DATE: February 5, 2020
TO: Potential Respondents
FROM: Elaine Robbins – Construction Solicitation Coordinator
SUBJECT: Questions #1
RFCSP769-20-10311ER
Maple Residence Hall Interior Renovation

This document is being issued to answer questions that have been submitted as follows:

1) Is there a fee for campus parking permits?

**ANSWER:** There is not a fee for campus parking permits. But the number of permits requested will need to be submitted to UNT’s project manager so permits can be provided. There will be a staging area and limited parking in Lot 23 which is directly south side of Maple Hall. Limited offloading will be on Maple in front of hall main entrance. Lot 35 near Apogee Stadium will be used for the majority of construction workers.

2) Demolition Note 2 – is Contractor to carry floor adhesive abatement scope?

**ANSWER:** All asbestos abatement is to be carried by General Contractor. Air monitoring will be provided through UNT.

3) Abatement – is the floor adhesive the only abatement required?

**ANSWER:** See Asbestos Survey already posted. Abatement contractor should drill plaster in bathroom for robe hook attachment also. The floor mastic under VCT in the rooms is the majority of the abatement that is required. The abatement contractor should also do all demo in Laundry when removing floor, walls, and ceiling material. The mastic holding the 12” x 12” ceiling tile to the plaster ceiling should be treated as positive. An internal meeting is planned to review report. Any new information found will be forwarded.

4) Demolition Note 24 – Door grille repair if needed: Will a quantity be given to be used for bidding purposes? Can a photo be provided?

**ANSWER:** This is typically minimal work. Entrance doors all have new grills to be removed before refinishing doors. The bathroom and approximately 3 doors per corridor have the old grill which is to be cleaned and painted to match color of new grill in room door.

5) Demolition Note 23 – Blinds: Is there any requirement for furnish or install blinds?

**ANSWER:** General Contractor should carry labor to remove existing blinds and associated hooks, holders, and brackets from window and trim and dispose of properly.
6) Specification 23 09 93 – HVAC Controls: Please provide manufacturer/contractor of existing system.

**ANSWER:** Contractor for recent AHU replacement was: Entech, Dan Ivey (dan.ivey@entechsales.com) 214-802-5076.

7) Specification 28 46 00 – Will fire alarm and smoke detector scope be included in this contract?

**ANSWER:** Other than Laundry and public restrooms, devices are to be bagged or taped off to prevent paint or dust on or in the device. Removal of devices in laundry and public restrooms will be furnished by UNT. Any camera monitoring device removal will also be by UNT.

8) Specification 28 46 00 – Is scope for fire alarm and smoke detectors for full installation or replacement?

**ANSWER:** Other than Laundry and public restrooms, devices are to be bagged or taped off to prevent paint or dust on or in the device. Removal of devices in laundry and public restrooms will be furnished by UNT. Any camera monitoring device removal will also be by UNT.

The existing alarm system is anticipated to be placed in test for construction. No occupants are scheduled to reside in the building during construction.

9) Specification 28 46 00 – Please provide manufacturer/installer of existing system. Is this Simplex as indicated as used for design basis?

**ANSWER:** Within the Project, no fire alarm panel work is expected. Please note that UNT ONLY accepts Notifier as fire control panel/system.

10) Construction Note 11 – Millwork hardware replacement: Will a quantity be given to be used for bidding purposes? Can a photo be provided?

**ANSWER:** Millwork hardware to be removed for refinishing then reinstalled after refinishing.

11) Are the majority of room walls and ceilings plaster?

**ANSWER:** Yes, the majority of the walls and ceilings are plaster. Room bathrooms have tile floors and ½ up wall.

12) Will all patches require a plaster product patch?

**ANSWER:** There will be some wall patching, mostly at bottom of bathroom doors. Caulking is acceptable in most cases.
13) Can information be given about the fire sprinkler modifications required? Photos of heads, rise, capacity remaining.

**ANSWER:** It is anticipated that the only modifications to the fire sprinkler system will be in Laundry and the public restrooms. The Maple Hall sprinkler system is under warranty. All sprinkler work has to go through Mid-South Fire Solutions for warranty to stay intact. Mid-South Fire Solutions has shop drawings and has been on the site in Laundry and public restrooms and is aware of the scope of work.

Also, as state previously:
--No fire alarm panel work is expected. UNT Only accepts Notifier as fire control panel/system
--The smoke and alarm devices will be bagged by GC, (taped, wrapped) to prevent dust and paint during construction from contacting the device.
--The existing alarm system is anticipated to be placed in test for construction. No occupants are scheduled to reside in the building during construction.

