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Architecture

Landscape Architecture

Interior Design

Construction Management

February 22, 2024

Attn: Bidding General Contractors

Re: Rooms to Go Dunn Phase II Expansion – RFI's #74-112

RFI's/Responses

#74) Choate - The spec calls for an unclassified site. Is the entire site unclassified or is just the pond unclassified (unit prices requested for undercut).

- **Response:** Site Group's understanding is that the entire site is unclassified due to the existing soils and that unit prices will be required for undercut.

#75) Choate – Geotech report calls for 8" aggregate stone base under all paving. Drawing Site 602 calls out 6" aggregate for Heavy Duty Asphalt and 4" aggregate for heavy duty concrete. Are we to follow the Geo Tech report or the drawings?

- **Response:** Site Group defers to the geotechnical report.
HSD- See revised sheet Site 602 from Bid Addendum #2 and Pavement Section Bulletin Drawing BD602A.

#76) CTG - Provide accurate as-built information for the fiber optic boxes/markers and conduit/optics location(s) as shown and confirm that this utility will not require relocation or interfere with the construction.

- **Response:** The survey point for the FOBs appear to be outside of the limits of construction. The gravel drive is a temporary construction access and may be field adjusted to provide additional clearance from the FOB if necessary. A full set of drawings is available for physical review in our office. Please contact Patricia Parks (pparks@roomstogo.com) for scheduling an appointment.

#77) CTG - Provide accurate as-built information for the cable television box and conduit/wiring location(s) as shown and confirm that this utility will not require relocation or interfere with the construction.

- **Response:** The cable TV box survey point appears to be outside of the limits of construction. This should be field verified by the contractor and any conflicts should be brought to the attention of the project manager. A full set of drawings is available for physical review in our office. Please contact Patricia Parks (pparks@roomstogo.com) for scheduling an appointment.

#78) CTG - Verify that the existing well, pump and electrical power that is shown to remain will not interfere with the new storm drainage system as shown on Sheet 306 and the new fire line/fire hydrant as shown on Sheet 401. It appears that this well will prevent the installation of these new services as currently designed.

- **Response:** The well point is located 6' from the storm drainage pipe in this area. The well may be removed to facilitate the installation of the rcp in the vicinity of the well if necessary. Notify the project manager prior to removal.

#79) CTG - Provide accurate as-built information for the existing well, pump and electrical power that is shown to be abandoned, so an accurate estimate can be established for grouting and removal of the electrical service.

- **Response:** This information is unavailable at this time and will require further field investigation.

#80) CTG - Provide accurate as-built information for the irrigation system(s) that needs to be removed and/or rerouted in order to complete all construction related to the expansion. Is there an irrigation system for the existing Oak trees shown to be relocated? Is there an irrigation system for the lawns at the expansion, along the new storm drainage routes and the new north drive?

- **Response:** Refer to sheet SITE 707 from the original site construction plan set. A full set of drawings is available for physical review in our office. Please contact Patricia Parks (pparks@roomstogo.com) for scheduling an appointment.

#81) CTG - Designate an onsite temporary holding area for the 21 existing Oaks trees that are shown to be relocated since they cannot be installed in their final location shown on Sheet 501 until after the expansion is complete. Note: There is no room within the silt fence/tree protection boundary for temporary storage that would not interfere with construction.

- **Response:** Storage area for trees to be relocated would not constitute a land disturbance. Trees may be stored outside of the silt/tree protection fence south of the west detention pond, or south of the temporary construction entrance as selected by the contractor.

#82) CTG - Which detail for the double swing gates is applicable to this project since there is a detail on Sheet 602 and a different one on Sheet 603?

- **Response:** Use chainlink type of double swinging gate. The double swing gate with barbed wire on SITE 603 is to be used at the construction access area gate on the southwest side of the site. The double swing gate with no barbed wire on sheet SITE 602 is to be used at the north entry drive adjacent to the parking lot.

#83) CTG - Confirm that it is required to temporarily relocate the existing Oak trees, maintain them for an extended period of time and reinstall these trees near the completion of the project since this is extremely costly, and survivability cannot be guaranteed. Note: Sheet 501 requires that the replanted existing Oak trees be replaced if any of them are "weak or damaged" with a lot less expensive 2" cal., 10' -12' Ht. High Beam Overcup Oak.

