

Project: Germantown Crossing
Owner: Greater Dayton Premier Management
General Contractor: Model Construction
Architect of Record: TC Architects

1. RE: 3/A201. Is the fence identified in the detail intended to be steel or aluminum?

Model Response: Model Construction recommends aluminum. Defer to TC Architects for confirmation.

TC Architects Response: Aluminum.

2. Re: 3/A201. Please provide further details on the fence: What are the picket sizes? ¾" is typical for commercial, 1" is typical for industrial.

Model Response: Model Construction recommends ¾" pickets. Defer to TC Architects for confirmation.

TC Architects Response: ¾" pickets are acceptable.

3. RE: Spec Section 32 3113. I see the spec for chain link fence but do not see any on the site. Please advise if any chain link will be used on this project.

Model Response: We are not aware of any chain link fence in the Germantown Crossing design. Deferring to TC for advisement.

TC Architects Response: Eliminate chain link fence section. None included in project.

4. RE: Trash Chutes. Regarding the 1st floor trash rooms, what is the intention for tenant access into the trash room. Is there a need for a thru wall door to allow tenants to pass trash through the wall into the trash room. If so, does this door need to have a sleeve connected into the back of the trash compactor in each trash room? Or will it just be mounted on the wall in another location with a container on the opposite side of the wall?

Model Response: Defer to TC Architects.

TC Architects Response: On the first floor tenants will enter the trash room and deposit trash through a door similar to those located in the chute. This door will deposit into a garbage container below. Revised drawings are forthcoming.

5. RE: Trash Chutes. The spec calls out 4 manufacturers and specifies no substitutions. 2 of the 4 manufacturers are no longer in business (Cutler and US Chutes). Will you accept Chutesource LLC out of Akron, OH as an acceptable manufacturer? Their products are equal to the others listed in the spec.

Model Response: Equal/Similar options from Chutesource is acceptable to Model Construction. Defer to TC for confirmation.

TC Architects Response: Agreed with the above Model response.

6. RE: Trash Chutes. NFPA 82 will require the chutes to vent full diameter through the roof. However, there is no section showing this and the vents are not detailed on the roof plan. Is it possible to get a detail or additional information on the roof penetration? It looks like both chutes will be venting very

close to peaks/valleys in the roof assembly.

Model Response: Defer to TC Architects.

TC Architects Response: Revised drawing and section forthcoming.

The trash chute extends 4'-0" min. from the roof. Collar ring & flashing per manufacturer. Roof cap by manufacturer to allow 10% venting under normal use with hold down clips and hinges for manual release for 100% venting in case of fire (or as required by manufacturer).

Chute is enclosed by 2 HR shaft wall with 1" shaft liner over solid fire blocking. The ceiling of the chute is 1 HR Rated using 1 layer of type "X" GYP BD. over resilient channels @ 16" o.c. with sound attenuation batting (UL L528). The same is true at the ceiling of the opening into the first floor. Rated chute termination to be provided per manufacturer's requirements.

7. RE: S101, 5/S301. S101 indicates W14 beams being installed. Etail 5/S301 indicates a section view of the beam, but does not provide detail of the attachment to column. Please advise.

Model Response: Defer to TC Architects.

TC Architects Response: The cap plate is 3/4" thick per S101 with (4) 3/4" bolts. This implies the beam frames over top of the column. This is a standard detail.

8. RE: Trash Compactor. Please advise location and quantity of trash compactors.

Model Response: There are two trash compactors on the project - one in Mech/Maintenance Room C124 and one in Trash Compactor Room C102.

9. RE: Trash Compactor. The spec is limited to Marathon Equipment Company, Product Mini-MAC 3A Compactor. Are you open to equal alternates by Ace Equipment Company.

Model Response: Equal/similar alternates by Ace Equipment Company are acceptable to Model Construction.

TC Architects Response: Agreed with the above Model response.

