



October 21, 2020

L'Dor Assisted Living Facility
RFI List #2 Response
Consigli Construction

1. 010001/1.36 indicates GC is to "provide security and facilities to protect Work and Owner's operations from unauthorized entry, vandalism, or theft." Confirm if site fencing to be locked during non-working hours along with appropriate site check-in procedures is adequate or if GC will be required to staff security personnel during non-working hours.
2. Will GC or Owner be responsible for the cost of temporary utilities during construction?
3. What is Owner's desired date for start of construction? If on or before January 1, should base price include necessary concrete additives for winter construction?
4. Structural sections indicate slab base to be "compacted granular matl - see geotech report." Please provide further information or geotechnical report.

The owner to provide GeoTech Report.

5. Section 074600/2.3 indicates paint finish of vinyl siding. Please confirm what siding or trim is to be painted and what will be furnished pre-finished in Owner-selected color(s).

Any exposed wood or metal materials not pre-finished are to be painted.

6. Provide detail and finish of roof parapet indicated on A4.

Parapet to be similar to A/A4 & C/A4

7. Section 220500/1.11-B indicates National Grid as gas utility company. Confirm Orange & Rockland will be gas utility company as reference elsewhere in the Project Manual.

Previously answered by M/E

Orange and Rockland will be the Utility Company.

8. Please confirm if PEX is acceptable for all aboveground water piping.

All piping materials approved by the local authority for the proposed use are acceptable.

9. If Sch 40 PVC is used for all above-ground sanitary and grease waste piping, is 10' of no-hub cast iron or a drain tempering valve required at dishwasher discharge?

Previously answered by M/E

10. Basement room name & #'s on the finish schedule do not match the drawing at multiple locations. Please advise.

Follow the room finish schedule for RoomNumbers.

11. There is a spec in the manual for rubber stair treads, but the drawing shows only carpet. Can we assume carpet for the landings and treads on the stairs?

Carpet for the landings and rubber stair treads and risers are acceptable.

12. The door schedule calls out door number 110 as a TYPE D10 door and also calls it a 45-minute fire-rated HM (hollow metal) door and frame but the elevation on the upper right side of the page calls this an aluminum door. Door number 232 is called out as All Aluminum but is also mentioned as 45-minute fire-rated door. If these doors are aluminum storefronts they cannot be fire-rated. Please advise.

The door & frame are hollow metal.

13. Please confirm if HM doors will require fire-rated glass and at which locations.

Fire-rated glass is required at all fire-rated doors with glass.

14. Please confirm if a card reading is required in the hall or COP.

Previously answered by M/E.

15. The specified elevator does not offer powder-coated panels. Please confirm if the owners would like a steel shell or laminate panel.

Plastic laminate panels.

16. Please provide specifications for site lighting (pole & head).

To be provided by Civil Engineer.

17. Please provide specifications for lighting control system and/or occupancy controls.

Previously answered by M/E.

18. E-501 calls for primary cables to be provided by the utility company. It is our understanding that the electrician must provide and install this. Please confirm.

19. E-401 shows telephone and cable work but E-001 does not show any underground utilities in reference to this work. Please advise.

20. Please confirm if the GC is in fact responsible for supplying, installing and/or wiring the BMS system.

Previously answered by M/E.

21. There are a number of unmarked branch ducts on the plans feeding SA Diffuser Type 1. Should we assume branch duct to be spiral type of size to match specified diffuser neck?

Correct.

22. Fire Sprinkler

a. There were no Fire Sprinkler plans provided, please provide

Performance Specification is provided.

23. Kitchen

a. Please provide the Food Service drawings & specs for this project. This way we can make sure our MEP price takes into account all the connection details (e.g. section 3.12 detail 4, "pipe relief valves to floor. Size and arrangements of pipe, traps, valves and fittings, as recommended by manufacturer of equipment")

Food Service Drawings by owner.

24. Roof

a. Drawing M103 - DF-1 and EF-1 are not shown on the roof drawings. Please add this to the roof drawings with all necessary flashing details.

Shown as above on M103. Refer to Arch Drawings for flashing details.

b. Drawing A3 - Please clarify the roof system and edge details for this dining/cafe area roof. In the manual it appears this is a stock 611 iso board, 1/2" recovery board and 60mil EPDM (in contrast to the top roof which is just the recovery board and EPDM). There are also no details on how this roof will drain. Please provide a roof drawing for the dining room section which will reflect the mechanical drawings, we also need the edge detail and drainage plan for this section.

See revised roof plan on SK1.

c. Recovery board installation - refer to below screenshot from the manual. Is the board to be both adhered AND fastened? If the recovery board can be fastened, we would only need adhesive for the membrane. Same goes for the dining/cafe roof, we could fasten through the board and all iso as well.

