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Architecture

Landscape Architecture

Interior Design

Construction Management

February 21, 2024

Attn: Bidding General Contractors

Re: Rooms to Go Dunn Phase II Expansion – RFI's #37-73

RFI's/Responses

#37) CTG - Confirm the north drive off the existing customer parking as shown on Sheets 100, 102, 202, 302, and 303 must be completed including fencing and restoration before starting construction of the expansion so to provide truck access since the existing east drive will be removed.

- **Response:** See Bid Addendum #1, pre-bid conference notes.

#38) CTG - Confirm the new fire main pipe shall be C900 PVC and not ductile iron, since the response to Evans RFI #9 is not specific and is unclear.

- **Response:** New fire main pipe to be C900 PVC.

#39) CTG - Confirm that temporary chain link fence panels are required to prevent vehicle traffic from the existing pavement areas as specifically noted on the attached Sheet 303 Or should the entire site be fenced to prevent not only vehicle traffic but any access to the construction area?

- **Response:** Yes, temporary chain link fence panels are required at areas where there is existing pavement to prevent vehicle traffic. The entire site does not need to be fenced to prevent access to the construction site.

#40) CTG - Provide specifications along with mounting details, electrical requirements, etc. for the dock lights at Doors 1001 -1017 per Note 'G' on Sheet A-601.

- **Response:** Dock light specifications were provided as part of Bid Addendum #02. Dock door details are located on sheet E-002. The Contractor is responsible for means and methods of construction.

#41) CTG - Provide a dimensionally accurate roof plan showing the layout/route for the gas line from the existing gas meter to the new generator so a correct price can be established for the new gas piping as shown on the isometric/riser Sheet M-502.

Alternatively, provide the linear foot of gas piping that should be included in the base bid to provide service from the existing gas meter to the new generator.

- **Response:** There are two different gas pipe runs for this project. See below: 1.The first run is a new 2-1/2" gas pipe that connects at the meter. This pipe runs up to the roof and across the roof to the new building expansion area. The pipe then routes down the exterior wall (in between columns lines W and X on M-101) and connects to the new generator. This 2-1/2" pipe is ~2000 feet long. Note that per the gas riser on sheet M-502 we are recommending a thermal expansion loop every 350 linear feet. This will add to the previously mentioned estimated length of pipe. 2. There is a second run of gas pipe inside the building. This is shown on sheets M-101 & M-102. The new gas pipe ties into an existing gas pipe run just plan north of column line W, in between lines 8 & 9. All indoor pipe is shown on sheets M-101 & M-102 and lengths/sizes should be able to be taken from these sheets.

#42) CTG - During the prebid walk through, we observed a horizontal interior conduit along the wall at the expansion that appears to interfere with the 2 - 25' x 20' new openings. Confirm that this conduit will not interfere with the new openings or provide direction as to how to address this matter.

- **Response:** Conduit will be relocated by others as needed to accommodate the work.

#43) CTG - Verify the number and location of fire extinguishers to be included in the base bid since Sheet G-101 shows 21 FE's on the floor plan whereas Note #4 states "minimum 84 required".

- **Response:** Reference Fire Extinguisher Note "1" on sheet G-101. (84) fire extinguishers shall be furnished by the General Contractor per Fire Extinguisher Note "4".

#44) CTG - Clarify the detail at both new ramps at the intersection to the existing warehouse slab, since B2/A-402 does not show any dowels whereas 2/S-302 implies dowels are to be installed but are not specifically identified by length, diameter, spacing, or embedment.

- **Response:** Joint shown for reference only and refers to structural drawings. Do not use architectural drawings for structural detailing.

#45) Choate/LFJ - Is the lighting fixture package a Rooms To Go national account? If so, please provide the contact information.

- **Response:** No, there is not a national account for the lighting fixtures.

#46) CTG - Confirm the quantity of LED dock lights to be included in the base bid, since Note "E11" on Sheet E-101 indicates a light at each overhead door (total of 34) whereas the door schedule and Note "G" on Sheet A-601 shows a light at Doors 1001-1017 (total of 17).

