ADDENDUM 2 TO INVITATION FOR BID 5270-FG

UNLV SOUTH RESIDENTIAL COMPLEX RENOVATION

University of Nevada, Las Vegas
Purchasing Department
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Date of Release: April 6, 2017
Date and Hour of Opening: April 13, 2017 at 2:00pm PST

THE FOLLOWING ADDITIONS, DELETIONS, CLARIFICATIONS AND/OR
CHANGES SHALL BE MADE AND INCORPORATED IN THE SUBJECT RFP:

See attached Updated Pricing Response Form
See attached Specifications
See attached form Contract
To clarify, the bid opening is Thursday, April 13, 2017 at 2:00 PM

On Sheet G0.00 – Cover Sheet, add Note #3 to General Project Notes.

3. Contractors to provide notice with their bids if proposed alternate(s) cannot be performed during summer session (due to long lead times, specialty equipment, etc.) and can be performed during winter break 2017. Contractors to hold their bid amount, so no additional funds will be required to perform the work during winter break 2017.

Question 1

Need clarification for the repair and caulking of EIFS prior to painting
Will the EIFS ends of the high roof be capped or patched prior to painting? Some appear to be down to the mesh.

Answer 1

Allowance: Not to exceed $80,000 to address any existing cracks and deterioration in the EFIS system that must be repaired prior to priming and painting. Contractors to provide hourly rates to repair, patch, and caulk EIFS as part of their bid. Any use of allowance monies must be approved by the Owner. The work will be based on an actual per hour basis. Please submit your per hour amount $ ____________ to perform the allowance scope of work.

Question 2
“Will the floor planks need to be caulked?

**Answer 2**

Allowance: Not to exceed $60,000 to address any floor patching and/or leveling of existing substrate, prior to the installation of the new flooring. Any use of allowance monies must be approved by the Owner. The work will be based on an actual per hour basis. Please submit your per hour amount $ ____________ to perform the allowance scope of work.

**Question 3**

Do the ventilation vents on the wall units get painted?

**Answer 3**

Ventilation vents are not to be painted.

**Question 4**

Do the corner guards on the interior walls remain and get primed/painted?

**Answer 4**

Corner guards on interior walls to remain and be primed and painted.

**Question 5**

Do the elevator finishes get replaced?

**Answer 5**

All elevator floors to be replaced with RF-1 – Refer to Finish Schedule

**Question 6**

Does the vanity get replaced or just the tops and the sink? Will the sinks be replaced and the top and vanity base remain?

**Answer 6**

Entire vanity to be replaced – Refer to Details 5 and 6 on Sheet A5.1

**Question 7**

Will there need to be roofing pads added at the duct post legs?

**Answer 7**

Provide roofing pads at duct post legs per selected manufacturer’s standard details. A minimum of two layers or roofing material, a roof pad, or similar installation would be acceptable.
**Question 8**

Advise if we can schedule a subcontractor site visit with access to the roof?

**Answer 8**

No.

**Question 9**

Advise if the existing room signage will remain during construction or if these will need to be removed and re-installed and who’s responsibility will the work belong to?

**Answer 9**

Existing room signage on masonry walls to remain. Mask and paint around signage. Existing room signage on stud framed walls to be removed and reinstalled by Owner.

**Question 10**

Advise if the existing marker / tack boards will remain during construction or if these will need to be removed and re-installed and who’s responsibility will the work belong to?

**Answer 10**

Existing marker / tack boards on masonry walls to remain during construction. Mask and paint around items. Existing marker / tack boards on stud framed walls to be removed and reinstalled by Owner.

**Question 11**

There is a specification for residential appliances per exhibit C - project manual. Advise if we are to figure new clothes washers and dryers? The plans do not state either way.

**Answer 11**

Provide clothes washer and dryer per Spec 11 3100.to be located off of Bedroom 115.

**Question 12**

Per A1.10 there is a note that states all construction workers parking to be offsite. Please advise where the offsite parking location will be.

**Answer 12**

Workers would park in the White lot adjacent to the Campus Services Building (CSB) and walk to the site.

**Question 13**

Please advise what will be the bases of awarded will be? Base bid or base bid plus all alternates
**Answer 13**

UNLV intends to award to the Best Bid for the base amount plus the alternates selected in the best interest of UNLV. UNLV reserves the right to select any, all, or none of the alternates.

