ADDENDUM 3 TO INVITATION FOR BID 5300-FG

Interior Renovations for UNLV Quality Assurance Lab (QAL) and UNLV Monitoring Systems Lab (MSL)

University of Nevada, Las Vegas
Purchasing Department
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Date of Release: December 22, 2017
Date and Hour of Opening: January 10, 2018 at 2:00pm PST

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

The bid opening has changed to Wednesday January 10, 2018 at 2:00 PM PST.

Questions:

Question 1: Would you know who performed the last roofing layer on QAL building?
Answer 1: The last contractor to perform the last roofing repair was MAC Roofing Services.

Question 2: UNLV specs say “If Applicable” for the following. Please verify if contractor coverage is required.
Pollution $5M occ/agg
Builder’s Risk
Professional Liability
Answer 2: Builder’s Risk is required.

Question 3: AD1.01, A1.01, ID1.01 UPPER ROOMS (IN LEFT HAND CORNER) ARE NOT LABELED THE SAME.
MD1.01 #3a Is "EEW" the eye wash station?
Panel Board: NA on E6.01 doesn’t match the condensing units on M1.01
Answer 3: The question is very vague. However, the following is a clarification: The overall existing spaces of the QAL/MSL Buildings were named and numbered by EPA for their own function/convenience while they used the buildings and or portions of them. These
drawing as-builts received from them, inclusive of the names and numbers were kept for
the demolition documents to maintain the continuity of the as-built history. The floor plans
(A1.01 and ID1.01) of this current renovation (for both, the QAL and MSL Buildings) used
the same numbers and names assigned by EPA for the most part. However, there were
spaces where was making more sense to rename and re-number the spaces as currently
shown per the Plans A1.01 and the Floor Finish Plans ID1.01 (for each project).

Independent of the rename and renumber of the spaces:

3A.1 The demolition plan is showing clearly the scope of work regardless of
the names and numbers assigned for this scope.
3A.2 The floor plan and finish plan are clearly showing the scope of work
regardless of the names and numbers assigned for this scope.

Q3B: MD1.01 #3a Is “EEW” the eye wash station?

Response:
Yes.

Q3C: Panel Board: NA on E6.01 doesn’t match the condensing units on M1.01

Response:
Refer to E2.21 for all circuiting.
Circuit NA-1,3 is for CU-1, NA-21,23 is for FC-4, circuit NA-38,40 is for FC-1, BB2-25,27 is
for FC-1, BB3-25,27 is for FC-1, BB3-29,31 is for FC-4 and BB3-36,38.
Question 4: Alternates listed on the plans do not match alternates listed on the bid form. Please clarify.

**Exhibit D Pricing Sheet List of Alternates**

<table>
<thead>
<tr>
<th>Line #</th>
<th>Alternate A: Incremental Cost for adding QAL LED Lamp Retrofit</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>TOTAL ALTERNATE A COST: Base Bid (Line 1) plus Alternate A (Line 2)</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Line #</th>
<th>Alternate B: Incremental Cost for adding Natural Gas Powered Generator for QAL</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>TOTAL ALTERNATE B COST: Base Bid (Line 1) plus Alternate B (Line 3)</td>
<td>N/A</td>
</tr>
</tbody>
</table>

| TOTAL COST WITH ALTERNATES A&B: Base Bid (Line #1) plus Alternate A (Line #2) plus Alternate B (Line #3) | N/A |

**QAL G0.01 List of Alternates**

**LIST OF ALTERNATES**

**ALTERNATE 1 GENERATOR:** ALL ASSOCIATED WORK OUTSIDE AND INSIDE OF EXISTING BUILDING TO INSTALL A NATURAL GAS FIRED GENERATOR AS SPECIFIED ELSEWHERE IN THESE DOCUMENTS.

**ALTERNATE 2:** REPLACEMENT OF EXISTING BULB LAMPS WITH LED BULB LAMPS FOR ALL EXISTING AND NEW LIGHT FIXTURES OF THE INTERIOR OF THE PROJECT AS SPECIFIED ELSEWHERE IN THESE DOCUMENTS.