- **Response:** Replacement trees are an acceptable alternative to relocation of the Oak Trees. The viability of the existing trees for transplantation should be evaluated by the contractor to determine if they would be excessively "weak or damaged" due to the length of storage.

#84) CTG - Confirm that the existing paving is to be removed north and south of the existing building in order to construct the expansion and tie in the new pavement since it is not identified per the Legend on Sheet 101.

- **Response:** There is a dashed line indicating the limits of paving removal on the plan. We will add this line to the legend on all future plan issuances. Cross hatching indicates areas where all paving, utilities and infrastructure is to be removed and should not be extended

#85) CTG - Confirm that the C&G is to be 24" in width along the new north drive as shown and noted on Sheet 200, since Sheet 202 incorrectly shows 30" std. C&G to match existing.

- **Response:** The C&G at the north drive will be 24" as noted on sheet SITE 200.

#86) CTG - Confirm if the existing 4' chain link fence at the end of the building is to be removed in order to construct the new north drive since it is not shown to be demolished on Sheet 102.

- **Response:** The existing 4' chain link fence crossing the new north driveway is to be removed. A label will be added to sheet SITE 102 for clarification and will be issued with Bid Addendum #3.

#87) CTG - Confirm that joint sealant is to be installed at the expansion joint along the full length of the building and the expansion joints at 60' OC only in the concrete pavement, since the detail on Sheet 602 implies that joint sealant should also be installed at all sawcut control joints. Also is joint sealant required along the junction between the concrete pavement and new asphalt?

- **Response:** Joint sealant is to be installed along the full length of the expansion joint at the building and at all joints. Joint sealant is required along the junction between concrete pavement and new asphalt .

#88) CTG - Which detail for the double swing gates is applicable to this project since there is a detail on Sheet 602 and a different one on Sheet 603?

- **Response:** The double swing gate with barbed wire on SITE 603 is to be used at the construction access area gate on the southwest side of the site. The double swing gate with no barbed wire on sheet SITE 602 is to be used at the north entry drive adjacent to the parking lot.

#89) CTG - Confirm that the roof drain tap connection detail on Sheet 601 is not applicable since the roof downspouts are not shown to tie into the storm drainage system.

- **Response:** The roof drain tap connection is not applicable. This detail was removed as part of Bid Addendum #2.

#90) CTG - Is weed barrier/fabric required at the Oak and Red Maple trees since none is shown in the details on Sheet 603?

- **Response:** Trees should be planted per the included City of Dunn details. Weed Barrier Fabric is not required.

#91) CTG - Confirm that all disturbed areas shall be seeded only instead of "restored or replaced to original condition" as implied by Grading Note #2 on Sheet 300. Although the drawings include a City of Dunn temporary and permanent seeding specification, is there a specific specification for "Hydroseeding"?

- **Response:** This note refers to site areas outside of the limits of disturbance that incur incidental damage during construction. Areas disturbed during construction per the approved plans shall be seeded per the City of Dunn permanent seeding specification. If hydroseeding is recommended by the contractor specifications should be provided to the project manager for review and approval.

#92) CTG - Provide a specification for the joint sealant at the exterior concrete pavement since Section 02520 mentions in several paragraphs "material as specified below" and Paragraph C(5)(e) refers to "see Section 32-1313 B.1.g.-Products" which is not included in the bid documents.

- **Response:** Paragraph C(5)(e) will be revised to refer to Section 07920 Part 2 - Products rather than Section 32. A revised specification section will be issued with Bid Addendum #3.

#93) CTG - Confirm the location for the "armored joint" at the drive aisles since they are not specifically identified as construction joints on Sheets S-101A and S-101B. Should armored joints be installed along the heavy dark lines around the perimeter of the drive aisles per Detail 1/S-301.

- **Response:** Armored joints to be installed at construction joints as indicated by title, size of pours and location of construction joints is a means and methods question. Drive aisles are indicated by hatched areas on S-101A & S-101B per note 13.
- **RTG** - Contractor pour layout should minimize the number of joints.

