



4519 Rhode Island Avenue Renovation Project Bid Questions/Answers as of 7/15/11

Q1. Who will handle acquiring building permits?

Response: The base building permit has been applied for and will be obtained and paid for by the Owner. All other permits required for the complete construction of this project are to be secured by the GC.

Q2. Who will be responsible for 3rd Party Inspections?

Response: If 3rd Party Inspections services are required, the Owner will be responsible for the cost of 3rd Party Inspection services.

Q3. What form will the construction contract take?

Response: The construction contract form will be an AIA standard document

Q4. What is the cutoff date for submitting questions?

Response: The cut of date is one (1) week before bid due date. All questions must be submitted by form of an email to rlipford@arelarchitects.com. All questions and responses will be posted on the Museum Board's website – http://www.pgaamcc.org/about/property_development/ Duplicate questions with a previous response will be ignored.

Q5. Is a Bid Bond required?

Response: Yes a Bid Bond is required

Q6. Gas connection/water connection demolition? A conflict between the General notes and the Mechanical Notes exist - clarify

Response: The mechanical plans, notes, specifications will take precedent over conflict that occur regarding the removal of meters or connections.

Q7. All of the Finishes are not specified on the Drawings, clarify

Response: See response to Q18 below

Q8. There is evidence of roof concerns, what is condition of and scope of the work for the roof?

Response: The roof damage/leaks have recently been repaired to prevent further damage to the building interior. The Museum Board's desire is to now have the entire roof replaced under this construction contract. See Addendum #2 which addresses this item.

Q9. There is no "basis for design" indicated for the Plumbing fixtures (P-1 thru P-5)

Response: Relative to the plumbing fixtures, the basis for design is "Kohler" for the urinals, water closets, and lavs, - use "Fiat" for the floor, mop sink.

Q10. Is there a bid form for this project?

Response: A bid form is provided and was issued during the pre-bid walkthrough

Q11. Is a Bond required on this project?

Response: Yes, a performance and payment bond (100%) is required on this project

Q12. Is the dishwasher Owner furnished or contractor?

Response: The dishwasher is to be furnished by the contractor. This item shall be equal and similar Bosch 24" Ascenta DLX undercounter – Stainless Steel. The Board is requiring that the Refrigerator also be included to be furnished and installed by the GC. This item shall be equal or similar to "Frigidaire – FFHS2611L (stainless steel)

Q13. Are there MBE requirements for this project?

Response: No

Q14. Casework Kitchen cabinets, please provide specifications

Response: See "Cabinet and Fixture" spec section on Sheet A.02

Q15. Confirm the Bid Due Date

Response: Bids are due July 29, 2011 no later than 2:00pm

Q16. Will the performance bond be due when the bids are due or after a GC is selected.

Response: Clear evidence of the Performance & Payment bonding availability must be provided along with your submitted bid. The selected GC will need to produce the required bond within two (2) days after being notified of the award.

Q17. A note is on the drawings about the removal of asbestos. Is there any asbestos, or lead in the building? If so please provide a report.

Response: To our knowledge there is no asbestos or lead in the building. There is no asbestos report to share.

Q18. Provide a Finish Schedule with colors and styles of Ceramic tile, resilient flooring, carpet and base.

Response: All colors and patterns will be selected during the submittal stages of this project. The selections will be made from manufacturers standard selection palettes. Ceramic tile (wall 4 ¼"x4 ¼") (floor 12"x12"), Carpet (allowance \$21 psy, installed)

Q19. Will Offices No.1, No.2, No.3 & Conference Room at the exterior walls receive 2" met studs and rigid insulation.

Response: Yes and the finish is to be GWB-PTD floor to underside of structure

Q20. The demolition plan does not show 3 windows to be cut in the new Offices, are we to cut out the wall to install new lintels and the three new windows?

Response: The existing walls will have to be cut to install the new windows. The window size (aluminum storefront 1-3/4"x4'1/2"- fixed, bronze finished) is 1'-6x4'-6 @ 2'6 above the fin floor with 1" thick insulated glass. A 6" steel lintel ¼"thick shall be provided.



Q21. Is there any roofing and flashing work needed to be done to the existing roof?

Response: Yes, an addendum (#2) will be posted regarding a comprehensive scope related to the roof on this project.

Q22. On Sheet A.05 there is a note 1.14, we could not find this note on the drawings, Please advise.

Response: This note relates to the two overhead doors in the rear (shaded wall opening as indicated)

Q23. Submittals – will they be required?

Response: Yes, submittals will be required on this project. Provide the Owner with the following:

- 1. Samples of the proposed materials, including manufacturer's available color, pattern range for the Board's (Owner) selection.*
- 2. Shop drawing of sufficient detail to show fabrication, installation, anchorages or the new work with other trades as applicable.*