**ALTERNATE 3 SPRINKLER MONITORING FIRE ALARM SYSTEM:** NEW FACP (FIRE ALARM CONTROL PANEL) MONITORING THE EXISTING AND NEW SPRINKLER SYSTEM DEVICES CONTROLLING UP TO FOUR BUILDINGS IN THE FUTURE, EACH WITH A NEW NACP (FIRE ALARM ANNUNCIATOR), PROVIDING COMMUNICATION WITH THE NEW NACP LOCATED AT THE QAL BUILDING, INCLUSIVE OF DESIGN TO MONITOR THE FLOW AND TAMPER SWITCH AS NEEDED. THE DESIGN SHALL ALSO CONTAIN THE DEMOLITION DRAWINGS AND WORK FOR THE DISMOUNT OF ALL FIRE ALARM EXISTING DEVICES NOT NEEDED. THE SCOPE SHALL COVER A DEFERRED SUBMITTAL CONTAINING THE REVIEW AND APPROVAL FROM THE AUTHORITIES HAVING JURISDICTION, AND ALL OTHER SCOPE SPECIFIED INCLUDED ELSEWHERE IN THESE DOCUMENTS. THE EXISTING FIRE ALARM PROVIDING SERVICE FOR THE OTHER BUILDINGS MUST BE MAINTAINED IN SERVICE DURING AND AFTER THE CONSTRUCTION OF THE SPRINKLER FIRE ALARM SYSTEM AND SHALL BE EQUALLY TESTED AND RECEIVED BY AUTHORITY HAVING JURISDICTION FOR THE REMAINING PARTS IN OPERATION.

Answer 4: See adjustments made to Sheet G0.01 - List of Alternates per Addendum No. 03 for each project (MSL and QAL).

Question 5: Plans call out for the melamine to match Nevmar S6054 T “Wrought Iron”. We have been unable to locate a melamine that matches this dark gray color. Please specify an actual Melamine color or palette.
We recommend KML Black #U002, KML Folkstone Grey #U601, or KML Silver Frost #K610.

Answer 5: The use of KML Folkstone Grey #U601 would be acceptable.

Question 6: Note 8.06 at door 21 calls for installation of a relocated door assembly. There are no door assemblies shown to be salvaged on the demo sheets. Please designate which door assembly should be used for this purpose or schedule door 21 to be a new door and frame.
Answer 6: This question is for QAL Building: See adjustments made to Sheets A1.01, A1.56 and A2.02 per Addendum No. 03 for this project.

Question 7: Specification 09 84 00 Sound Absorbing Ceiling Units does not appear to be used. Please confirm.
Answer 7: The sound absorbing ceiling units are used at the MSL project only. Please refer to MSL Sheet A3.01, Rigging Space denoted with the legend ‘PB’ over the panels. Legend for PB Panels is included in this sheet.

Question 8: There is no information on the plans, or in the specs, showing locations, sizes, or quantities of window shades specified in Spec Section 12 21 24 Manual Roller Shades. Please clarify.
Answer 8: Incorrect. The documents are showing and containing the required information. The manual roller shades are used at the MSL project. Please refer to MSL Sheet A1.50 locating new window 1 at the wall separating Research Lab 15 from Research Lab 50 (new wall). The size, material, profile and installation height of Window 1 is determined by Sheet A2.02, details 3 & 4.

Question 9: Key note 23.06 on QAL drawing A1.01 refers to 7/S2.01 shown below. Are the studs existing and the only added support the plate or are we to add the studs?
Answer 9: The studs where these mechanical units mounting plates need to be installed are existing studs for most of the cases; At the MSL Building there are few rooms where the existing studs are being extended above the existing ceiling for noise control, and in some of those walls a new HVAC is being installed: Refer to Lab 13, Lab 14 and Storage 27. In addition, not all the studs may be metal studs as shown per the structural detail 7/S2.01; some may be wood studs/ or similar as-built from the original building construction, but the installation of the plates follows the same criteria.

Question 10: Per QAL Spec Section 3.6D ceilings that are to be painted are to have a roller smooth finish. Is it the Architect’s intent to have the subcontractor of this division putty coat existing ceilings to this texture. Please clarify.

3.6 TEXTURE FINISH

A. Apply Gypsum Board Primer prior to installing texture finishes materials in accordance with manufacturer’s instructions. B. Spray apply texture finish materials. C. Provide light orange peel finish on all gypsum board walls scheduled for paint finish. D. Provide roller smooth finish on all ceilings and soffits scheduled for paint finish.

Answer 10: This texture requirement is applicable to new gypsum board ceilings. This new texture is applicable to few spaces where the HVAC work is requiring cutting at least half of the existing gypsum ceiling of the space. For these cases, the new gypsum board and old gypsum board ceilings while joining together must have a uniform texture for both surfaces: existing and new; The new texture finish must be applied to all the gypsum board on the space, over the new and the old gypsum board. The old texture needs to be refinished; this will have to be done re-sanding the old surface to receive the new finishes as indicated by the documents.

