



04-10-18 Bid Inquiry information - 2

Questions / Response & Additional Information:

Architectural:

Please use the link below to access a PDF set of the original Orchard Cove Drawings.
<https://www.dropbox.com/sh/1ugiykod2lhbktx/AAAsqfDKGieigA9HqlwdJnzla?dl=0>

1. The Documents are calling for a Bid Bond (AIA A310). Please clarify this requirement.
[The client is NOT requiring a BID, Performance or payment bond.](#)

2. Is there any chance of allowing 24 hours after the bid submission for submission of the Sub-list and Schedule of Values. This will allow bidders to focus on analyzing bids for best value at bid time.

[No](#)

3. Will the bid form be corrected by addendum to accommodate the pricing for the two different schedules?

[No, please fill out the bid form twice, 1 for each phasing option.](#)

4. There isn't a specification section for door hardware. I see a door hardware schedule on AE-601 but the information seems minimal? Please advise.

[There are only 4 new doors. Please see hardware schedule on AE-601. We will use their existing hardware manufacturers which is Marks.](#)

[We will match existing and they currently use:](#)

[Interior - Marks USA 175AB/10, 75 Line entry lock US10 satin bronze clear coated 612 finish](#)

[Exterior - The exterior are all panic with assa/sergeant barrels](#)

[That is all the information we have from the owner at this time.](#)

5. Can the Med gas "shed" be wood framed or is there a code issue only allowing metal framing? Please advise.

[The shed needs to be metal framing as detailed in the construction documents.](#)

6. I'm seeing specification sections for flooring and base but all I see in plan is a removal and reinstallation of base on some head wall elevations. The finish schedule on AE-603 just notes existing to remain. Is there any new flooring.

[There are 5 rooms with new flooring that are called out on AE-603. All 5 rooms are listed on the top Room Finish Schedule on this page. The 5 rooms with new floor finish and base are 121-A, 124, 190, 191, 192 as indicated on this schedule. Each room has a floor and base code filled in. The Finish Schedule Key on the top right corner of AE-603 details what material each flooring](#)

and base code referenced is. For square footages of each material per room, please measure the room indicated.

The second Room Finish Schedule on AE-603 is just for existing patient rooms. All existing patient room flooring will remain, as indicated in this schedule. Base will also remain as is, but will be removed for repairs and replaced as indicated in this schedule.

7. Is the ceiling in the building 1HR rated?

Yes, the existing ceiling is 1 HR rated per the existing building drawings and the lights are all capped above per owner.

8. The bidding “schedule of values” has some divisions on it that are not included in specification including but not limited to #11,#13, #14, #21, #25 & #33. Please confirm that these divisions listed on the schedule of values are not part of the scope of this current project. Divisions 11, 13, 14, & 25 are not included in the scope of this project. XXXXXXXXXXXX

Mechanical:

9. Should there be access panels in each patient room for VAV access?

No, we are planning that all access is from above the ceiling.

10. Are you planning on multiple ceiling penetrations for access and feeding in the patient rooms?

No, we are planning all access and feeding to be done from above with the exception of the actual diffuser, return grill or light penetration.

11. Does the controls wiring on this project need to be in conduit?

All controls wiring in exposed areas will need to be run in conduit. In concealed areas such as the attic space it can be plenum-rated wiring, but will be expected to be installed in an orderly fashion and properly supported.

12. Would we accept any alternates to brazed copper piping for the medical gas piping? There are a lot of fire hazards in the attic that will make brazing copper medical gas piping cumbersome.

No, the medical gas piping is required to be brazed copper piping by code.

Electrical / Data:

13. On plan page EP403 #3 enlarged plan for the med gas storage shed, it calls out a type SA-1 fixture that is not noted on the fixture schedule. Please Clarify.

SA-1	4', LED STRIP LIGHT 4400 LUMENTS	LED 3500K	60W	120/277V	DAY BRITE METALUX COLUMBIA LITHONIA	LF 4 EZ 38 40 U LAG SNLED LD1 44 UNV LW L840 CDA U LCS4.. EU ZL1N L48 500LM FST MVOLT 40K 80 CRI WH
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14. Sheet EL401 sheet note 1. Please show diagram on how this interconnects with the nurse call pillow speaker.

The exact wiring connections depend on the PE-1 fixture submitted (equivalent fixtures to failsafe fixture will be accepted), and the nurse call manufacturer. The PE-1 fixture is specified to have the low-voltage controller which will connect to the nurse call pillow speaker. Please also note that the nurse call also has to connect to the television. Most likely the contractor will run pair of #18 CU wire between the pillow speaker wall connections and the television receptacle (depending on the nurse call system).

15. Are dimmers line voltage dimmers? Is there 0-10 volt dimming on type DX and PE-1 fixtures.

The dimming switches for the DX can lights will be line voltage (0-10 volt dimming). The dimming switch for the PE-1 ambient light will be low voltage (momentary switch with dimming).

16. Sheets EP401 & EP402 are receptacles that are lightly shaded grey. Are they staying or being demoed? Sheet AE-502 the elevations show only 3 receptacles by the headwall. Please clarify.

The slightly shaded grey receptacle are existing receptacles to remain

17. Plan page EP602 (plan page bottom right) shows a circuit out of EQDP going to the "VFD CONTROL PANEL." I've noticed them located near the AH's in the past but that was not on a exterior application. Please advise location.

The VFD control panel will be located inside the AH-1 enclosure.

18. The owner decided last week to include hard wired telemetry in addition to wireless. Given this, please add the following to your bid:

Provide a single gang j-box at each patient bed headwall adjacent to the new emergency receptacle at 60" AFF for hard wire telemetry. Run a 3/4" conduit from this j-box above ceiling to the hallway (above ceiling). The owner will hire a structural cabling contractor to pull the monitoring data cabling and terminate the cables in the j-box at each patient bed.