



DATE: February 1, 2023
TO: Potential Respondents
FROM: Elaine Robbins – Construction Contract Coordinator II
SUBJECT: Questions #1
RFCSP752-23-262094ER
UNT Music Practice Jazz Lab

***Please note that the UNTS webpage link is:**

<https://finance.untsystem.edu/vendor-resources/bid-inquiry/bid-opportunities.php>.

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

1. Structural Modification – it appears that the fire alarm sheets are missing, please advise.

ANSWER: Fire alarm specs are part of the Architectural/MEP set.

2. The overview states that “*Audio-Visual equipment and theatrical lighting will be separate and handled by UNT. *Data cabling will be separate and handled by UNT.” However, both scopes are listed in the specs with the required information outlined. Is UNT handling this as owner-provided or is there opportunity for subcontractors to bid?

ANSWER: As stated in the Advertisement for Proposal, 001100, those items noted which include the Audio-Visual equipment and theatrical lighting, roof repairs and the data cabling will be separate and are NOT part of the General Contractors scope for the project even though those pages are included in the specs.

3. In room SSL 266, the stairs are calling for carpet n the outside stringer and wall on all sides of the stairs. But the plans aren’t clear enough to tell if the stairs are floating or not.
Refer to page: 11 A6.1.1/48 & 32 | Page: 12 A6.2.1/64 & 48 for carpet call outs and stair details
Refer to page: 53 S2.02/1 | page: 55 S3.01/3 for construction details showing no walls on stairs.

ANSWER: The Architectural detailing calls out a partition to be built under the landing and stringer. This is a non-structural wall, simply infill for acoustical reasonings. This would not show up on any structural drawings as they do not design interior non-structural metal framing. No base material on these infill partitions is needed as the carpet covers the entire face. Refer to detail 40 and sheet A7.2.2. Design Intent is completely shown.

4. Backside of Jazz Lab 282 of the stage has no finish details, do not know if it's existing material or not.

ANSWER: Per the finish schedule and plan, the stage area shall be LVT-1; the demo plan should have called out the demolish of the existing stage vinyl tiles.

5. Room 270 also does not have materials listed, not sure if it's existing or not.

ANSWER: This room is a continuation of as part of room 266. Please use CPT-1 for this room on the floor; RB-1 for the base material; PNT-1 for the walls; ACT-1 for the ceiling.

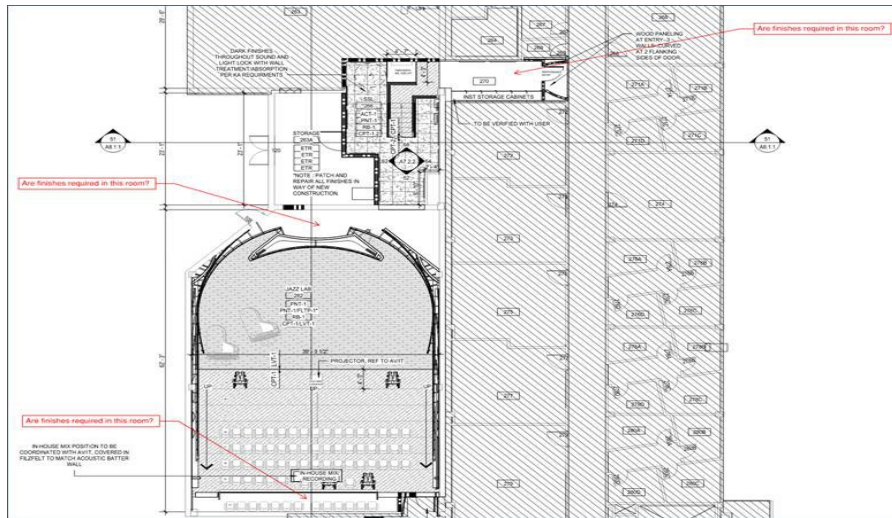
6. Regarding the drawings on the UNT Jazz Lab we have the following question – in the Index of Drawings on Project Cover Sheet G0.0, there are seven Fire Alarm Drawings labeled FA0.1 through FA5.1 listed as included in the project documents, however when we downloaded the documents from the website those drawings were not included. Is that scope of work to be included in the Contractor's bid? If so, can you please provide those drawings?

ANSWER: There is a new revised Cover/Index sheet attached – the A/E, SmithGroup does not design Fire Alarm and Fire Protection Design – these are considered “Deferred Submittals” as listed on Sheet G2.1.1. The contractor and their sub-contractors will need to provide shop drawings for approval and the Contractor is expected to include this scope of work in their bid.