#94) CTG - Confirm that an "armored joint" is to be installed at the bottom of both new ramps per Detail 1/S-302, instead of a 1/2" isolation joint per A3/A-402.

- **Response:** Installed armored joint per detail 1 on S-302
- **RTG:** Contractor pour layout should minimize the number of joints.

#95) CTG - Provide a detail for the steel beam (W21 x 44) connection to HSS 12 x 12 x 1/4 /BP1 columns along column line W.2 coordinated with the girder connections.

- **Response:** Provide (4) bolt minimum connection w/ 3/4" dia. A325 bolt for W21 to HSS 12x12. See revised sheet S-401 detail 14 as part of Bid Addendum #3.

#96) CTG - Provide a steel column schedule with base plate and anchor bolt designation.

- **Response:** See plans for column size and baseplate requirements.

#97) CTG - Confirm that all tiltwall panels are single layer rebar reinforced per details 10, 11 & 12/S-601. Also, provide a panel location, if applicable, for details 1, 2, & 3 /S-601.

- **Response:** Panels are single layer reinforced typically, see panel reinforcing elevations for exceptions. Utilize details 1, 2, & 3 on sheet S-601 where multiple layers of reinforcing are provided.

#98) CTG - Provide clarification and guidance as to the existing tiltwall panel attachments on either side of the new openings shown on Sheet S-503, since 7/S-601 shows #5 bar cast in each panel. Are these bars existing and should they be located prior to installing the steel plates? If these bars are not existing, how should the attachment plates be installed?

- **Response:** #5 bars to be removed. Additional bars are not required. See revised sheet S-601 detail 7 as part of Bid Addendum #3.

#99) CTG - Confirm that there are only 2 locations for the panel joint attachments (Panel E1 to E2 & Panel W19 to W20) as shown on 3/S-502 and 1/S-504.

- **Response:** Confirmed. Provide panel joint attachments as shown on the panel elevations.

#100) CTG - Provide steel roof opening frame design and location if required for the restroom fan (EF-101) and the hydrogen removal fan (EF-H2) since they are not shown on Sheet S-201A.

- **Response:** Provide roof opening framing per detail 3 on sheet S-401, typical.

#101) CTG - Confirm that the masonry block shall be normal weight locally available complying with ASTM C90 (2000 psi). Also, confirm that the outside corners are to be bullnose profile.

- **Response:** Structurally acceptable to use F'M = 2,000 psi per revised sheet S-002. Provide bullnose corners as indicated in the drawings. See revised sheet S-002 as part of Bid Addendum #3.

#102) CTG - Is it acceptable to use fly ash for the footings, slab on grade and tiltwall panels, since Sheet S-001 in the concrete spec, Item 3 – Normal Weight Concrete fly ash is specified implying that it can be used, whereas Section 03300 Paragraph 2.03(B) specifies fly ash is "not permitted except at pavement"?

- **Response:** No fly ash for the footings, slab on grade, or the tilt panels. Please provide alternate price to use fly ash for the footings, slab on grade, and tilt wall panels.

103#103) CTG - Is it acceptable to use fly ash for the concrete pavement, since Section 02520 does not mention fly ash although Paragraph B (1) and (2) specifies a minimum cement content of 658 lbs per cubic yard?

- **Response:** Acceptable to use fly ash in the concrete pavement. Please provide alternate price to use fly ash for the footings, slab on grade, and tilt wall panels.

#104) CTG - It is indicated on E-001 line item 28 "... in general all conduit shall be concealed except in mechanical areas or similar unfinished areas or as noted." With this taken into account, what provisions are accepted for the surface wall mounted items like the dock leveler areas? These are all surface mounted less than 10'

AFF. Please confirm that EMT surface mounted is acceptable.

- **Response:** The warehouse space is considered "unfinished space" with regard to exposed conduit requirements. Surface mounted EMT is acceptable in these areas. This construction method matches existing means and methods used in the existing warehouse areas.

#105) CTG - E-101 can the requirements of note E12 be defined further? Specifically, the control cables and connectivity between the control panel and the remote speed control panel. Expect the cables will be required to be in conduit, size of conduit needs to be defined to ensure accuracy.

- **Response:** For pricing provide 1" pathways with pull string. Low voltage cabling will be installed by others. Exact size and configuration of conduits/junction boxes shall be coordinated with equipment vendor prior to rough in..

