**Project: Carthage Flats PSH**

**Issue Date: August 1, 2023**

**Bid Date: August 15, 2023**

**Architect of Record: PCA Architecture**

**Questions and Answers:**

1. What is the basis of design for the cabinets and countertops?
   1. Model – The basis of design is a stained cabinet by Smart Cabinets with full plywood construction. Cabinets shall have soft close doors and drawers. Door style is Group 1. The plastic laminate countertops shall be standard Group 1 colors. Cultured marble countertops shall be standard colors.
2. Are the wood doors solid core or hollow core?
   1. All wood doors shall be solid core.
3. Who ir responsible for backfilling the existing basement?
   1. **BP 31 Site Work** is responsible for backfilling the existing basement and footings. The demolition contractor shall set back the grade 1:1 at foundation walls.
4. What is the specification for the ACT ceilings?
   1. Ceilings shall be 2x4 square edge ceiling pads.
5. Per the “Outline Scope of Work” – BP5.2.A: Structural steel columns at front entrance. Sheet S120 shows these columns as 6x6 wood post. Please confirm these are wood columns, if these are steel, please provide steel column details.
   1. The scope of Work is incorrect. The columns and beams at the front entrance are wood.
6. Per the “Outline Scope of Work” – BP 5.2.C: Steel elevator hoist beam. Sheet S140 does not show the hoist beam. Please provide beam size and weight along with bearing details.
   1. Include a $2,000 allowance for the hoist beam material.
7. The specified range is no longer available and is a front control standard range.
   1. Provide a similar model range to the specified range. ADA units shall have the front control ranges. Non-ADA units do NOT require front controls.
8. Do all units need ADA refrigerators?
   1. No, only the ADA units need ADA refrigerators.
9. Will elevator access be available for appliance deliveries?
   1. Assume the elevator will NOT be available.
10. What color are the appliances to be?
    1. Appliances shall be white.
11. What are the hollow metal door, frame and hardware specs?
    1. Hollow metal doors shall be 18 gauge. Hollow metal frames shall be 16 gauge. Door hardware shall be Grade 2 hardware.
12. Do the restrooms with LVT receive vinyl base and the ADA restrooms with ceramic floor tile receive ceramic base?
    1. Yes, this is correct
13. The prints call for ceramic base at walk off carpet tile locations. Is this correct?
    1. This is incorrect. Provide 4” rubber base at walk off carpet tile locations.
14. There’s existing asphalt near the picnic area, does this get removed?
    1. Yes, BP 31 Site Work shall remove all the asphalt near the picnic area.