Recovery board can be fastened and the roof membrane can be adhered as per manufacturers requirements.

25. Aluminum Doors and windows

a. Door No. 110 in the Schedule calls for H.M. Although in the elevation on the right it shows Aluminum, please specify which it should be.

Door 110 is a hollow metal door as described in the Door Types. The frame is hollow metal and should look like frame elevation for Door 110.

b. Door No. 232 noted in the schedule as 45 MIN fire rated door. Typically fire rated frames are spec'd as metal. Please confirm if these are to remain Aluminum, or should be priced as Metal?

Door 232 to be aluminum door with aluminum frame, no rating.

c. Doors 117-120; the schedule calls for 117,119 to be AL-1 (exterior - 7'10"H and 1' insulated glass) and 118,120 to be AL-2 (Interior - 7'H and 1/4" Glass). However, on the floor plan 120 is exterior off the Balcony. should it match 119?

Yes it should match 119.

d. Door 118 is called for as AL-2 (interior door). Typically the 2 sets of vestibule doors are both exterior doors. Please confirm is we should bid 118 as AL-2 or as AL-1 to match 119.

AL-2 is 7'-0" H, see door type elevations.

e. For the interior Windows #1 (slider) and #2 (Fixed) the material calls for WD -Please clarify if this should be an Aluminum frame (storefront type) and wood trim around that for the look, or should the window be in an all wood frame with no aluminum?

All wood frame.

26. Exterior Windows

a. Can we price an as-alternate brand such as Pella Encompass, or Stergis?

Yes.

27. Updated MEP Plans

a. It seems like the updated MEPs sent have no changes on them from the original plans that were sent. attached the layover for your convenience. Please let me know if there is something different that we should be bidding.

Drawings date 9-18-20 and updated drawings in this repsonse are the current drawings.

28. Specifications mention installation of expansion loops as shown on the drawings. Plumbing and HVAC drawings do not show expansion loops. Are there revised drawings or expansion loops are not to be included?

See updated drawings revised 10-21-20.

29. Condensate lines are not shown on the drawings. Detail 7 / M501 shows how the condensate lines are to be installed on the fan coils. However, drawings do not show layout and pipe sizing for the HVAC condensate lines. Please clarify.

See updated drawings revised 10-21-20.

30. Drawing A2:

a. Cabinets are shown in the Kitchen (113), Med Room (124). Need elevations/ layouts. We know that cabinets, countertops are specified in specification section 101005.

No cabinets or countertops requires in scope of work.

b. Any cabinets or shelves in Pantry (115)?

Adjustable wire shelving on three (3) sides.

c. We are assuming the Freezer and Cooler walls by Work Room (115) and all Kitchen Equipment will be supplied and installed by others.

That is correct.

31. A14 and A15 Reflected Ceiling Plans: shows ceiling areas with two elevations, one for the gypsum board, one for the acoustical ceilings. Are the spaces in between soffits or the acoustical ceilings hung as clouds, with no sides transitioning to the gypsum board ceilings above? Please provide detail.

GB-1/PGB – as an example, GB-1/PGB-3 means a double ceiling with GB-1 over PGB-3 at the elevations indicated. Where there is a 2" change between the ACT HT. & PGB-3 there should be a 2" vertical piece of PGB.

32. Please confirm if general contractor bids can be submitted electronically via e-mail. If so, please confirm the e-mail address.

33. Is there a bid form available?

34. Please confirm this project is fully taxable on labor and materials and not subject to capital improvement tax; taxable on materials only.

35. The reflected ceiling plans show there to be drywall ceilings above the ACT ceilings in the corridors. There is no detail at the perimeter of the ACT grid that indicates whether there is a drywall soffit that boxes in the ACT in the corridors. Please advise if the ACT in the corridors is to have a floating appearance with specialty trim or if there are to be soffits to box in the ACT that is 1' -0" below the drywall ceilings.

The corridors should be double ceilings with the upper ceiling part of a fire rated ceiling assembly. The lower ceiling is either ACT or PGB. Where there is ACT next to PGB the ACT should be 2" higher. There should be a vertical piece of PGB where the ceiling finish changes to fill in the 2" gap.

36. Drawing All shows door #110 in elevation view as being door type AL-2 within an aluminum frame. However, the door schedule shows door #110 as being hollow metal in a hollow metal frame. Please advise.

Door 110 is a hollow medal door as described in the Door Types. The frame is hollow metal and should look like frame elevation for Door 110.

37. Are there plans available of the existing building that is to be demolished as part of this project?

a. Has a hazardous materials survey been completed?

38. Details on Drawing ST2 note to refer to the Geotech Report. Please provide.

The owner to provide GeoTech Report.

39. In the sleeping rooms the spec sheet 096816-1 is calling for CPT1 but on the room finish schedule #D it shows LVPI-which one is correct?