14) P1.03 Note 1 – Please provide photos of water closet and hardware to be rebuilt.

**ANSWER:** All water closets must be removed and receive rebuilt kit, new seal, bots and bolt covers and reinstalled. GC is to alert UNT if anything is found to be cracked or broken.

15) **CLARIFICATION:**
Room entrance door hardware will not be replaced. UNT will provide removal and storage of room entrance door hardware. After project completes, UNT will provide room door entrance hardware installation and some assistance to the contractor to reinstall bathroom door hardware. However, the majority of removing and reinstalling bath door hardware is in General Contractor’s scope.

16) Door #102 which is aluminum frame and door is tagged with note 8 in the door schedule which calls for it to be 1hr rated. You cannot achieve a 1hr rating with aluminum frames and doors including the adjacent window frames. Should we bid the frames to be hollow metal and the door to be wood with 1” fire glass to get the 1hr rating in lieu of the aluminum storefront? Should we also bid the 2 windows with hollow metal frames and ¼” fire glass as well?

**ANSWER:** The authority of jurisdiction (AHI) allows the assembly to be non-rated provided that fire sprinkler heads are placed at 2'-0” on center along the length of the opening. The one-hour designation shall be removed from the door schedule for Door 102, SKA-XX shows additional fire sprinkler heads along the openings. Previous responses directed that all fire sprinkler work shall be done by Mid-South Fire Solutions.

17) Please verify if fire sprinkler head layout on plan sheet A-3.04 RCP is to be followed. Plan depicts 13 fire sprinklers in Laundry C 128 reflected ceiling plan.

**ANSWER:** Please refer SKA-01 for additional heads. Final layout will be by Mid-South Fire Solutions.

18) Demolition & Preparation Note 2 indicated throughout sheets A3.01, A3.02, A3.03, and A3.06 varies from abatement report findings for floor adhesives. Please confirm Contractor is to abate asbestos containing floor adhesive at all locations where Demolition & Preparation Note 2 is shown throughout the architectural drawings.
ANSWER: The contractor is to abate asbestos containing floor adhesive at all locations indicated on referenced sheets.

19) Demolition & Preparation Note 7 indicates to prepare doors and frames as required to provide suitable condition for new paint or finish. Please confirm that room doors and restroom doors receiving ST1 and ST2 are to be sanded raw prior to refinishing. Please confirm that existing layers of paint are to be scraped from room door frames and restroom door frames prior to receiving Sherwin Williams Macropoxy paint. Also, during the site walk, water damage was observed at restroom door frames. Please advise if contractor is to include bondo repair of restroom door frames in addition to removing existing layers of paint.

ANSWER:
- The room entry doors are to be sanded to bare wood so that the door will receive the new darker stain in a consistent manner.
- Room entry frames, bathroom door frames, and hallway door frames are to be scraped and sanded sufficient to receive an even, smooth finish.
- Frames are to be repaired as needed. Provide for light “Bondo” work on 10% of all frames.

20) Demolition & Preparation Note 4 indicates to prepare the interior and exterior millwork surfaces as required to provide suitable condition for new stain. Please confirm that millwork doors are to be sanded raw prior to receiving new stain.

ANSWER: Sand millwork sufficiently to accept new stain. Sanding every door to bare wood is not anticipated. On previous project, the interior of the built-in was cleaned, stained, and sealed. Limited time was spent on the interior when compared to the exterior. Client expectation is this millwork will not be perfect, but cleaned and refreshed.

21) Based on contractor’s prior observation of existing conditions during work within Maple Hall, please confirm that flanges, plumbing accessories, and anchor bolts will need to be replaced in all water closets in addition to Sloan Rebuilding Kit due to the existing mounting method.

ANSWER: Flange is not anticipated to be replaced but ALL water closets Will need new wax seals, anchor bolts, and rebuild kits.

22) Demolition & Preparation Note 17 indicates to salvage and protect door, frame, and hardware for re-use and storage. In contractor’s previous experience with Maple Hall renovations, removal and installation of door hardware was completed by Owner. Please confirm Owner will remove, store, and reinstall door hardware to all resident rooms.