**Question 14**

The Specs call for Built up Roof. UNLV and the State only use PVC Single Ply Systems? Please advise which roofing system is to be bid.

**Answer 14**


**Question 15**

Per A2.16 sheet note B, advise if the general contractor will be responsible for the saving, storing, and re-install of the kitchen equipment?

**Answer 15**

The existing appliances to be reused will be removed, stored, and returned for installation by the successful Contractor by the client (UNLV Student Affairs Maintenance).

**Question 16**

Per A2.11 sheet note E states, “corner guards, marker boards and life safety equipment during construction”. Please advise what scope is to happen with sheet note E.

**Answer 16**

Revise sheet note to read “Protect corner guards, marker boards and life safety equipment during construction”.

**Question 17**

Since we are unable to perform a roof walk and get a core sample for this job. What does the existing roof consist of? What is the thickness of insulation currently on the roof? Key Note #9 on the roof plan states Walkway Pads, Alternate 2 – See Specifications. However, there is no walkway pad section in the specifications. Please clarify what alternate 2 is on the roof plan. Key Note #5 states to see details on sheet A2.25 but A2.25 is missing from the plans, please clarify. What face size for the pre-manufactured coping?

**Answer 17**

Existing roof is built-up roof over 4” rigid insulation. Refer to Specification Section 075419.14 Paragraph 3.11 for Walkway Pads Alternate 2 is identified as replacement of rooftop units per General Project Notes, Item 2 on Sheet G0.00. The walkway pads are part of Alternate 2. Keynote 5 on Sheet A2.20 to refer to sheet A2.30 in lieu of Sheet A2.25. Pre-manufactured coping to have face size of 4” minimum.
**Question 18**

Per A2.13 please advise what the existing flooring is in lobby 373?

**Answer 18**

Existing flooring at Lobby 373 is similar to existing flooring at Lobby 382.

**Question 19**

Per A2.13, store room 371 has both a walk off mat and tile tag. Please advise which flooring this room is to receive. If its tile advise if its CT-1?

**Answer 19**

Store Room 371 to be tagged with Keynote 3. Callouts for "walk-off mat" and "tile" to be removed.

**Question 20**

Per A2.11, in the finish schedule there are specs for ceramic tile, ceramic base, and grout. Per the room finish schedule there are call outs for tile. Please advise

**Answer 20**

Ceramic Tile CT-1 is located at South Services Building at Restroom in the Apartment.

**Question 21**

Per the reflected ceiling plans can the ceiling heights be provided for all rooms?

**Answer 21**

Refer to Sheet A3.11 for typical ceiling heights.

**Question 22**

Per A5.10 advise if an anti-graffiti coating will be required. If there is advise to what height?

**Answer 22**

No anti-graffiti coating will be required. Paint as outlined in the Contract Documents.

**Question 23**

The Roof Plan drawings A2.20 & A2.21 State to “install a new built up roof over 6” rigid insulation” and refers you to drawing A2.30 for details (sheet A2.20 incorrectly refers you to sheet A2.25, which is not included). All of the details on sheet A2.30 show single ply membrane roofing over Coverboard over insulation. The specifications are for a built up roof. Which roof system are we bid” If we are to bid the built up roof, is a cover board required between the rigid insulation and the base roofing layer?
**Answer 23**


**Question 24**

Per "Sheet Note" A on Sheet A5.10 and Specification Section 09 9113 1.01.D.3 - They request that all cracks and patches be repaired in the existing EFIS. As viewed and discussed at the job walk, there is extensive amounts of repair required to the existing EFIS system. There are numerous intermittent horizontal cracks just above the first floor windows and expansion joint that appear to be at the same exact height throughout. These appear to be cracks that are being transmitted from a subsurface issue that will need to be addressed, not just a simple patch of the crack, otherwise they will just re-appear in the future. Also there is extensive repair at the top or near top of walls due to trees and/or wind or sun deterioration. It would be very difficult to accurately account for all repairs required without any extensive survey and access to all areas, including roof, by the subcontractors that would be required for this scope of work. As I mentioned at the job walk, It would be in everyone’s best interest to require an allowance amount to be included in everyone’s bid for all repairs to the existing EFIS. I would suggest at least $50,000.

**Answer 24**

Contractors to provide an Owner allowance of $80,000 in their bids to address any existing cracks and deterioration in the EFIS system that must be repaired prior to priming and painting. Contractors to provide hourly rates to repair, patch, and caulk EIFS as part of their bid. Any use of allowance monies must be approved by the Owner.

