

Multi-Project/Multi-Phased Renovations RFP: Q&A

December 17, 2021

1. **Q:** Most floors within this building have existing raised computer flooring above the slab. Can you confirm:

- There is no raised flooring on the 7th floor.
- All Areas of work on the 10th floor have raised flooring, EXCEPT the interlocking door at Reception #1030 (on sheet MD3).
- All Areas of work on the 11th floor have raised flooring

All are confirmed.

- a. The walls scheduled to be demolished are on top of the raised floor, or to the slab below, and patching of the computer floor will be required?

For Bidding purposes assume walls being demoed go below the raised floor to the slab. Note that it is known that walls for offices #1017, #1018, #1019A are demountable partitions and sit on top of the raised flooring.

- b. Ratings/wall types of new walls? Fire rated walls will need to go deck to deck, through the existing ceiling and computer floor, if it exists in those areas.

Since this is an existing building, we need to maintain the current ratings of existing walls. To my knowledge, the only existing rated wall in the scope of work is the wall with a single leaf door being demolished in plan 1/MD4. This wall has an existing 3 hour rated door in it. The new wall and door (#11A) being constructed in its place must meet the rating of the existing wall that was removed. Presently the bidding documents do not call for this door to be rated, Since such was discovered on the walk thru. Bid as noted above, new wall and door (11A) to meet existing rating.

All other new walls are to be 3 5/8" (20 gauge) metal stud w/ 5/8" drywall, non rated.

2. **Q:** At the 7th FL showers that are to be removed, plumbing for the mop sink or toilet will likely need to be tied in at the floor below. Are you able to confirm the occupancy / existing condition below, or should allowances be carried for the purpose of the bid?

A: Occupied space below, work must be after hours and scheduled with the tenant/building management.

3. **Q:** Can you confirm how the existing 10th FL workstations are powered/fed. Based on the new proposed layout, will old core locations need to be patched and relocated for new furniture layout?

A: The existing workstations are fed by furniture whips which are powered through the floor, columns, or walls. Whips will be relocated, and floors/walls are to be patched.

4. **Q:** Please confirm if security related scope (wiring, equipment, etc) is in our scope? If yes, please advise if equipment specifications are available, or should an allowance be carried?

A: Equipment and wiring of equipment will be done by CBH's security vendor (UAS). The bidding contractors are responsible for providing 110vac/20amp dedicated circuits to power microprocessors and power supplies at each location. The contractor is also responsible for providing the sensor release or hardware release required by code on all egress doors.

5. **Q:** New furniture is detailed as N.I.C. Is the demolition of existing furniture in our scope, or will it be completed by the furniture vendor?

A: Existing systems furniture that is being removed (shown as dashed on plan) will be in the bidding contractor scope. All other furniture in each phase will be disassembled, stored, and reinstalled during construction by outside vendor.

6. **Q:** Please provide Security Vendor Information

A: Universal Atlantic Systems, inc. (800) 421-6661, Kip Biló

7. **Q:** Please Provide Fire Alarm Vendor Information

A: We currently do not have this information. It will be provided prior to start of construction.

8. **Q:** Please provide allowance or specs for new fixtures that pertain to areas on MD6

A: Provide Day Bright CFI Recessed Coffaire LED x4 model # CF-S-24-G-PG-TBD-35-U on occupancy sensor switches.

9. **Q:** What are the hours for Construction?

A: The 7th floor restrooms and interlocking doors need to be done after business hours. The 10th floor renovations can be done during business hours.

10. **Q:** Are all Projects/Phases of this renovation happening separately or at the same time?

A: The project will be phased as follows:

1. Interlocking doors on the 10th floor and 11th floor (employees will need access through one entrance at a time during construction).
2. The 10th floor office space renovation will be broken down into 3 phases as color coded on the plan.
3. The 7th floor bathrooms
4. Interlocking doors on 7th floor

11. **Q:** Will the security devices and installation be done by owner's vendor? (Wiring only by general contractor)

A: Correct, also see response to question #4 above.

12. **Q:** Is the space under the restrooms accessible during the day for above ceiling work?

A: This work will be done after business hours. Also see response to question #2 above.

13. **Q:** What are the Covid protocols for the building?

A: Masks are required in all public areas at all times.

14. **Q:** Are the new walls on the 10th floor to be built thru the raised floor or on top of them?

A: On top, except for the rated wall on the 11th floor mentioned in the response to question #1b.

15. **Q:** Will the receptionist in the 7th floor lobby be relocated? If so who will remove the sign in desk along with any equipment?

A: The Security Desk which is freestanding furniture will remain and be protected during construction.