Laminate Faces: High-pressure decorative laminates complying with ISO 4586-3, Grade HGS.
5. Colors, Patterns, and Finishes: Wilsonart, Cafelle, 7933K-07, Textured Gloss finish, Aeon Scratch Resistant.
6. Exposed Vertical and Top Edges: Plastic laminate that matches faces, applied before faces.
7. Core for Non-Fire-Rated Doors:
 - a. WDMA I.S. 10 structural composite lumber.
 - 1) Screw Withdrawal, Door Face: 475 lbf.
 - 2) Screw Withdrawal, Vertical Door Edge: 475 lbf.
 - b. Either glued wood stave or WDMA I.S. 10 structural composite lumber.
8. Construction:
 - a. Five plies, hot-pressed bonded (vertical and horizontal edging is bonded to core), with entire unit abrasive planed before faces and crossbands are applied.

~~2.4 SOLID-CORE FIVE-PLY FLUSH WOOD VENEER-FACED DOORS FOR TRANSPARENT FINISH~~

~~1. Core:~~

~~B. Interior Doors, Solid Core Five-Ply Veneer-Faced:~~

- ~~1. **Manufacturers:** Subject to compliance with requirements, provide products by one of the following:
 - a. Oshkosh Door Company.
 - b. VT Industries, Inc.
 - c. Approved Equal.~~
- ~~2. Performance Grade: ANSI/WDMA I.S. 1A Heavy Duty.~~
- ~~3. ANSI/WDMA I.S. 1A Grade: Premium.~~
- ~~4. Faces: Single ply wood veneer not less than 1/50 inch thick.
 - a. Species: Match existing.
 - b. Cut: Match existing.
 - c. Match between Veneer Leaves: Match existing.
 - d. Assembly of Veneer Leaves on Door Faces: Match existing.
 - e. Color/Finish: Match existing.~~

- ~~5. Exposed Vertical and Top Edges: Same species as faces or a compatible species – Architectural Woodwork Standards edge Type A.~~
- ~~6. Core for Non-Fire-Rated Doors:
 - a. ~~WDMA I.S. 10 structural composite lumber.
 - 1) ~~Screw Withdrawal, Door Face: 475 lbf.~~
 - 2) ~~Screw Withdrawal, Vertical Door Edge: 475 lbf.~~~~
 - b. ~~Either glued wood stave or WDMA I.S. 10 structural composite lumber.~~~~
- ~~7. Construction: Five plies, hot-pressed bonded (vertical and horizontal edging is bonded to core), with entire unit abrasive planed before veneering.~~

2.5 FABRICATION

- A. Factory fit doors to suit frame-opening sizes indicated.
 1. Comply with clearance requirements of referenced quality standard for fitting unless otherwise indicated.
- B. Factory machine doors for hardware that is not surface applied.
 1. Locate hardware to comply with DHI-WDHS-3.
 2. Comply with final hardware schedules, door frame Shop Drawings, ANSI/BHMA-156.115-W, and hardware templates.
 3. Coordinate with hardware mortises in metal frames, to verify dimensions and alignment before factory machining.

2.6 FACTORY FINISHING

- A. Comply with referenced quality standard for factory finishing.
 1. Complete fabrication, including fitting doors for openings and machining for hardware that is not surface applied, before finishing.
 2. Finish faces, all four edges, edges of cutouts, and mortises.
 3. Stains and fillers may be omitted on top and bottom edges, edges of cutouts, and mortises.
- B. Factory finish doors.
- ~~C. Transparent Finish:
 1. ~~ANSI/WDMA I.S. 1A Grade: Premium.~~
 2. ~~ANSI/WDMA I.S. 1A TR 6 Catalyzed Polyurethane.~~
 3. ~~Staining: Match Existing.~~
 4. ~~Sheen: Match Existing.~~~~

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine doors and installed door frames, with Installer present, before hanging doors.

1. Verify that installed frames comply with indicated requirements for type, size, location, and swing characteristics and have been installed with level heads and plumb jambs.
2. Reject doors with defects.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

A. Hardware: For installation, see Section 08 7100 "Door Hardware."

B. Install doors to comply with manufacturer's written instructions and referenced quality standard, and as indicated.

C. Install frames level, plumb, true, and straight.

1. Shim as required with concealed shims. Install level and plumb to a tolerance of 1/8 inch in 96 inches.
2. Anchor frames to anchors or blocking built in or directly attached to substrates.
 - a. Secure with countersunk, concealed fasteners and blind nailing.
 - b. Use fine finishing nails or finishing screws for exposed fastening, countersunk and filled flush with woodwork.

1) For factory-finished items, use filler matching finish of items being installed.

D. Factory-Fitted Doors: Align in frames for uniform clearance at each edge.

E. Factory-Finished Doors: Restore finish before installation if fitting or machining is required at Project site.

3.3 FIELD QUALITY CONTROL

A. Repair or remove and replace installations where inspections indicate that they do not comply with specified requirements.

B. Reinspect repaired or replaced installations to determine if replaced or repaired door assembly installations comply with specified requirements.

3.4 ADJUSTING

A. Operation: Rehang or replace doors that do not swing or operate freely.

B. Finished Doors: Replace doors that are damaged or that do not comply with requirements. Doors may be repaired or refinished if Work complies with requirements and shows no evidence of repair or refinishing.

END OF SECTION 08 1416