ANSWER: Owner will remove, label, and re-install resident entry room door hardware. Contractor is responsible for removing, storing and re-installing millwork and bathroom door hardware. Coordinate the bathroom door hardware re-installation with Owner.
23) Demolition & Preparation Note 24 indicates to clean or repair existing door grilles if needed. During previous renovations of Maple Hall, it was required by the Owner that restroom door grilles were spray painted to match existing door grilles in resident room entry door. Please advise if the contractor is to include spray painting existing restroom door grilles to match existing entry door grilles in addition to cleaning and repairing.

ANSWER: Existing door grilles in bathroom, original to building and that do not match entry door louver, are to be cleaned and sprayed with paint to match existing door louver color. Contractor is to price painting of all grilles in bathroom doors.

24) Demolition & Preparation Note 1 indicates to remove all floor finishes and adhesive. However, Demolition & Preparation Note 15 indicated to patch repair and texture floor as required to match existing. Both notes are indicated in Detail 1 on A3.06 for the lobby restrooms. Please advise which note is to be followed.

ANSWER:
- The intent of Note 1 is to remove the existing floor finish and adhesive.
- The intent of Note 15 is to patch as necessary the concrete slab such that any deficiencies do not “telegraph” through the new epoxy floor finish.

25) Detail 1 on A3.06 indicates to install floor finish F3 Patcraft Century Color “Pop” in the north lobby restroom. Please advise if carpet is desired finish. If not, please advise on correct floor finish required at this location.

ANSWER: Floor finish tag in north public restroom is incorrect. It should be “F4” in lieu of “F3”.

26) Please confirm that all rooms on levels 1 & 2 will be vacant for the duration of the project.

ANSWER: Yes, the hall will be unoccupied.

27) Please provide a room type designation to room C120 or advise on the finishes it is to receive.

ANSWER: The extent of work C119 and C120 is limited to the direction given in the notes provided on A-2.01. The interior of the room does not receive new finishes.

28) Is it acceptable for contractor to use rooms C101 and C129 for temporary storage for duration of project?

ANSWER: C101 shall be used for the contractor’s office and temporary staging. Floor protection must be used. Staging will also occur in Parking lot on south side of Maple Hall. C129 will not be available for contractor use.
29) Please advise if Construction Note 7 is intended to be shown at Solid Surface Countertop locations in Triple occupancy rooms.

**ANSWER:** In 6/A-3.02, Construction Note 7 that is pointing to the solid surface work surfaces can be disregarded.

30) Please explain Owner’s preferred method of patching holes left by towel bars in existing tile walls in accordance with Demolition & Preparation Note #10.

**ANSWER:** A shrink-free spackling or similar material.

31) Detail 1 & Elevations 4, 5, and 6 on A3.06 indicate to install item B (Napkin Disposal), however, this item is not listed within the toilet accessories specification Section. Please advise if napkin disposal is Owner furnished or Contractor furnished. If CFCI, please provide specifications.

**ANSWER:** Napkin disposal receptacle is to be contractor removed and contractor re-installed.

32) Section 4 on A3.05 indicates callout of detail 12/A8.05, which does not exist. Please advise on correct detail reference.

**ANSWER:** Revised 12/A8.05 to 12/A3.05

33) Please advise where detail 12 and 13 on A3.05 are to be installed. Please clarify extent of stainless steel finish piece shown on these details. Please provide further detail for installation of new concrete associated with ADA ramp.

**ANSWER:** Detail 12/A3.05 is the detail on the south side of the ramp and 13/A3.05 is the detail on the north side of the ramp. Refer to S2.01, S3.01, and S3.02 for the details on the ramp. Please see SKA-02 for extent of stainless steel.

34) Please quantify the amount of existing firewall damage needing repair indicated in General Note 6 on DM1.01 or provide allowance amount desired by Owner to be carried by Contractor for this scope of work.

**ANSWER:** The known penetrations through a firewall potentially needing repair are indicated by keynotes 4 and 5 on 1/DM1.02 and keynote 15 on DP1.04. Any penetration into a corridor shall be treated with appropriate penetration firestopping.

35) Please quantify the amount of penetrations & existing ductwork damage needing repair indicated in General Notes 4 and 5 or provide allowance amount desired by Owner to be carried by Contractor for these scopes of work.

**ANSWER:** There is not any existing ductwork anticipated to be repaired. The only existing ductwork within disturbed areas is in Laundry and it is being removed. The known penetrations through a wall potentially needing repair are indicated by keynotes 4 and 5 on 1/DM1.02 and keynote 15 on DP1.04.
36) Please confirm if any surface leading to exterior brick surface at exhaust duct locations contains ACM and will need abatement.

