

ITB-23-19 Contractor Questions and Responses

	<u>Bidder Questions</u>	<u>Responses</u>
1	Is the intent to use the existing ventilation system for supply air? If so, is the contractor responsible for the controls, balance and outside air volume for the entire HVAC system under this project?	No. The existing air supply to the class rooms is not sufficient to meet the requirements of a child care facility. Modifying the existing HVAC system of the building, to provide the required ventilation, is beyond the scope of this project. The intent of the RFP is for the contractor to provide a stand alone ventilation system for the child care facility.
2	Is it acceptable to provide a stand alone HVAC system, such as an HRV to serve the new child daycare area?	Yes.
3	Could a new HRV system be installed above the ceiling of one of the classrooms with access through the ceiling?	We have no objection to that location, if there is enough space to meet all other requirements. These requirements and space are to be checked by the contractor.
4	There appears to only be steam heat available in the building. If a new standalone HRV system is installed, would an electric heating coil be acceptable?	Yes, if that method of heating ambient outdoor air meets the project needs for ventilation, that could be considered.
5	Will we have access to the B&G Club below the bathrooms? Ceiling access from below will be required for bathroom plumbing modifications.	Yes, with advance notice, access to the B&G club would be allowed.

6	<p>The concept floor plan included in the RFP appears to indicate where new interior walls are desired, however Classroom 3 currently has existing walls in the new wall configuration. Confirm Classroom 3's layout and if existing interior walls are to remain, to be removed, or what layout modifications are needed.</p>	<p>The Floor plan (Appendix A) in the RFP shows the current layout of the Classroom 3, including existing walls. Existing interior walls are to be removed. A single wall will be installed separating the room into two rooms of roughly equal proportion. Contractor to design orientation of new wall.</p>
7	<p>In the concept floor plan Restroom B is shown with a new wall constructed that subdivides the existing men's restroom to accommodate ADA and the scope of work indicates both Restrooms B and C to be upgraded for ADA. Site conditions reveal that the restrooms will need reconfiguring to address the lack of accessible routes, mounting heights, clearances, turning radius, and more. Confirm design team should redesign restrooms as required to accommodate ADA which may result in the loss of fixtures as well as walls and doors adjusted for the additional space required.</p>	<p>Confirmed.</p>
8	<p>There is an existing sink and casework located in the linear closet between Classrooms 1 and 2. We assume this closet is to remain however confirm if a new sink and casework is to be provided as part of this project.</p>	<p>No. Existing sink and cabinet to remain. Contractor provide hot and cold water to sink and functioning drain.</p>
9	<p>In general, it appears the design intent is for this interior renovation project to provide ADA compliance to its spaces. Confirm if all spaces are to provide ADA compliance or if the primary focus is for restroom facilities. Note that there currently is not an accessible route to this portion of the building. Please indicate the extent of ADA renovations.</p>	<p>There is an ADA-compliant accessway to the renovation area which is routed through the main level Building Department Offices to provide access to both children and adults who have disabilities. The extent of the ADA renovations is limited to compliance for the child care facilities class rooms and restrooms.</p>

10	The concept floor plan indicates both doors and door opening (no door panels) which differs from what's currently in the field. Confirm door scope for the project in terms of existing doors to remain, new doors to be provided, or if door openings (no panels) are desired for the project.	Door scope for the project is that existing doors and openings to remain except for changes required for walls to be removed and to provide ADA-compliant restroom doors.
11	How many children overall will the facility accommodate?	This is unknown/uncertain at this time. Intent is for the contractor to provide a design/build for the maximum number allowed by the existing square footage available.
12	What is the age range breakdown for each room?	This is unknown/uncertain at this time.
13	Please provide all available as-builts for the facility including Architecture, Mechanical, Electrical, Fire Protection, and Structural.	No as-builts available.
14	Will the project provide any furnishings or equipment?	No.
15	Can we get a TAB report for the existing system?	No TAB report will be made available. Ventilation testing (10/5/23) results for the renovation areas ONLY, are provided in cubic feet per minute (cf/m) as follows: Classroom 1 supply is 1125 cf/m, Classroom 2 supply is 202 cf/m, Classroom 3 supply is 119 cf/m. Restroom 1 (B on floor plan) exhaust is -35 cf/m, Restroom 2 (C on floor plan) exhaust is -27 cf/m (See also Question 1 above).