**Question 25**

Note C on Sheet A3.11 as well as others says "All louvers, ducts, conduits located at walls and/or ceilings to be refinished to match adjacent surface.” Since these sheets are interior floor plans, does this note only apply to the interior areas or extend to the exterior wall as well? If so, are we to paint the aluminum "Louver" at all of the dorm room P-tac a/c units or just the large louvers, for example, at the pump room?

**Answer 25**

Note C only applies to interior areas. Ventilation vents for dorm room A/C units are not to be painted. Large louver at Pump Room to be painted to match adjacent color.

**Question 26**

Sheet A2.11 and numerous other sheets list in the "Finish Schedule" RF-1, Takiron Pathways 91 Gray. We cannot find this material listed in any of the "Room Finish Schedules" or room call-outs. Is this material being used, if so, what locations?

**Answer 26**

All elevator floors to be replaced with RF-1 – Refer to Finish Schedule.
**Question 27**

Note #3 states "Existing flooring to remain". Several of these notes point to the dorm room bedroom floor instead of the bathroom floor, are we to assume that these are incorrect and should point to the dorm room bathrooms?

**Answer 27**

Note #3 to point to all bathroom floors.

**Question 28**

Please clarify the scopes of work that are to be included in the alternate Pricing. For example, Alternate #3 is identified to replace the Vanities on the "Pricing Form", however, sheets A2.11 thru A2.15, Keynote #1 just list the vanity replacement as if they are part of the Base Bid and the Plumbing drawing P3.11, that show the lavatory replacement, doesn't mention if that is to be included as part of Alternate #3 or Base Bid.

**Answer 28**

Refer to General Project Notes, Item 2. for list of Alternates. Lavatory replacement on Plumbing Sheet P3.11 to be Alternate 3.

**Question 29**

Sheet A2.11 The floor plan contains the symbol for Keynote #7 at rooms #130 and #156, there is a similar room #108 without the Keynote, is this correct? Rooms #208, 230, 256, 308, 330, 356, 408, 434 & 512 also do not have Keynote #7 on them, are these correct?

**Answer 29**

Even though not shown in all needed locations, work indicated in Keynote 7 applies to all of the buildings on all of the floors for the dorm rooms.

**Question 30**

Sheet A2.11 through A2.15 has Keynotes 1 through 7. The floor plans do not contain the symbol for Keynote #5 and #6 is this correct? These notes do not apply.

**Answer 30**

Even though not shown in all needed locations, work indicated in Keynotes 5 and 6 apply to all of the buildings on all of the floors of the dorm rooms.

**Question 31**

Sheet A2.15 Has Keynotes 1 through 7, however the floor plan only contains the symbol for Keynote #3, is this correct? No other notes apply to this sheet.

**Answer 31**
Even though not shown in all locations, work indicated in the Keynotes apply to all of the buildings on all of the floors of the dorm rooms.

**Question 32**

Sheet A5.10 has Keynote #3 listed in the Notes, but none shown on the elevations, does this note #3 apply. Is it part of an Alternate?

**Answer 32**

Delete Keynote 3 in this application.

**Question 33**

Sheet A2.21, Sheet Note B states "All work on this sheet to be Alternate #12 unless noted otherwise and lists Keynote #5 to remove EFIS wrap around and replace with new cap flashing. On sheet A5.20 it does not list any work as part of an Alternate and lists Keynote #3 "New metal cap flashing". Is this cap flashing to be part of Alternate #12 or the Base Bid?

**Answer 33**

On Sheet A5.20, Keynote #3 is to be part of Alternate #12.

**Question 34**

The Door Schedule on sheet A2.16 List "hardware Sets 1 through 7. We cannot find the hardware sets listed anywhere on the drawings or in the specifications, will they be provided?

**Answer 34**

Replace Specification Section 08 7100 with attached Specification Section 08 7100 (attached).

**Question 35**

The "Pricing Form" lists Alternate #8 as "Modify emergency exit door to 24/7 operation. This door is not shown in the drawings or specifications, what modifications are required?

**Answer 35**

Door referred to is the Laundry Room Door 125. Refer to Door Hardware Set #6 in Specification Section 08 7100 (attached).