**ANSWER:** All demolition work within Laundry, including exterior wall penetrations, is to be done by the abatement contractor. The attached report shows the brick does not contain ACM. Further testing will be done as required.

37) Notes by Symbol #3 on sheet E1.03 indicate surface mount lights for hard ceilings at lobby restrooms and laundry area. Architectural plans require lay-in ceilings at these locations. Please advise which sheet is to be followed.

**ANSWER:** Contractor shall install Type B fixture into lay in ceiling. NO mounting kit required.

38) Are security, AV, and telecommunication scopes to be performed by Contractor or Owner?

**ANSWER:** Fire alarm removal and camera removal, if needed, will be performed by Owner. The new location of Door 101 will require coordination but contractor is to remove and re-install all circuitry removed from the existing door to the new location.

39) Note 6 on Drawing E1.02: Please confirm wiring for auto access & push plate new electric door operators is to be surface mounted. Do these rooms need security card swipes as well at the push plate?

**ANSWER:** Current wiring is above ceiling. Electric strike wiring is in door frame. To be clear each ADA door is to receive:
- LCN 4642 CLOSER
- New electric strike
- 1 Receiver
- 2 clicker openers (frequency should be ordered so a clicker does not operate more than one (1) door)
- No security cards are needed

40) Where does the gas main (General Note 4 on M1.01) exist? Crawl space or above ceiling? Where does this main get capped? If it penetrates through slab and we are to remove piping, how are we to patch the slab?

**ANSWER:** See DP1.01, P1.03 and P2.01 for all Gas information. All floor repairs shall be coordinated with Architect and Facility for preparation for new flooring.

41) Note 3: To what extent does the shower drain need to be checked? Camera/snake/pour water down the drain?

**ANSWER:** The drain trim will need to be removed and then re-installed after bath refinish project. Contractor shall verify all drains are free flowing before final inspection will be approved.
42) Sheet P1.04 Note 4 and Sheet P3.01 type L1 says existing shower mixing valve is to be re-installed: Note 3 on DP1.03 says existing shower mixing valve is to remain. Please confirm Note 3 on DP1.03 is to be followed typical.

ANSWER: All Mixing Valves shall remain in place, do not remove. Only trim shall be removed, cleaned and replaced.

43) Where the lint trap pad, and the housing pad for the condensing unit are being installed, landscaping will be disturbed. What (if any) is the landscape repair required around the new installations?

ANSWER: There may be decomposed granite that will need to be removed and then placed back.

44) Please provide specification information for the tile that is to be used for replacing damaged tiles.

ANSWER: It is believed this question is being asked in regards to Demolition and Preparation Note 15. As stated in an earlier response above:

- The intent of Demolition and Preparation Note 1 is to remove the existing floor finish and adhesive.
- The intent of Demolition and Preparation Note 15 is to patch as necessary the concrete slab such that any deficiencies do not “telegraph” through the new epoxy floor finish.
- If the question is being asked in regards to existing tile wainscot in residence bathrooms, it is not anticipated that any tiles are needing replacement.

45) Please provide specification information for grout in case of repairs due to damage to existing conditions.

ANSWER: Please refer to previous answer. With no tile replaced, there is not a need for a grout specification.

46) Please provide asbestos quantities as the asbestos survey does not provide this information for bidding purposes.

ANSWER:
Square footages of room
Public Restroom C103   165sf
Public Restroom C102    90sf
Laundry                   620sf

Square footage for floor finish (total less the lockers)
Double Occupancy       185sf
Triple Occupancy        265sf

Contractor is responsible for determining quantities.
On 11/11/2016, seven (7) bulk material samples were submitted by Larry Collamer of University of North Texas for asbestos analysis by PLM/DS. The PLM Detail Report is attached; additional information may be found therein. The results are summarized below:

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These samples were analyzed by layers. Quantification, unless otherwise noted, is performed by calibrated visual estimate. The test report shall not be reproduced, except in full, without written approval of the laboratory. The results relate only to the items tested. These test results do not imply endorsement by NVLAP or any agency of the U.S. Government. Accredited by the National Voluntary Laboratory Accreditation Program for Bulk Asbestos Fiber Analysis under Lab Code 102056-0.

Analyst(s): Willie Pruitt
Lab Manager: Heather Lopez
Lab Director: Bruce Crabb

Thank you for choosing Moody Labs
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