#106) CTG - E-501 Define the requirements of the master lighting control panel. The only detail found was related to the L2-HD2 relay. If the lighting control panel should not be there, please delete the requirement.

- **Response:** Provide a new lighting control panel, to match existing, for exterior lighting circuits only. All other warehouse lighting is NOT intended to be controlled via lighting control system.

#107) CTG - E-501 where is the existing wattstopper building management system in the existing building? Requirement to go to the BMS was noted on the riser.

- **Response:** The only information that BNK has is based on PDF versions of previous drawings for which we cannot attest to the accuracy or scale from which dimensions would be pulled. Based on rough scaling from these plans, it appears that the existing LCP is located approximately 2300 feet using perpendicular routing in the existing warehouse. Contractor shall include pricing for up to 2400 distance in base price and give a per foot adder/deduct for any variation in length once the awarded contractor can determine exact routing in the field.

#108) CTG - E-002-6 shows a disconnect at the dock door, however there is no circuit providing power to the dock door to this disconnect and the notes on E-101 and E102 do not show a circuit. The two notes associated with the dock doors do not match detail 6. It more closely resembles detail 2. Which detail is accurate for the requirement? Are all items to be imbedded in the tilt wall?

- **Response:** Circuits to Junction Boxes on power plans are intended to be for the disconnects. Disconnect symbols not shown due to scaling/printing considerations. All details provided and shown on plans are from previous build out and were used to build existing space. Any discrepancies in details and information will need to be coordinated in the field with the owner prior to rough in. A full set of drawings is available for physical review in our office. Please contact Patricia Parks (pparks@roomstogo.com) for scheduling an appointment.

#109) CTG - Provide a dimensionally accurate plan showing the location of the existing fire alarm control panel (FACP) and the tie-in point so a correct price can be established for the extension of the fire alarm system. Alternatively, provide the linear foot of conduit and wire that should be included in the base bid to extend the existing system to the new expansion.

- **Response:** The only information that BNK has is based on PDF versions of previous drawings for which we cannot attest to the accuracy or scale from which dimensions would be pulled. Based on rough scaling from these plans, it appears that the existing FACP is located approximately 2300 feet using perpendicular routing in the existing warehouse. Contractor shall include pricing for up to 2400 distance in base price and give a per foot adder/deduct for any variation in length once the awarded contractor can determine exact routing in the field.

#110) CTG - Confirm that the existing fire alarm control panel and communicator will not support the expansion and provide guidance as to upgrading the system as required to meet the AHJ's requirements. Note: The fire alarm vendor that installed the current system advised us late today that this upgrade is necessary since the existing will not support the expansion.

- **Response:** Exact means/methods and configuration of exact equipment to be determined by the Fire Alarm contractor. Provide pricing options for:
 - a) Upgrading the existing FACP as required to support new devices in the expansion area.
 - b) Provide a standalone fire alarm system for the expansion area and monitored through/connected back to the existing FACP.

#111) Choate - The fire alarm vendor states that the existing system will need to be upgraded to a Silent Knight 6820 network system. This will give us the capability of adding another network panel in the addition to cover the devices. The original system was a Silent Knight 5820XL with two expansion loop cards for a total of four data loops on the existing system. We also needed four loops for the existing system due to the length of the wire runs. Does the existing system need to be upgraded to add a panel for the expansion?

- **Response:** Exact means/methods and configuration of exact equipment to be determined by the Fire Alarm contractor. Provide pricing options for:
 - a) Upgrading the existing FACP as required to support new devices in the expansion area.
 - b) Provide a standalone fire alarm system for the expansion area and monitored through/connected back to the existing FACP.

#112) CTG - Confirm that TPO roof walk pads (2 rows 30" wide) are required at all mechanical equipment including the fans (25) and roof hoods (8) since Sheet A-102 shows walk pads at only the 4 gas unit heaters.

- **Response:** Provide where indicated on sheet A-102 including roof top stairs per detail C2 on A-102. Also provide alternate pricing for walk pads (2 rows 30" wide) around all equipment.

Thanks,

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

Kyle Tuttle
Architectural Project Manager
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