For elsewhere, the existing gypsum board ceiling textures are to remain as they are; when patching small areas within an existing gypsum board ceiling, the existing texture is to be matched.

Question 11: The cross hatch below is not given in the legend on this set of plans and shows up on both the demolition reflected ceiling and reflected ceiling plans in Corridor 9.2 and Cust 2 in addition to the 2 rooms shown here. Please clarify what is being shown here.

Answer 11: This question pertains to the MSL Building. The hatch has been incorporated into the MSL construction documents as indicated by the Addendum No. 03 for this project.
Question 12: The project currently includes two styles of cabinets, this may cause issues when we try to blend them in the same room. In addition to the 2 different existing cabinet styles, the plans are proposing new cabinets and infill- this may cause additional conflicts in areas where 3 different styles of cabinets are being installed. The existing countertops need some attention when remodeling is taking place. Is the existing installation to be corrected? The notes say to repair/replace broken hardware since handles and locks on the older sets are not available. Older doors need to be modified if they are to receive new hardware. Please clarify this scope. Drawer slides are burned out in many of the cabinets scheduled to be reinstalled. Are new drawer slides to be provided?

Answer 12: This question belongs to the QAL Building:
Yes, the project includes more than one style of cabinets; the cabinet re-use is for the most part related to upper cabinets. These upper cabinets are either relocated independent from other existing cabinets in the room and/or using the same style of cabinets when combined for the most part; notice that few rooms are using existing upper cabinets relocated from other room(s) in combination with new upper cabinets, but these new cabinets are separated within the rooms per zones.
The relocation of base cabinets is coming from rooms where the same style is used. The exception to this would be for Bio-Bank 21. However, the heights of these cabinets are very close to each other and this shall not represent a major issue, just appropriate coordination and installation efforts in the field.

Q12C. The existing countertops need some attention when the remodeling is taking place. Is the existing installation to be corrected?

Response:
This question belongs to the QAL Building:
Yes, some of the existing countertops are to be repaired/ changed. Refer to demolition plans and elevations indicating which counters are to be removed and disposed appropriately. Refer to floor plan A1.01 and enlarged plans of the laboratories A1.50 through A1.59, other documents of the set of drawings as referenced and the specifications for the new countertops and existing countertops requirements. The existing countertops need to be cleaned and polish to match new as a minimum.

Q12D. The notes say to repair/replace broken hardware since handles and locks on the older sets are not available. Older doors need to be modified if they are to receive new hardware. Please clarify this scope.

Response:
This question belongs to the QAL Building:
Refer to Specification Section 12 35 53 – METAL LABORATORY CASEWORK, 3.1, G. If new hardware is required, please provide.
Q12E. Drawer slides are burned out in many of the cabinets scheduled to be reinstalled. Are new drawer slides to be provided?

**Response:**
This question belongs to the QAL Building:
Refer to Specification Section 12 35 53 – METAL LABORATORY CASEWORK, 3.1, G. If new hardware is required, please provide.

Question 13: Since the suitability of the existing cabinets is not readily quantifiable, suggest an allowance be established to adapt and repair or replace existing as the Owner determines. To eliminate hidden contingencies, base bid would be based on existing cabinets not needing repair, rework, or adaption unless specifically called out on the plans.
Answer 13: This question belongs to the QAL Building:
The construction documents are clearly defining the existing cabinets that are being re-used, where they are currently located and their new destination space as shown per Sheet A8.00. Notice that each piece of millwork has been identified in size and type. In addition, the specifications are also indicating the extent and coverage required to adapt the existing cabinetry, inclusive of hardware. Please use this documentation to price adequately the required repairs, re-work, adaptation of the existing cabinetry. Please ensure complete cost coverage.

Question 14: Regarding Exhibit B2 MSL Sheet E5.01: Please clarify if the bold single lines other than the bubbled section are existing or if they are to be new. If they are to be new, please provide conduit and wire sizes.
Answer 14: The Bold Single lines are existing, clouded (bubbled) sections are proposed new.

Question 15: Print LV3.01 shows locations for card readers and door contacts. Please confirm that this is for the installation of conduit only.
Answer 15: Yes, conduit only. UNLV has already selected a preferred manufacturer, and installer for these devices.

Question 16: Print LV3.01 shows locations for card readers and door contacts. Please confirm whether we are required to provide devices and cabling. If so, please provide specifications and a scope of work.
Answer 16: Yes, conduit only. UNLV has already selected a preferred manufacturer, and installer for these devices.