7. Is a bid bond required?

ANSWER: No, UNT System does not require a Bid Bond. As noted on the Proposal Form we do ask for the contractor's cost to obtain Payment & Performance bonds.

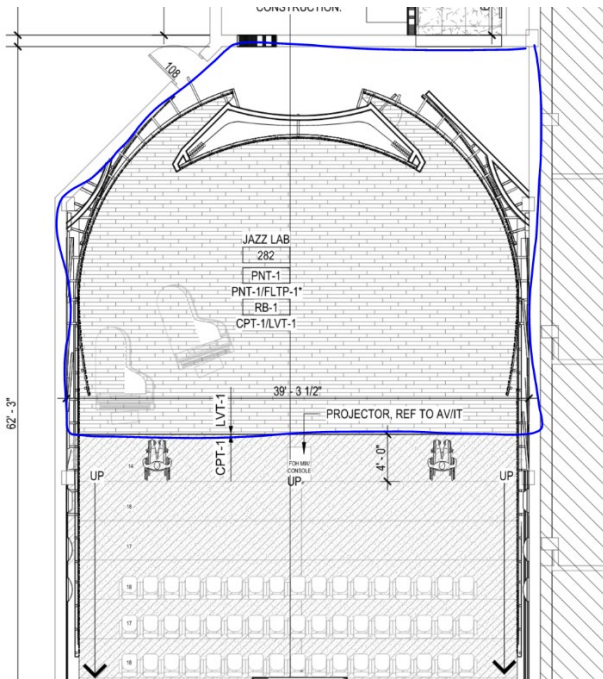
8. Please see drawing below with questions in red that are being asked:



ANSWER: Room 270 is an extension of the sound and light lock. The finishes will match.

9. There are two areas on the finish plan that have no floor finish designation, they are the top row of the seating area behind the inhouse Mix/recording area in the lab Room 282 and the new ADA entry area corridor 270 where the instrument storage cabinets are. Do these two areas receive CPT-1 broadloom?

ANSWER: The space at the top of the audience zone shall receive CPT-1. The area denoted by the snip below, outlined in blue is all part of Room 282 and shall receive LVT-1. In conjunction with this all being the same room the walls received what the finish schedule calls out for this room.



10. The carpet on the front walls of the in-house mic/record facing the stage are only the 3 walls to receive the carpet?

ANSWER: Carpet shall be applied to the inside faces also.

11. Can you let me know who the Fire Alarm vendor is for the building?

ANSWER: Any vendor that is a distributor/installer of Honeywell Notifier system.

12. Do you have any required vendors or subs to be used for this project (i.e. HVAC controls, fire sprinklers, ADA lift, etc.)?

ANSWER: No, HVAC controls by UNT.

13. What type of HVAC controls does the space have?

ANSWER: HVAC controls by UNT.

14. The proposal form included in the RFP indicates to provide a breakdown for the cost of abatement, demolition and build back as included in the base bid, however, no asbestos survey report or abatement specifications section is included in the project documents. Is asbestos abatement required to be performed by the contractor? If so, please provide an asbestos survey report and abatement specification section.

ANSWER: Yes, contractor is expected to be responsible for asbestos abatement. The Asbestos sample results and ACM report have been posted to the UNT System web page for contractor information.

15. Sheet A1.1.1 indicates new landscaping zones surrounding the new landing and sloped walk, however, no landscaping drawings or specifications are included in the project documents. Is landscaping to be included in the contractor's scope of work? If so, please provide corresponding landscaping drawings and specification sections.

ANSWER: *Just sod for Day 1 to repair any activities from construction.*

16. Sheet A6.1.1 includes sections and typical details for the new stairs in SSL 266 Detail 42 indicates both stainless steel plate and painted steel sheet. Please confirm the design finish of all exposed steel at the new stair.

ANSWER: *Painted Steel Sheet is acceptable, paint to match wall color as designed from finish schedule.*

17. Are any new fire dampers required at the new 1 hour rated partitions at Jazz Lab 282, Storage 263A, SSL 266, and Corridor 270? There are none currently shown in Sheet MP2.1.

ANSWER: *The System Design is fully ducted and does not require fire dampers at 1 HR rated penetrations.*

18. The proposal form included in the RFP indicates to provide a breakdown for the cost of abatement, demolition, and build back as included in the base bid, however no spaces are provided for the separate dollar amounts. Please provide a revised proposal form with separate fillable boxes for the desired cost breakdown. Also, is the intent of this breakdown to award this scope of work separately?

