

2016.01.07

3300 W Broad St - Supplemental Information

Division 2 – Sitework

1. Is there a plan for the front and rear planting beds such as raised beds? Or is the plan to simply remove the grass or asphalt and replace with annuals? Are there any plans for an irrigation system at planting beds? **These will be low beds. Grass (or asphalt at the rear) should be removed as necessary and graded to drain away from building. Owner will provide and install topsoil and plants.**
2. Is any exterior concrete work at door 139 necessary as there is a slight step down at exterior side of door and the sidewalk has a settlement crack? **Grind down lip at door threshold to be even with interior finished floor level and cover with accessible threshold. Sidewalk to remain as-is with cracks patched as required.**
3. There appears to be an underground tank at the rear parking area. Will the removal/backfill be handled by others? **Yes. It will be removed by Owner prior to start of work.**
4. Confirm the scope at exterior landing at door 101 is to extend 3' out from existing for full width. **Extend the full width of the existing step to +/- 3ft from main building plane to property line (do not encroach past property line, Owner to confirm extent of property).**

Division 5 – Steel

1. Note 10 for stair 2 at Rm 119 is noted as to remain concrete. Stair 2 is currently a wood stair. Should we anticipate having to remove and replace with a concrete metal pan stair or leave as is? **Leave as-is.**

Division 6 – Millwork & Cabinetry

1. Sheet A2.1 a. At Rm 136, what does the dashed line at east wall represent? **It indicates a bulkhead above at +/- 9'-0" AFF for overflow drain line (to be completed as part of roofing scope).** b. Advise if shelving or coat rack/shelf is needed in closets such as 124 & 148, etc? **No, to be furnished by Owner or tenant. Provide blocking in side and rear walls of Closet 148.** c. Note 12 : For the remaining unfinished structural/stair/rail work at room 145, should we figure that work will be completed by others? **Include separate/alternate cost for rebuilding the top 2 treads and reinstalling historical 2x4 handrail. Finish flooring for Studio 211, refinish of stair treads and addition of steel handrail to be included with base price.** d. Should the walls surrounding or adjacent to a service sink be covered with FRP? **Not at this time. Surrounding walls to receive water-resistant gypsum board with semi-gloss paint. Assume similar treatment at Classroom 103 sink and 2nd floor sink in corridor 204.**

Division 8 – Doors & Hardware

1. Confirm there is no work assoc with the existing overhead door other than paint it? **Correct. This needs to remain as-is per DHR documents.**
2. Door 137 is shown as (E) but the existing door swings in and the plans show swinging out. Please confirm the door is to swing out? **Door shall swing out. Patch/repair and repaint existing door and reconfigure existing hardware as required. Note that high and low dead bolts shall be removed and patched.**
3. Door 129 is shown as (E) but the existing door swings in the opposite direction of the plans. Should we change the door swing to match the plans? **No. Door shall remain as-is.**

Division 8 – Storefront, Glass & Glazing

1. Confirm transom glass is ¼” thick. **Correct, as noted in finish schedule.**
2. Sheet A4.2, should we figure transom glass installed with wood stops? Should the wood frame have faced applied 1x3 wood? **Refer to partition type 'C' for detail.**
3. Confirm entry hardware for storefront doors to include thumb turn locks? **Yes, except at panic hardware at door 139.**
4. Confirm door 121c should have a closer and push/pull hardware with the panic hardware? **Yes.**
5. Door 116 calls for SC WD but the door type is 'B' which is a storefront. Should door 116 be storefront? **Provide a full-lite solid core birch door within the storefront frame.**

Division 9 – Drywall and Metal Studs

1. Sheet A2.1 a. Studio 145 shows furring only on one wall (Plan south). The remaining (3) walls are CMU. Should these walls also be furred out (Partition Type E) or be painted CMU? **(3) walls shown as CMU should remain as CMU per DHR comments. The Studio above should be treated similarly. All walls shall be painted.** b. Gallery 139 shows Partition Type F on the Plan West wall, may Partition Type D1 be substituted? **The finished drywall face should align with the columns for a continuous surface, so the wall studs will not be tight against the existing wall as in D1, however, gypsum board is only required on the exposed face (Gallery side).** c. Does Note 5 in Gallery 140 apply to the room or the circle? **This should be keynote 6.**
2. Sheet A2.5 a. Many of the bricks at west wall at room 103 noted to be painted are in bad shape and replacements don't appear available due to their age. Should we figure replacing with a similar texture brick or will this work be completed by others? **These should be replaced with similar texture, and the entire wall painted.** b. Re: Note 1, should we figure point up of any divots in the existing parged masonry before painting or leave as-is? Cracks are likely not repairable **Point up divots and fill cracks prior to painting.**

Division 9 – Acoustical Ceilings

1. Sheet A2.4 a. Studio 145 is shown as 2x2 ACT tight to joist. Is it acceptable to lower a few inches to allow the ceiling to be assembled? **Provide gypsum board tight to structure in lieu of ACT.** b. Should a GWB light well be provided from roof level to the ACT in Studios 132 and 133 ? **Yes.** c. Please confirm ceiling material in Studio 211. **Provide gypsum board tight to structure.**

Division 9 – Flooring(All)

1. Sheet A2.1 a. Note 10 for Stair 119 states that existing concrete stair is to remain. If the existing wood stair is to remain, should we figure sanding the treads/risers or painting them? **The treads/risers can be left as-is with a thorough cleaning post-construction.** b. Note 11 states that the platform and ramp are to remain. Is this flooring to remain as is or receive any type of refinishing/urethane? **Patch small area at conveyor belt with salvaged material and leave as-is/unfinished. Refer to A1.1 for approximate extent of decking removal and wood to be salvaged.** Stair 119 is also the same wood flooring and should it also receive the same treatment as well? **These can remain as-is/unfinished with a thorough cleaning post-construction.**

2. Sheet A2.5 a. Provide floor finish at Storage 129, if any. **Epoxy coating EP-1.** Note the raised platform will likely be removed for new HWH and BFP. **Correct. Remove platform down to concrete.** b. Confirm the existing tile floor in Men 125 and Unisex 126 is to be demolished and replaced with the Epoxy Coating. **No work to floors in these rooms. Existing tile is to remain. In addition, continue new tile floor into Closet 124.**

Division 15 – Plumbing

1. Please advise if Studio 136 should have sink denoted as a type 2? **No sink required in Studio 136.**

Division 15 – HVAC

a. Confirm all the kitchen equipment and kitchen hood/MAUF is being provided by the kitchen equipment vendor. **Assume Contractor to provide for fully functional kitchen hood/MAUF, as well as rough-ins for equipment. Equipment to be provided by Owner, installed by Contractor.**