Question 17: On the keynote legend for the base and upper cabinets its calls for "Existing Relocated/New Upper Cabinets". Are these new cabinets or just a relocated existing? Where does it show what is existing base/upper cabinets V.S. what we have to provide as new in the QAL Building? Reference Sheet A1.56 note 12.09 for example.
Answer 17: The existing cabinets being dismounted and re-located are indicated by the charts included in the QAL Sheet A8.00. All other cabinets not listed as re-located per this sheet need to be considered new.

QAL CHANGES TO DRAWINGS:

AD3-G1 Sheet G0.01

1. Sheet Index:
   1.1 Modify Sheet Index to incorporate the following new sheets:
   1.1.1 G2.01 PHOTOGRAPHIC ROOF INFORMATION
   1.1.2 A4.01 ROOF PLAN

2. List of Alternates:
   2.1 Modify the List of Alternates to read:
   **Alternate A:** Incremental Cost for adding QAL LED Lamp Retrofit as specified elsewhere in these documents.
   **Alternate B:** Incremental Cost for adding Natural Gas-Powered Generator for QAL as specified elsewhere in these documents.

3. Window Revisions:
   3.1 Under No: Add delta 2.
   3.2 Under Date: Add 12-22-17.
   3.3 Under Description: Add Addendum No. 3

AD3-G2 Sheet G2.01

1. Incorporate this sheet to the construction documents. Cloud the sheet number; add delta 2 to the cloud of this adjustment.

2. Sheet G2.01 contains available current photos of existing roof conditions for reference and sheet notes as shown per the attached sheet.

3. Window Revisions:
   3.1 Under No: Add delta 2.
   3.2 Under Date: Add 12-22-17.
3.3 Under Description: Add Addendum No. 3

AD3-A1 Sheet AD1.01

1. Drawing 1:
   1.1 Keynote door located at the intersection of gridlines 8 and 3 with keynote 08.07. Cloud this adjustment; add delta 2 to the cloud of this adjustment.
   1.2 Delete dash line located along gridline 1 west side between Corridor 16.1 south side and gridline 5. Cloud this adjustment; add delta 2 to the cloud of this adjustment.

2. Keynote Legend
   2.1 Modify keynote 08.07 to read: “Remove door assembly and dispose appropriately. Patch substrate behind to match adjacent surfaces and finishes, inclusive of colors, materials and textures. See finish schedule for additional information.” Cloud this adjustment; add delta 2 to the cloud of this adjustment.

3. Window Revisions:
   3.1 Under No: Add delta 2.
   3.2 Under Date: Add 12-22-17.
   3.3 Under Description: Add Addendum No. 3

AD3-A2 Sheet A1.01

1. Drawing 1:
   1.1 Door 21: Delete keynote 08.06 assigned to this door and replace with keynote 08.03. Cloud this adjustment; add delta 2 to the cloud of this adjustment.

2. Window Revisions:
   2.1 Under No: Add delta 2.
   2.2 Under Date: Add 12-22-17.
   2.3 Under Description: Add Addendum No. 3

AD3-A3 Sheet A1.56

1. Drawing 1:
1.1 Door 21: Delete keynote 08.06 assigned to this door and replace with keynote 08.03. Cloud this adjustment; add delta 2 to the cloud of this adjustment.

2. Keynote Legend:
2.1 Add keynote 08.03 to read: “Create opening in walls to suite door assembly shown on floor plan and described per door schedule. Patch and refinish adjacent surfaces as required.” Cloud this adjustment; add delta 2 to the cloud of this adjustment.

3. Window Revisions:
3.1 Under No: Add delta 2.
3.2 Under Date: Add 12-22-17.
3.3 Under Description: Add Addendum No. 3

AD3-A4 Sheet A2.01

1. Room Finish Schedule:
1.1 Lobby 1: Add to Ceiling Material 1 (MATL 1) paint finish PT-1.
1.2 Corridors 5, 6, 13, 17 & 36: Add to Ceiling Material 1 (MATL 1) paint finish PT-1.

2. Window Revisions:
2.1 Under No: Add delta 2.
2.2 Under Date: Add 12-22-17.
2.3 Under Description: Add Addendum No. 3

AD3-A5 Sheet A2.02

1. Door Schedule:
1.1 Door 21: Delete the comments indicated for this door.

2. Window Revisions:
2.1 Under No: Add delta 2.
2.2 Under Date: Add 12-22-17.
2.3 Under Description: Add Addendum No. 3

AD3-A6 Sheet A4.01
1. Incorporate this sheet to the construction documents. Cloud the sheet number; add delta 2 to the cloud of this adjustment.