10. RE: Brick spec. We've been sent your project to bid the masonry materials. We cannot locate a brick selection or allowance. Please advise.

Model Response: Defer to TC Architects.

TC Architects Response: Brick has not been selected at this time. Provide medium range priced brick allowance.

Model Follow Up Response: Use \$700/thousand for the brick allowance.

11. RE: Signage. Columbus Graphics is not listed as a specified sign vendor on this project. Would our signs be accepted?

Model Response: Columbus Graphics is acceptable to Model Construction as long as they can provide all of the signs shown on plan in the design they are shown on plan. Defer to TC Architects for confirmation.

TC Architects Response: Agreed with the above Model response.

12. RE: Appliances. Will the vent hoods for this project be vented to the outside or recirculate back into the kitchen?

Model Response: Recirculating range hoods will be used on Germantown.

13. RE: Sales Tax. Is Germantown taxable or tax exempt?

Model Response: Fully taxable.

14. Please confirm laundry is owner provided.

Model Response: Confirmed

15. The use group is R2 for the apartments, but specs actually say not to use Romex wiring. Specs call out MC, EMT etc. Please confirm Romex wiring is acceptable for this project.

Model Response: Defer to TC Architects.

TC Architects Response: This item is under internal review by GDPM. Response pending.

16. The Elevator entrance has a lintel mark L-1 on S101, S102, S103, please provide further information on L-1?

Model Response: Defer to TC Architects.

TC Architects Response: L-1 will be a (2)L3½x3½x¼ loose lintel with 6" bearing each side. A lintel schedule has been added to the structural drawings for clarity.

17. S100 and detail 10/S200– There are no column marks for the steel columns, the columns support the W10x17 on S101 at the Lobby. Please provide Column and Base Plate information.

Model Response: Defer to TC Architects.

TC Architects Response: Column marks have been added to the structural drawings indicating the columns are C-1, HSS3x3x¼. C-1 will have a 9x9x½ baseplate and (4) ¾" anchor bolts, 12" long with a nut welded to the end.

18. Scope of Work – BP5: Galvanized channel for Monument Sign Bracket: Please indicate where this information can be found?

Model Response: See details on sheet A803.

19. Scope of Work – BP5: HC Signpost Sleeves: Please indicate where this information can be found?

Model Response: See handicapped parking signed detail on C600. Include a handicap sign post for each handicap parking spot indicated on C300 (4 total).

20. Dilex ehk is not a cove base it is a piece of metal trim that requires wall tile. The walls do not call for tile. Are we to assume tile base? Also will we be cutting the floor tile and capping it with Schluter or do they want a bullnose tile to match the floor tile?

Model Response: Defer to TC Architects.

TC Architects Response: Dilex ehk to be used in public toilet rooms on first floor which do have wall tile (C107 & C108). In the unit bathrooms base to be 4" cove ceramic tile base.

21. Thomas Brick company has a massive selection of tile- Can the architect please let us know which lines and colors they wants so we can price out the correct product?

Model Response: Defer to TC Architects.

TC Architects Response: See response #10.

22. Will countertops have a built in sink or an undermount/drop in sink?

Model Response: Kitchen sinks are undermount. Lavatories are drop-in. See Plumbing fixture schedule on P001.

23. Are cabinets and countertops inclusive of just kitchen/bathroom cabinets or are there other cabinets across the complex that need to be considered?

Model Response: There are other cabinets and countertops outside of the living units – Community Kitchen, Public Restrooms, Mailroom, Computer Room, Etc. See floor plans and interior elevations.

24. How are product substitutions handled? Is there an architect or gatekeeper that approves/denies changes from listed scope?

Model Response: Substitutions are product and situation dependent. Equal alternates are encouraged and will be reviewed and approved by Model and TC Architects collectively. Borderline, questionable and unequal alternates require additional scrutiny.

25. On page 2 is says 50 units and lists 6- 3 bedroom units, On page 4 is shows 8-3 bedroom units. Is the 8-3 bedroom units the correct number?