- **Response:** Receptacles provided in electrical drawings for future cord-and-plug fixtures. G.C. to furnish and install Day-One fixtures per the architectural drawings

#47) CTG - Although Plan Note #3 on Sheet A-101 references bollards, none are shown on the Floor Plan.

- **Response:** Provide bollards as shown on the drawings. Provide a unit price (dollar value for each) for 6" and 8" steel bollards

#48) CTG - Confirm bollards are installed only at the egress and standard stairs per Sheet A-501. Note: None are shown at the end wall stairs.

- **Response:** Provide bollards as shown on the drawings. Provide a unit price (dollar value for each) for 6" and 8" steel bollards

#49) CTG - Should bollards be installed at the new electric transformer, generator, and portable generator? If so, provide a layout with quantities and an installation detail if these bollards should be bolted in place or core drilled and sleeve for future removal.

- **Response:** Provide bollards as shown on the drawings. Provide a unit price (dollar value for each) for 6" and 8" steel bollards

#50) CTG - Should bollards be installed at the new MCCR and MSBD per Note "E17" on Sheet E-501, since none are shown on this drawing, or the Architectural drawings as referenced per the note? If so, provide a layout with quantities and an installation detail if these bollards should be bolted in place or core drilled and sleeve for future removal.

- **Response:** Provide bollards as shown on the drawings. Provide a unit price (dollar value for each) for 6" and 8" steel bollards

#51) CTG - Should bollards be installed at the other electrical panels located throughout the various areas of the warehouse? If so, provide a layout with quantities and an installation detail if these bollards should be bolted in place or core drilled and sleeve for future removal.

- **Response:** Provide bollards as shown on the drawings. Provide a unit price (dollar value for each) for 6" and 8" steel bollards

#52) CTG - Confirm the size for the gas pipe over the roof from the existing meter to the new generator since Sheet M-502 shows both 2" and 2- 1/2".

- **Response:** Please see response to RFI #41.

#53) CTG - Confirm that the following is acceptable to the Owner as noted on Sheet P-001. 1.CPVC or PEX can be utilized instead of copper water pipe?

- **Response:** CPVC is acceptable. PEX not acceptable

#54) CTG - Confirm that the following is acceptable to the Owner as noted on Sheet P-001. 2.Mechanical press-seal fittings can be utilized if copper water pipes are installed?

- **Response:** Press seal fittings not acceptable

#55) CTG - Provide clarification and guidance as to the fire alarm system requirements. 1. Confirm that radio coverage shall be provided.

- **Response:** Per First Responder Radio Coverage spec, contractor shall provide line item pricing for a new radio repeater system for the expansion space. Contactor shall include in base price to perform the on site testing once the building is dried in(steel up and walls constructed) to confirm whether signal levels meet the minimum AHJ requirements or whether they will need to be supplemented with the radio repeater system

#56) CTG - Provide clarification and guidance as to the fire alarm system requirements. 2. Confirm that an alternate price is to be provided to add a new power extender.

- **Response:** Fire alarm scope is for all new initiating devices as shown on the plan. If additional extender panels are required for this scope, FAC shall include this in their price. FAC shall provide price for a complete and working system

#57) CTG - Provide clarification and guidance as to the fire alarm system requirements 3. Confirm that no fire alarm devices are required for the roof hoods, gas unit heaters, restroom exhaust fan and the hydrogen removal exhaust fan.

- **Response:** No fire alarm devices required for these systems at this time

#58) CTG - Provide a specification and detail for the 48" guard track protection at the overhead doors as noted per J3/A-601 including steel thickness/gauge, dimensions, bolt size and embedment, primed or galvanized, painting, etc.

- **Response:** Track Guards to be pre-finished. See updated specification section 08361.2.03.A.2a and Trackguard by Pioneer product data as part of Bid Addendum #3.

#59) CTG - Provide attachment details for the exterior hollow metal door frames for installation after the tiltwall panels have been cast, since it is not shown per H1 and J1/A-601. Provide size, type, spacing and embedment for the expansion anchors.

- **Response:** Attachments and installation are means and methods to be coordinated by the contractor.