LVP1 is correct.

40. The carpet spec sheet 096816-1 indicates CPT2 for common areas and stairs but which carpet is going into the individual rooms that call for carpet?

Carpet will not be installed in bedrooms. All other carpet areas will be CPT1.

41. Door Schedule Sheet All; Door #232 is called out as an aluminum door and frame type AL-1, but also states it is required to be 45 minute rated. Aluminum is not a rated material. If this opening is required to be rated it will likely have to be hollow metal or a heat barrier/fire framing system (like that provided by TGP / Aluflam / Safti First). Please clarify if a rating is required and what material should be used for this opening.

Aluminum Door and Aluminum Frame, no rating.

42. Revised door hardware spec 087100 issued on 10/8/2020 ends after door hardware set 22. Door 120 and 232 door hardware sets are not included. Drawing All notes door 120 to have hardware set 25 and door 232 to have hardware set 23. Please advise.

Door 120 & 232 should have hardware sets that are the same as door 119.

43. Glazing spec 088000 does not provide a make-up for the insulating glass to be used at the exterior storefronts and doors. Please provide.

Storefront glazing to be 1" temp. insulated glass.

44. Drawing A4 notes the pitch of the front porch as 6:12, whereas, drawing A8 notes 3:12. Please confirm the pitch of the front porch roof.

The pitch is 3:12.

45. Cut sections and elevations only note gutters at the front porch. Please confirm this is the design intent.

There will also be gutters at the edge of the dining room roof.

46. Laundry Room 210 does not depict any washing machines. Please confirm if any are required in this room.

All laundry equipment will be by owner.

47. First Floor Plan depicts a Kitchen with Freezer and Cooler. Please confirm the food service package is by the Owner.

Food service package is by owner.

48. There are no details for the proposed water service hot box. Please provide.

Site Engineer to answer

49. What is the size of the existing watermain?

Site Engineer to answer.

50. There are mail cubbies shown in Lounge 131 on the First Floor Plan. Please confirm if this is supplied by the Owner. If the cubbies are to be by the Contractor, please provide additional information and details.

G.C. to provide \$3,000 allowance to furnish and install mailroom cubbies.

51. Specification section 101005 - Miscellaneous Specialties notes cabinets. Please provide a kitchen layout and elevation.

Not required in scope.

52. Specification section 230516 mentions the installation of expansion loops, however, the plumbing or mechanical drawings do not appear to show expansion loops. Please advise if these are necessary.

See revised M202 & M203.

53. Interior Wood Trim Types on drawing A12 mentions cove moulding, however, it does not appear to be detail in the drawings or specifications. Is cove moulding required, and if so where?

There is no cove molding for the project.

54. The Electrical plans show a new 300KW, 1000 AMP generator on plan E-501. Is there a specific make or model generator the engineer is looking for? There is a big cost difference between generator models.

[M/E: Per the specifications, Caterpillar is the design make, but Cummins, Generac, and Kohler are acceptable alternates as well.]

a. Is there a generator annunciator to be located in the building?

[M/E: Per spec section 263213-2.2(H)(1), provide a generator annunciator panel at Aide Station 122. Also note the requirement for a remote shutdown switch per section 2.1(D)(2).]

b. Typically there needs to be additional underground power & specialty control conduits from the generator into the building. No additional conduits are shown on the site plan E-001 or riser E-501. Are any additional conduits required or should we exclude them for bid leveling purposes?

[M/E: Spec section 263213-3.2(A) identifies the required control wiring. Contractor to provide additional conduit(s) as necessary to accomplish this. This will be added on a forthcoming addendum for clarification.]

55. Electrical Plan E-501, Detail #1 calls for the Electrical Contractor to provide a 4" empty conduit from the Utility Pole to the new transformer. This detail notes that the utility company will provide their Primary High Voltage Power Cable in this empty conduit. However a conflicting Detail #3 on E-602 seems to imply that the contractor is meant to supply and install this Primary Power Cable and run it all the way from the top of the existing utility pole, through the new underground conduits and into the new utility transformer. The answer to this is important as this cable is expensive and the length of cable from the top of the utility pole to the new transformer exceeds approximately 800 feet.

[M/E: Per response to a previous RFI, primary cables are to be provided by the electrical contractor. This will be clarified on a forthcoming addendum.]

56. Electrical plan E-601 Fire Alarm Block Diagram Note C, calls for a fire alarm "mini-horn" in each apartment. No fire alarm mini-horns are shown on the

floorplans – however a sounding base is included in each apartment. Does this sounding base meet the requirement for a horn – or does a separate physical horn need to be installed in each apartment?

[M/E: Mini-horns are not required in apartments. This will be deleted from the fire alarm diagram in a forthcoming addendum.]