Model Response: Use the Dwelling Unit Distribution Schedule on A002. 8 Typical 3 BR Units and 3 Mobility Impaired 3 BR Units.

26. The owner is providing the laundry but there is a note that they would like braided lines quoted. I can quote those but would need to know the quantities. For example, if there are 10 washers, you would need 20 braided lines.

Model Response: Include braided lines for 4 washers.

27. The ADA Range is a drop in and fairly expensive, If you are interested I can get a free standing ADA range at a much better price.

Model Response: Include the specified range with the base bid. Equal alternates are encouraged. Please provide a deduct and cutsheets for the other ADA range you are suggesting.

28. Page 5 shows the Community room with refrigerator, range and hood, however on page 20 and 45 it only shows the refrigerator. Can you please confirm what is needed in the Community room?

Model Response: See floor plans, enlarged kitchen plan on A506 and elevation on A508. Refrigerator only.

29. Opening C102/1 does not have a hardware set listed on the door schedule under the hardware set section. What hardware set is to be used?

Model Response: Use the same hardware as is used for C124/2 – hardware type 6.

30. Are the exterior frames for openings C102/1, C124/2, C124/3, STA1/2, and STB 1/2 to be punched and dimpled to secure the frame to the exterior wall with expansion bolts?

Model Response: Yes, use punched and dimpled frames wherever Head detail 14/A604 and Jamb detail 13/A604 is used.

31. Openings C204/1 and C304/1 call for "door access control" in the hardware sets from the specs. It calls out a power supply but not an electric strike. By "door access control" do they mean an electric strike?

Model Response: Hollow Metal Doors - Prep frame STB-1/2 for access control. Provide a power supply and electric strike. Aluminum Doors – Prep C103B/1 and C120/1 for access control. Provide a power supply and electric strike.

32. Please confirm hardware for storefront doors will be provided by BP08B Glazing / Storefront.

Model Response: Confirmed.

33. Please confirm which bid package provides Automatic Door Operators.

Model Response: Automatic Door Operators are provided by BP08B Glazing / Storefront.

34. BP3 Concrete & BP31 Excavation & Utilities: Can you clarify where the add alternate sidewalk removals are within the ROW?

Model Response: See attached Additional Sidewalk Removal & Replacement Exhibit.

35. Is BP31 responsible to fine grade and backup the curb? If so, do you believe another mobilization will be required or can this be done with the mass excavation?

Model Response: Include another mobilization to refine subgrade prior to the mobilization of the curb and sidewalk contractor. Concrete subcontractor is responsible for all subgrade and grading restoration, but there would be another mobilization to spread topsoil should we have you guys do the topsoil.

36. Should another mobilization be accounted for on the installation of the downspout leaders or can they be run and capped prior to building foundations?

Model Response: Include a separate mobilization for downspout drains.

37. BP14BA – Elevator: I am looking over the drawings again and the elevator cab looks to be higher than typical 7'9". Can you confirm if they are looking for a higher cab height to accommodate moving larger items within the elevator?

Model Response: Include a standard height elevator cab.

38. When will the landscaping be installed? The maintenance of the landscaping cost will be determined by the time of year it is installed. Does the maintenance until established include watering of turf?

Model Response: Landscaping will be installed in Late Summer / Early Fall 2024. Yes, we would want the landscaper to water the lawns, plants, trees, etc., but the property will provide and pay for all water.

39. Is there any special surfacing required for the basketball court or special striping specs?

Model Response: Please price the basketball court with the detail shown on C602 with standard line striping. Provide a deduct to eliminate the basketball court.

40. Please confirm all of the Fiber Cement Siding and Trim will be painted.

Model Response: Confirmed.

41. Either a floor drain or a hub drain is required for the water heaters, the pan cannot be directly connected to the building sanitary.

Model Response: Include a hub drain for each water heater.