ANSWER: *In response to UNT's request for Respondents to provide a breakdown of costs for abatement, demolition and build back, UNT wants the Base Bid to include the labor, materials, equipment, and services necessary to complete the Work as stated on the Proposal Form. UNT is asking Respondents to provide a separate page with the breakdown as noted for the abatement, demolition and build back as stated. It is not the intent of providing the breakdown costs to award scope of work separately, but for UNT to be able to determine what costs Respondent included in the Base Bid total.*

19. Details 1 & 2/S3.02 indicate new pavers at concrete pour back details, however, detail 68/A1.1.1 and Sheet S2/02 do not call out new pavers to be installed. Please provide specification section and material finish selections for new pavers scope. If pavers are not required, please specify desired concrete finish.

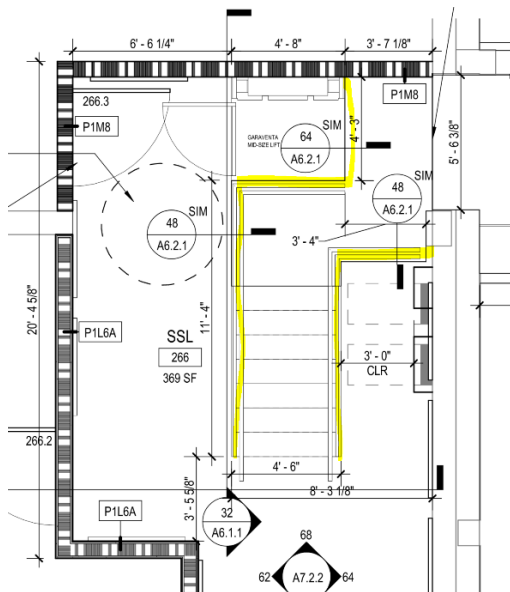
ANSWER: *New pavers to match existing.*

20. Sheet AD2.2 does not indicate to remove existing ceilings in Restroom 263D, however, new ceilings are shown on A7.1.1 in both floor plan options. Please confirm demolition of existing ceilings is required.

ANSWER: Demolition is required for new ceiling layouts.

21. Details 48 & 64/A6.2.1 indicate metal stud infill beneath the new stair landing, however, the room elevations and floor plans do not call out new partition types. Please confirm the wall types and locations required for the metal stud infill.

ANSWER: Refer to snip image below the partition assembly is POF3, with a finish face of adhered carpet as illustrated in the detail listed in the question.

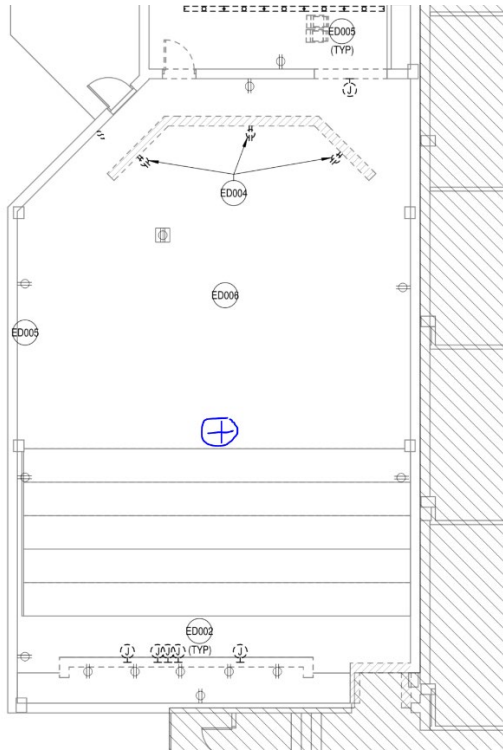


22. Please provide material finish selection for the carpet indicated to be installed on the surface of the wall and stringer in Details 48 & 64/A6.2.1.

ANSWER: CPT-1 shall be on the wall and stringer applications.

23. Sheet Keyed Note E208 indicates to utilize existing feed to equipment station for feed to new equipment rack, however, the existing feed is not shown on demolition plan ED2.1. Please clarify the power feed requirements for the new equipment rack. Also, please indicate number of pathways required and their termination point.

ANSWER: Existing location shown in snip below (next page). Contractor to reuse the pathway. Quantity of pull to be coordinated with AVIT documentation. Refer to Sheet T2.1.1 for additional information requested.