#60) CTG - Provide direction and a specification for the method to treat the exposed concrete at the knock-out panel cuts as shown on Sheet A-402. How should the end of the exposed rebar be treated?

- **Response:** Please see detail 9 on S-601.

#61) CTG - Should the existing exterior wall per B1/A-301 be repainted or left as is since with the expansion it becomes an exposed interior wall?

- **Response:** The existing exterior wall is not to be repainted.

#62) CTG - Since racking and storage is by others, how much time should be allowed in the schedule to perform this task? At what point in the schedule will this work start and what activities must be complete prior to installation? Will the racking and storage affect the other trades such as fire sprinklers, lighting, exits, etc. and should an allowance be included in the base bid?

- **Response:** Racking will be installed by owner after substantial completion of the project.

#63) LFJ - Drawing E-501: Details 1, Keynote E15. Detail shows relay panel removed. However, Detail 1 still shows the relay panel. Please clarify if new relay panel is needed.

- **Response:** One zone (exterior) is required. Provide relay panel as required.

#64) LFJ - Drawing E-501: Details 2, Keynote E15. Please provide/ clarify the quantity of required lighting zones and layout.

- **Response:** One zone (exterior) is required. Provide relay panel as required.

#65) LFJ - In addition to the owner provided portable generator, is the electrical gear package being pre-purchased by the owner? Please advise.

- **Response:** Rooms To Go will not be pre-purchasing the electrical gear.

#66) LFJ - Per Generator Note on E-501, the 250 KW generator is furnished by owner and (2) ATS's, per RFI response 12-36. Is the 2000A Camlock Connection box included in this owner furnished package? Please advise.

- **Response:** All generator, ATS, and cam lock equipment is to be included in the construction team's scope. Sheet E-501 will be provided Bid Addendum #3.

#67) LFJ - Structural drawings call for sure board on the framing at the roof connection detail. The specs list several different types (22/ 200W/ 200s). Is there a preferred product to carry in the base bid?

- **Response:** Please see response to RFI #16 in Bid Addendum #2.

#68) LFJ - Detail D4/ A-501 indicates a 3-line rail with a grab rail. A 4-line is with a grab rail is drawn. Please clarify the railing system in this detail.

- **Response:** 3-line rail with a handrail is correct and should match the existing facility. Updated sheet A-501 will be provided with Bid Addendum #3.

#69) LFJ - Drawing P-101: A column line 6 and 9, there are notes that indicate to make connection to 2" forced sewer and the main water supply. Are these connections close to the new bathrooms to be provided in the expansion space?

- **Response:** Both existing pipes are located within 50 feet from the existing wall, as shown approximately on P-101.

#70) LFJ - P-101: plans show 1" line to Hydropneumatic Tank. Please confirm the purpose of this line.

- **Response:** The future restrooms are located ~300 feet away from existing restrooms. The Hydropneumatic tank will ensure there will be adequate pressure to serve the flush valve waterclosets in Women's RR 102 & Men's RR 103

#71) LFJ - E-501: Keynote 25: where is the telecom backerboard in the warehouse expansion located? What is the approximate distance from that location to the existing server room?

- **Response:** See sheet E-501 Detail #1 BNK only has electronic hardcopy original plans done by other designers. We cannot attest to the accuracy of any scaling done from those plans. All final lengths and routes shall be the responsibility of the bidders. An approximate distance scaled from these electronic plans is about 2,300 feet. Field verify exact conditions.

#72) Evans - The AIA Document A201 seems to cut off in the middle of section 14, is there a way we can get the complete copy.

- **Response:** Updated AIA A101 and A201 will be provided in Bid Addendum #3.

#73) Evans - Regarding the Proposal Form it ask for the subcontractors names and info but the specs calls for that within 7 days upon request. Just wanted to confirm they are due with the proposal form.

- **Response:** Subcontractor names are due with the bid proposal on 2/27/2024. Spec section 00100 Instrutrion to Bidders will be updated within Bid Addendum #3.

Thanks,

A handwritten signature in dark ink, appearing to read 'Kyle Tuttle', written in a cursive style.

Kyle Tuttle
Architectural Project Manager
HagerSmith Design

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Landscape Architecture

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