

**Project:** Scarborough Senior Housing  
**RFI Issue Date:** March 22, 2024  
**Bid Date:** March 27, 2024  
**Architect of Record:** Moody and Nolan

1. General Scope Questions / Clarifications:
  - a. Who includes the grating at the elevator sump pumps?
    - i. **Model: BP 5 – Steel shall include the gratings for the sump pumps.**
  - b. BP 22 Plumbing shall include trap wraps on Type A units. In addition, the plumber shall include 10 extra trap wraps for attic supply.
  - c. Who is responsible for the Aide to Construction Fees
    - i. **Model – Aide to Construction Fees are By Owner.**
2. Site Work:
  - a. Sheet C201 has notes at the alley and sidewalks along St. Clair referencing other drawings (i.e. “18' ALLEY APPROACH (STD DWG 2150) AND CURB RAMPS PER E - \_\_\_\_”). Can the drawings be supplied?
    - i. **TKG Response: Yes, see C400 sheets attached.**
  - b. Sheet C106 “Underground Detention Details” is blank. Is this correct?
    - i. **TKG Response: This has since been revised. See sheets C106 and C107 attached.**
  - c. Can site details showing the concrete paving profile and asphalt profile be supplied?
    - i. **TKG Response: This has been added to the Location Plan (C202) see attached**
  - d. On page C103 of the permit plans there is a proposed manhole in the center of Atcheson Street that is not labeled, but is assumed to be a doghouse manhole. For this scenario, we will call this proposed structure “structure #1” since that’s what it would be labeled on page C104 if provided. East of structure #1 there seems to be a proposed and unmarked pipe assumed to fall into existing Storm MH 18a. Can you provide any information on the scope of work for this? Are we repairing the existing pipe? Are we removing the existing pipe and then replacing? If we are removing and replacing, we will need to install a stormwater bypass to properly install structure #1. However, in order to give you the best price possible we would need to get a flow rate of the existing 21” RCP line on Atcheson Street. Is this something you can provide?
    - i. **TKG: see sheet C408 for information**
  - e.
3. Concrete:
  - a. What is the thickness of the gravel subbase for the slab on grade?
    - i. **Model – Provide 4” gravel subbase at slab on grade.**
  - b. The Perimeter Rigid Insulation does not appear to show or state a depth or width requirement. Please advise.
    - i. **Model – The rigid insulation shall extend 24” underslab off the foundation walls.**
  - c. The Structural drawing state the Slab on grade is reinforced with W.W.F. 6x6x1.4W/1.4W. The specs ask for a secondary 1.5 lbs. of Fiber Mesh, but they also call the W.W.F. is be 4x8-W6-W10 Galvanized. The spec goes on to confuse it even more by saying Wire Gage 2.1x2.1. Please clarify what is to be include for slab reinforcement?

- i. Model – Provide standard 6x6x1.4W/1.4W mesh.
- 4. Masonry
  - a. What brick should be included?
    - i. Model – Provide a brick allowance of \$750/M plus tax
- 5. Insulation:
  - a. In the bid package 7B:2, it calls for R-49 blown cellulose insulation in the attic, but the only insulation in the drawings I can find calls for what looks like rigid. Please advise.
    - i. Model – Exclude the R-49 attic insulation.
  - b. In section 6 on sheet A620, the drawing calls for sound absorbing fill. Is this cellulose, or a fiberglass batt?
    - i. Model – Fiberglass batt.
  - c. Will there be any mineral wool fire blocking in the floor joist above the demising walls of the units?
    - i. Model – No
  - d. There are several exterior wall portions that call for R-19 batt while everywhere else calls for R-21. What is the reason for this?
    - i. Model – Figure R-21 for all exterior walls.
  - e. Spec 0725000 Weather Barriers calls for an AABA inspection.
    - i. Model – AABA inspections are NOT required.
- 6. Roofing Questions:
  - a. What R value is required for the roof insulation, R 30?
    - i. Moody: R-30 minimum insulation
  - b. Is the ISO required to be adhered to the roof deck, or can it be mechanically fastened with TPO membrane being adhered?
    - i. Moody: proceed with mechanically fastened.
  - c. Coverboard was mentioned on some details for the roof, and not others. Is it required, and what are the specs for it?
    - i. Moody: Owner would like to proceed with cover board as an add alternate for construction cost.
  - d. There is no detail on M104 for the line set going through the roof. Will the line sets need a pitch pocket or something like a curb with a port plus flashing?
    - i. Model – Provide pitch pockets for line sets.
- 7. Window Questions:
  - a. The section 08 53 13 vinyl window specs for this project call out double hung windows, which are unusual for this type of building. Would a single hung option be acceptable?
    - i. Moody: single hung is acceptable
  - b. The specs also have window opening control devices (WOCDs), which really are not made for a double hung unit, especially the top sash. Also, most window vendors do not have a custodial key release in vinyl.
    - i. Moody: single hung is acceptable
  - c. The specs call out SDL grilles, which may be a challenge for the ADA extended reach range latched needed in the ADA rooms.
  - d. The elevations call out composite windows but the specs and the window schedule page A720 has them labeled as vinyl. Which is correct?
    - i. Moody: proceed with Vinyl windows.