24. Please provide the existing ceiling height of SSL 266.

ANSWER: The existing ceiling space for this SSL 266 is open to deck. There is existing MEP equipment overhead. The design intent is to have the new ACT ceiling be mounted below the lowest piece of existing MEP items. Our measurements place our ceiling at 8'-6" above the top of the landing of the new stair.

25. Detail 68/A7.2.2 indicates the new ADA access entrance, however, no push button or automatic door operator is shown to be required in the door and hardware schedule. Please advise if an auto operator is required, if so, please provide an updated hardware schedule.

ANSWER: Auto door operators are not a code requirement, they are nice to have. Other building entrances include them so they were excluded from this specific set of exterior doors.

26. Detail 72/A9.6.2 indicates what look to be a handrail, but no additional details or locations are provided. Please confirm handrails are required and provide locations and fabrication/mounting details.

ANSWER: This is not a handrail, it is a camera mounted to the wall.

27. Please confirm the telecom scope of work is to be provided by UNT.

ANSWER: The contract documents provide the scope as the design team understands it.

28. Is the lighting control touchscreen indicated in Sheet Keyed Note E303/E3.1 to be provided by the contractor or by UNT?

ANSWER: *Lighting and lighting controls are in the scope of the lighting contractor utilized by UNT.*

29. Please confirm end panels are to be wood veneer.

ANSWER: *The end panels on the fixed seating are to be wood veneer.*

30. Please clarify if arm rest caps are to be wood veneer or molded plastic.

ANSWER: *Wood veneer vertical faces with a molded plastic armrest cap.*

31. Please advise if Cal 133 fabric is required.

ANSWER: *Cal 133 is not required. The standard for the fixed seating is set by the "basis of design" selection, Sedia Systems J30, and the performance requirement for furnishings described in Section 126100.*

32. Are aisle lights required at fixed audience seating? If so, please specify the aisle light type desired and power requirements needed.

ANSWER: *General lighting is being covered by a UNT vendor. General illumination and aisle lighting will be covered under this scope of work.*

33. Sheet keyed note E305/E3.1 indicates new theatrical light fixtures will be OFCI. Please provide the quantity of theatrical light fixtures the Contractor will need to install. Also, please provide applicable product information for the theatrical lights as well as any structural and power requirements Contractor will need to provide.

ANSWER: *Installation will be performed by UNT vendor.*

34. Sheet A2.1.1 show INST Storage Cabinets to be installed in Corridor 270. Are these cabinets to be Owner or Contractor furnished and installed? If these are CFCI, please provide product information and installation details required.

ANSWER: *Instrument storage to be provided by UNT and coordinated for install.*

35. Is the tube steel supports shown in details 24 & 48/A9.6.3 to be galvanized or painted?

ANSWER: *Galvanized steel tubes can be used in the restroom Detail 24. The inhouse mixing station steel tubes shall be painted black.*

36. The Finish Legend on Sheet AF2.1.1 does not indicate a finish selection for the wood paneling shown to be installed at walls and ceilings at Entry 3, Jazz Lab 282 Entry, and Restroom 263D. Please provide.

ANSWER: Wood species and finish to match Red Oak Dowel inside the Music Lab.

37. Sheet AD2.1, Keynote A211, shown on plan but not on keynote schedule. Is this for the demo for the flooring? Please advise.

ANSWER: Yes, this is intended to be demolition of the existing flooring of the lab stage area.

38. Corrugated Metal Wall Panel. Is there a spec for this?

ANSWER: Yes, the spec can be found in Section 092216 Non-Structural Metal Framing. This is where the metal components for site-built wall panels are described.

39. Bronze Insect Screen. Is there a spec for this?

ANSWER: The material will be audio speaker fabric. Basis of design is Guilford of Main FR701 Fabric, in Black #408.

40. Sheet AF2.1.1 – Finish Legend – Specialty Drape-2 Acoustical Curtains does not provide product info. Please advise.

ANSWER: Drape-1 is the only acoustical curtain used.

41. Architectural Plans identify Bathroom Option 1 as base bid & Plumbing identifies Option 2 as base bid. Please clarify which option is the base bid option.

ANSWER: If you refer to the Proposal Form, Alternate 1 has Option 1 & Option 2 listed – UNT will make the decision as to which Option they would prefer to go with.

42. Our audited financials are over 25 pages, will this count toward the 25 page limit?

ANSWER: No, Audited Financial Statements do NOT count toward the 25 page limit.

43. Does Attachment A document count toward the 25 page limit?

ANSWER: No, Attachment A, Qualifications which is part of the Proposal Form does NOT count toward the 25 page limit.