2. Sheet A4.01 contains available aerial photographic information of existing roof conditions for reference, roof plan with intended slopes for repairs of the existing foam roof, and sheet notes as shown per the attached sheet.

3. Window Revisions:
   3.1 Under No: Add delta 2.
   3.2 Under Date: Add 12-22-17.
   3.3 Under Description: Add Addendum No. 3

   MSL CHANGES TO DRAWINGS:

   AD3-G1 Sheet G0.01

4. Sheet Index:
   4.1 Modify Sheet Index to incorporate the following new sheets:
   1.1.1 G2.01 PHOTOGRAPHIC ROOF INFORMATION
   1.1.2 A4.01 ROOF PLAN

5. List of Alternates:
   5.1 Modify the List of Alternates to read:
   Alternate A: Incremental Cost for adding MSL LED Lamp Retrofit as specified elsewhere in these documents.

6. Window Revisions:
   6.1 Under No: Add delta 2.
   6.2 Under Date: Add 12-22-17.
   6.3 Under Description: Add Addendum No. 3

   AD3-G2 Sheet G2.01

4. Incorporate this sheet to the construction documents. Cloud the sheet number; add delta 2 to the cloud of this adjustment.

5. Sheet G2.01 contains available current photos of existing roof conditions for reference and sheet notes as shown per the attached sheet.

6. Window Revisions:
   3.4 Under No: Add delta 2.
3.5 Under Date: Add 12-22-17.
3.6 Under Description: Add Addendum No. 3

AD3-A1 Sheet AD3.01

3. Ceiling Legend:
3.1 Add ceiling legend for hatch shown at Vestibule 1, Lobby 9.1, Custodial 2, Corridor 9.2 indicating as follows: “Existing Textured Ceiling to Remain. Paint per New Finishes”. Cloud this adjustment; add delta 2 to the cloud of this adjustment.

2. Window Revisions:
2.1 Under No: Add delta 2.
2.2 Under Date: Add 12-22-17.
2.3 Under Description: Add Addendum No. 3

AD3-A2 Sheet A2.01

2. Room Finish Schedule:
2.1 Modify Room Finish Schedule as shown per the attached revised sheet. Cloud this adjustment; add delta 2 to the cloud of this adjustment.

3. Finish Material List:
3.1 Add to the Finish Material List the Mecho Shades information as follows:
   Under Description: Mecho Shade
   Under Manufacturer: Mecho Shade
   Under Model: Soho Collection 1100 Series 1% open
   Under Size: Fit Window opening; refer to 4/A2.02
   Under Color: 1113 Mercer

4. Window Revisions:
4.1 Under No: Add delta 2.
4.2 Under Date: Add 12-22-17.
4.3 Under Description: Add Addendum No. 3

AD3-A3 Sheet A3.01

1. Ceiling Legend:
1.1 Add ceiling legend for hatch shown at Vestibule 1, Lobby 9.1, Custodial 2, Corridor 9.2 indicating as follows: “Existing Textured
Ceiling to Remain. Paint per New Finishes”. Cloud this adjustment; add delta 2 to the cloud of this adjustment.

2. Window Revisions:
   2.1 Under No: Add delta 2.
   2.2 Under Date: Add 12-22-17.
   2.3 Under Description: Add Addendum No. 3

AD3-A4  Sheet A4.01

3. Incorporate this sheet to the construction documents. Cloud the sheet number; add delta 2 to the cloud of this adjustment.

4. Sheet A4.01 contains available aerial photographic information of existing roof conditions for reference, roof plan with intended slopes for repairs of the existing foam roof, and sheet notes as shown per the attached sheet.

4. Window Revisions:
   4.1 Under No: Add delta 2.
   4.2 Under Date: Add 12-22-17.
   4.3 Under Description: Add Addendum No. 3

CHANGES TO SPECIFICATIONS:

AD3-GR1  Table of Contents:
   1. Delete Table of Contents in its entirety and replace with the attached revised Table of Contents.

AD3-SA1  New Section 07 57 00:
   1. Add Section 07 57 00 – SPRAYED FOAM ROOF SYSTEM RE-COAT/ RENEWAL to the project manual per the attached.

END OF ADDENDUM 3

ALL OTHER TERMS, CONDITIONS AND SPECIFICATIONS OF THIS INVITATION TO BID REMAIN THE SAME.