16	Please clarify desired Restroom 2 fixtures. Restroom 1 scope clearly indicates three new water closets, whereas Restroom 2 does not clearly defined new scope.	Contractor to design based on available space. At least 2 toilets and accompanying stalls are required in Restroom 2, one to be ADA-compliant.
17	Restroom 1 scope indicates the installation of a “sink vanity” salvaged from Restroom 2. Restroom 2 only has one wall-hung lavatory, Restroom 1 has two vanity cabinets with drop-in sinks. Is the intention to replace the two existing vanities in Restroom 1 with a wall-hung lavatory and an ADA lavatory? Please clarify.	Contractor to design based on available space. Restrooms to be remodeled so that they are functional and ADA-compliant. Number and type of sinks and toilets should meet requirements for a child care facility.
18	In order to calculate occupancy loads and determine both required air exchanges and ADA fixture requirements, we will need square footage for each of the areas in the space.	Classroom 1 is 770 sqft, Classroom 2 is 660 sqft, Classroom 3 is 660 sqft, Restroom 1 is 145 sqft, Restroom 2 is 153 sqft, Classroom 1 Closet is 16.5 sqft, Classroom 2 Closet is 105 sqft, Custodian Closet is 22 sqft, Storage Closet is 38 sqft. Total Area of Classrooms is 2,090 sqft. Total Area of Rooms is 2,569.5 sqft.
19	Restroom 1 scope indicates replacement pipe insulation for heating lines. Piping is currently capped and out of use, as the heating unit has been removed from the space. Does the owner wish to have a new heating unit installed? Please clarify.	No.
20	Classroom 2 has existing radiators. Scope indicates piping is to be covered to prevent burns, is radiator to be covered or replaced for the same purpose? Please clarify.	Yes, cover existing radiators to protect children from burns and install durable steam pipe insulation.

21	Restroom 2 demolition scope does not include demolition of existing water closet. Is intent to reinstall existing water closet or replace?	Remove and replace water closet.
22	Appendix A shows a wall in Restroom 1, a single water closet, and what appears to be a drop-in lavatory. Please clarify intended scope in Restroom 1.	Appendix A floor plan for restroom 1 is incomplete. Restroom 1 has (3) water closets and two lavatories (sinks and cabinets). Remove all. Contractor to design based on available space. Restrooms to be remodeled so that they are functional and ADA-compliant. Number and type of sinks and toilets should meet requirements for a child care facility.
23	The controls system for the AHU that serves the building is non-functional. Also, the outside air damper is manually completely shut and no way to monitor how much ventilation air is brought in. It appears that the scope of this project would not involve upgrading the air handling system of the entire building for the sake of this project. Therefore, is an independent ventilation system for the classrooms desired?	Yes. See Question 1 above.
24	For the restroom exhaust – please provide the following:	
	a. The amount of airflow recorded on the TAB report for the exhaust grilles	See attached spread sheet (Addendum Item 8.) of existing airflow in to class rooms and out of rest rooms.
	b. The information on the existing exhaust fan, i.e. model number and motor data. This will tell us if the existing fan is appropriate for the restroom renovations.	Existing restroom exhaust is powered by a fan located in the 2nd floor Air Handling Room (Air Handler 1). The Fan is a Trane brand Centrifugal Fan, size 15, type B1. Motor is a MagneTek Century 3 PH 3/4 hp motor, 1750 rpm, part 8-165071-01.
	c. Please provide as-builts for the restroom exhaust.	No as-builts available.

25	We need dimensions of the restrooms in order to determine whether or not there is enough room for ADA stall configuration.	Restroom 1 Dimensions (ft): 8.6 (north wall), 7.1 (south wall), 17.2 (west wall), 15.8 (east wall). Restroom 2: 9.3 (n), 5.8 (s), 21 (w), 17.2(e).
26	Will all the risers need to be reinsulated?	Yes, insulation is old, damaged and in some cases contains asbestos. See also NORTECH HazMat Report (Appendix B).
27	Is on-floor piping in classrooms going to be moved or changed? Is this also to be insulated?	On-floor steam heat piping to remain. All steam piping accessible to children or adults must be insulated with durable insulation or covering to prevent damage or injury due to burns.
28	Often the occupant load is very generous per the IMC table 403.3. This in turn has a substantial effect on the amount of ventilation air required. The alternate method is the owner informs the engineer what the occupant load is going to be. What is the anticipated occupant load per classroom in order to determine the ventilation load so ventilation equipment can be selected?	The city's aim for Child Care Occupancy is the maximum number of children and staff that can be safely and comfortably accommodated.
29	Some of the wall base looks to be pre formed and painted, what will the finish need to be?	Wall base to remain in place in the restrooms and classrooms. Contractor to paint wall base in restrooms only.