8. Specialties:

- a. There are two different styles of interior signage on the drawings. Are we bidding on the owner provided signage listed on A930 or the code minimum required signage on A931?
  - i. **Moody: proceed with owner signage style. Locate signs in code minimum locations as well noted on A931 as required.**
- b. Life Safety Drawing G101 has a legend for fire extinguishers, but the fire extinguishers are not called out on the drawings. Can you provide the fire extinguisher locations?
  - i. **Model – Provide sixteen (16) semi-recessed fire rated extinguisher cabinets with 10 lb. extinguishers. Provide four (4) 10 lb. wall hung fire extinguishers with brackets.**

9. Door Questions:

- a. The door schedule on page A701 doesn't specify door material, and several of the door panel legends are somewhat ambiguous regarding this. Could you clarify what the door material is by door elevation on this project?
  - i. **Moody: Door Schedule has been update to show panel material. Sheets to be issued with next addendum**
- b. On A701 door ST-100 has a frame material listed as WD. Should this be hollow metal?
  - i. **Moody: Frame material should be HM, to be issued under next addendum**
- c. Four of the doors listed on the A701 door schedule (A-100A, A-300C, F-400D, MP-200C) are assigned to hardware set 18. Hardware set 18 appears to be intended for pre hung closet doors, as it used on page A550. Is this the appropriate hardware set for these (A-100A, A-300C, F-400D, MP-200C) hollow metal doors?
  - i. **Moody: the schedule hardware set is correct, the doors will house identical HVAC equipment and should function the same**

10. Fire Protection:

- a. Section 211200-Fire Suppression Standpipes Part 2 – Products 2.1 System Descriptions calls out an Automatic Wet-type Standpipe System. The OBBC does not require an automatic standpipe unless the building exceeds 75' and is classified as a high rise. Can a Manual Wet Standpipe be installed instead?
  - i. **EBS: Our recommendation is to provide automatic standpipes because a manual standpipe requires the fire department to pressurize a manual standpipe through a fire department connection in order to provide water to the standpipe's hose valve connections. Having an automatic standpipe also allows one of the standpipes to supply the sprinkler systems on each floor, and essentially serves as the building's sprinkler riser. Provide alternate deduct cost to owner to provide manual standpipes and owner shall consider for approval. Base bid shall include automatic standpipes.**
- b. Section 211200-Fire Suppression Standpipes 3.8 A & B calls out 1 ½" hose valves w/ cabinets & hose racks in the specifications. Are those needed because typically there is an exposed standpipe riser with 2 ½" hose valves connected directly to the standpipe.
  - i. **EBS: It was not our design intent to require cabinets and hose racks, they can be omitted.**
- c. Section 211313- Wet-Pipe Sprinkler Systems 2.09 D.2 calls out one piece flat plate for sidewall sprinklers. Can they be semi-recessed instead? The flat plat sidewalls are extremely expensive and difficult to install.