44. The asbestos report provided indicates that some of the existing materials in room 263 tested positive for ACM. It is our understanding that this will be handled by UNT prior to the start of construction. Is that correct?

ANSWER: *No, understanding is not correct – please include asbestos abatement and remediation of areas impacted as part of the GC scope.*

UNT Jazz Practice Labs



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ISSUED FOR:
CONSTRUCTION

ISSUE DATE:
OCT 14, 2022

13746

SHEET NUMBER	SHEET NAME	SHEET NUMBER	SHEET NAME
GENERAL			
G0.0	PROJECT COVER SHEET	E2.1	FIRST LEVEL POWER PLAN
G2.1.1	BUILDING CODE SUMMARY	E3.1	FIRST LEVEL LIGHTING PLAN
ARCHITECTURAL			
A0.1	ARCHITECTURAL ABBREVIATIONS AND SYMBOLS	E7.0	ELECTRICAL DIAGRAMS AND SCHEDULES
A0.3	TYPICAL MOUNTING HEIGHTS AND DIMENSIONING CONVENTIONS	<div style="border: 2px dashed cyan; border-radius: 50%; padding: 10px;"> <p>NOTE: ALL STRUCTURAL INFORMATION IS ISSUED UNDER A SEPARATE PACKAGE FROM WALTER P. MOORE. REFER TO THIS ADDITIONAL SET FOR FURTHER INFORMATION.</p> </div>	
A0.5	TYPICAL REFLECTED CEILING PLAN LOCATIONS AND CONFIGURATIONS		
A02.1	GROUND LEVEL DEMOLITION FLOOR PLAN		
A02.2	GROUND LEVEL DEMOLITION REFLECTED CEILING PLAN		
A1.1.1	ARCHITECTURAL SITE PLAN - OVERALL		
A2.1.1	GROUND LEVEL FLOOR PLAN		
A3.1.1	GROUND LEVEL REFLECTED CEILING PLAN		
A6.1.1	STAIR SECTIONS & TYPICAL DETAILS		
A6.2.1	TYPICAL STAIR DETAILS		
A7.1.1	ENLARGED TOILET ROOM FLOOR PLANS & ELEVATIONS		
A7.2.1	ENLARGED JAZZ LAB FLOOR PLAN & RCP		
A7.2.2	ENLARGED SOUND & LIGHT LOCK FLOOR PLAN & RCP & ELEVATIONS		
A8.1.1	INTERIOR ELEVATIONS & BUILDING SECTIONS	TECHNOLOGY	
A8.1.2	INTERIOR ELEVATIONS & BUILDING SECTIONS - ACOUSTICAL WALLS	T0.0.0	TELECOM INDEX
A8.1.3	INTERIOR RENDERINGS	T2.1.1	TELECOM GROUND LEVEL FLOOR PLAN
A8.2.1	PARTITION SYSTEMS	T3.1.1	TELECOM GROUND LEVEL REFLECTED CEILING PLAN
A8.3.2	DOOR AND FRAME ELEVATIONS	TA0.0.0	AUDIO VISUAL INDEX
A8.6.1	INTERIOR DETAILS	TA2.1.1	AUDIOVISUAL GROUND LEVEL FLOOR PLAN
A8.6.2	INTERIOR DETAILS	TA3.1.1	AUDIOVISUAL GROUND LEVEL REFLECTED CEILING PLAN
A8.6.3	MODULAR CASEWORK SCHEDULE AND DETAILS	TAD2.1	AUDIOVISUAL GROUND LEVEL DEMOLITION PLAN
A8.7.1	ARCHITECTURAL WOODWORK DETAILS	T03.1.1	TELECOM GROUND LEVEL DEMOLITION REFLECTED CEILING PLAN
AF2.1.1	GROUND LEVEL FINISH PLAN	MECHANICAL	
ELECTRICAL			
E0.1	ELECTRICAL ABBREVIATIONS AND SYMBOLS	MP1.1	MECHANICAL AND PLUMBING ABBREVIATIONS AND SYMBOLS
E0.2	ELECTRICAL SCHEDULES	MPD2.1	FIRST LEVEL MECHANICAL AND PLUMBING DEMOLITION PLAN
ED2.1	FIRST LEVEL ELECTRICAL DEMOLITION POWER PLAN	MP2.1	FIRST LEVEL MECHANICAL AND PLUMBING PLAN
		MP6.1	MECHANICAL AND PLUMBING DETAILS AND CONTROLS
		MP7.1	MECHANICAL AND PLUMBING SCHEDULES