**Question 36**

The "Pricing Form" lists Alternate #7 as "Modify door/gate to laundry room. This door is not specified in the specifications and vaguely described on sheet A2.16, Door Type C. Is there any specific hardware or frame requirements for this door?

**Answer 36**
Refer to Specification Section 08 7100 for Hardware Set #6 (attached). Door to be Model 68I side folding open air grilles by Overhead Door.

**Question 37**

Will an additional site walk be scheduled for subcontractors to attend?

**Answer 37**

No.

**Question 38**

Since these buildings will be empty during the scope of work and work is during summer break, will the resident parking area directly east of this complex be available for lay-down and or worker parking (with campus parking permits)?

**Answer 38**

Workers would park in the White lot adjacent to the Campus Services Building (CSB) and walk to the site as noted in a previous question.

**Question 39**

The "Pricing Response Form" has (5) line item prices that add up to the "Total Base Bid", are we to split our incidental and or general conditions proportionately between these (5) lines and is there any possibility that one or more of these items may be deleted?

**Answer 39**

The award will be for all portions of your base bid.

**Question 40**

Do we need to submit "Attachment 3" for every subcontractor/tier 2 supplier that provides a bid for the project or just those listed or to be listed on the 5% and 1% forms? Do these forms have to be submitted at bid time and in what format (paper, electronic)?

**Answer 40**

Please read instructions on page 33 Attachment 3 of bid document.

**Question 41**

In the Project Manual there is a "Unit Prices Form" that states "THE FOLLOWING IS THE LIST OF UNIT PRICES REFERENCED IN THE BID SUBMITTED BY:" I don't see anywhere on the "Pricing Response Form" or "Bid Response Form" that requests unit pricing. Is this form to be completed and included with the bid submittal? If so, it is pre-filled out for "Concrete Floor Surface Repair" 4,500 SF, Where is this at and is it one large area or many smaller areas?
**Answer 41**

Delete form.

**Question 42**

What is the difference between Base Bid first item and the 3rd item? It appears that the first item is included in the 3rd item at least.

**Answer 42**

Yes, all are included in the Base Bid.

**Question 43**

Is the Alt 11 for a Fire Alarm upgrade intended to be a complete replacement of the existing system? Can you verify which existing system is in the RHW building?

**Answer 43**

Yes, Alternate 11 is for replacing the system serving the South Services (RHW) Building. The existing system is a Silent Knight SK-6324 which is for sprinkler system monitoring.

**Question 44**


**Answer 44**

Not acceptable.

**Question 45**

There appears to be a roof leak in the Student Services building. Will this be addressed prior to new finishes?

**Answer 45**

The apparent leak will be addressed by UNLV Student Affairs Maintenance.

**Question 46**

There is a specification for toilet, bath, and laundry accessories per exhibit C - project manual. Advise if we are to figure new toilet room, shower and tub, and residential accessories? The plans do not state either way.

**Answer 46**

Provide per Specs and Sheet M0.10 at Bathroom of RD Apartment.

**Question 47**
Per the reflected ceiling plans can the ceiling heights be provided for all rooms?

**Answer 47**

Ceiling heights at Corridors are 8'-0” regular ceiling height and 7'-8” A.F.F. at light soffits – all buildings and all floors U.N.O. (Field Verify).

Ceiling heights at Dorm Rooms and Study Rooms are 8'-8” A.F.F. – all buildings and all floors U.N.O. (Field Verify).

**Question 48**

Per fire alarm spec section 283111 section 2.01 - acceptable manufactures are EST, Notified, Siemens, and Simplex. Advise if there is a proprietary fire alarm subcontractor for the buildings as there are multiple acceptable manufactures?

**Answer 48**

Notified is the preferred system on campus.

**Question 49**

Will FCI be acceptable as an alternate fire alarm manufacturer?

**Answer 49**

Notified is the preferred system on campus. That would mean FCI is not an acceptable alternate.

**Question 50**

Can existing fire alarm drawings be provided to determine the existing equipment to be removed and also where existing locations can be reused rather than roughing in new device locations?

**Answer 50**

Since the complete system is being replaced, the existing drawings will not have any value.

**Question 51**

Since these building will be empty during the scope of work and work is during summer break, will the resident parking area directly east of this complex be available for lay-down and or worker parking (with campus parking permits)?

**Answer 51**

Refer to Answer 38.

ALL OTHER TERMS, CONDITIONS AND SPECIFICATIONS REMAIN THE SAME