

RIDGEVIEW GLOBAL STUDIES ACADEMY  
BID REQUEST FOR  
NEW FREE-STANDING CHARTER SCHOOL TWO-STORY CLASSROOM ADDITION

**01.06.21 RESPONSE NUMBER 2 TO CONTRACTOR'S QUESTIONS**

1. ***SUBSTITUTIONS OR ALTERNATES:*** Response #1 to Contractor's Questions was issued to confirm that "No project substitutions or alternates will be allowed. All bids are to be per issued Construction Documents (drawings and written specifications)." Note that within this Response #2 to Contractor's Questions and attached Addendum No. 4, two exceptions have been confirmed regarding lighting on revised and reissued Sheet E302, Lighting Second Floor Plan, and Specification Section 14200 – Elevators.
2. ***OWNER FURNISHED INSURANCE (PAGE 31, PARAGRAPH 11.2.2 OF AIA 201 STATES THAT THE OWNER WILL FURNISH PROPERTY INSURANCE OR BUILDER'S RISK INSURANCE. IS THIS CORRECT?):*** This is NOT correct. Paragraph 11.2.2 of the Contract (AIA 201) DOES NOT contractually require the Owner to furnish any insurance, including, but not limited to, either Property Insurance or Builder's Risk Insurance.
3. ***CORRIDOR WALLS WITH HVAC DUCT PENETRATIONS:*** These walls are NOT fire rated.
4. ***SMOKE DAMPERS:*** Smoke dampers are NOT required and are NOT indicated at:
  - Mechanical duct penetrations through smoke partition rated walls.
  - Mechanical duct penetrations through smoke rated ceilings.
  - Supply air diffusers in 1<sup>st</sup> & 2<sup>nd</sup> floor Corridor ceilings.
  - Return air grilles in 1<sup>st</sup> & 2<sup>nd</sup> floor Corridor ceilings.
5. ***ROOF MOUNTED EXHAUST FANS EF2 & EF5:*** Roof mounted Exhaust fans EF2 & EF5 are indicated on the Architectural Roof Plan and on the Architectural Exterior Elevations. Sheet M300 contains a Roof Mounted Exhaust Fan Detail which has been updated per attached revised & reissued Sheet M300 per Addendum No. 4 dated 1/6/2021.
6. ***LANDSCAPING & IRRIGATION:*** The project's Construction Documents DO specify new sod at all areas disturbed during construction (confirmed within Addendum No. 4), but there is no new landscaping specified. The campus does have an existing irrigation system – see attached PDF labeled "RGSA - Existing Irrigation Reference Dwgs (For Informational Reference Purposes Only – NOT a Project CD)" provided by the Owner. New Note #18 has been added to Sheet C500 which states: "Contractor to review existing irrigation system and existing irrigation drawings (stamped by Prevost Stamper Incorporated) and reroute the main trunk lines around the new building. Irrigation system outside the construction work area shall remain operational during construction. Any remaining sodded areas shall be fully irrigated at the completion of the project. Irrigation system shall not be underneath the building." (See attached revised & reissued Sheet C500 per Addendum No. 4, dated 1/6/2021).
7. ***GEOTECHNICAL SOIL REPORT:*** Note that the previously provided site Geotechnical Soil Report performed for the original campus construction project has been provided for informational reference purposes only and is NOT part of this project's Construction Documents.
8. ***EXISTING FIRE ALARM SYSTEM INFORMATION AND SUB-CONTRACTOR:*** Attached are three (3) separate PDF's of Fire Alarm Shop Drawings from the original campus construction project labeled

- “RGSA – Existing Fire Alarm 1 of 3, 2 of 3, and 3 of 3 (For informational reference purposes only – NOT a project CD).”
9. **CONTRACTOR QUALIFICATIONS:** Note that the Owner will perform a Negotiated Best Value Evaluation for the final selection of the Contractor with consideration given to the Contractor’s bid dollar amount, schedule (total calendar days), prior relevant experience on an occupied (active) educational campus and multi-story building construction experience.
  10. **MILLWORK SHELVING SUPPORT CLIPS:** Clear polycarbonate shelving clips for millwork adjustable shelving are acceptable and have been added to specification section 06402 – Custom Shop Fabricated Millwork per attached Addendum No. 4, dated 1/6/2021.
  11. **FIBER:** Specification Section(s) The following has been added to Specification Section 16750 -The Contractor shall supply and install: all data conduit, innerducts, pullstrings, boxes, wall sleeves with fire stop, cable tray, J-hooks, data room backboards and grounding, telephone PE-89 backbone cabling/conduit between buildings with surge suppression, and data rack grounding as described in the following specification section. The Owner shall supply and install: fiber, fiber trays, fiber testing, data jacks with cover plates, data jack cabling, TV jack cabling, projector data cabling, data cable testing, patch panels, patch cabling, and floor mounted data racks.
  12. **INTERIOR WOOD DOORS:** Interior wood doors are to be stained (to match existing doors on campus) plain sliced red oak veneer with polyurethane finish. Specification Section 08200 – Solid Core Wood Doors, paragraph 2.02, B and Sheet A142 – Door Elevations have been revised and reissued per attached Addendum No. 4, dated 1/6/2021.
  13. **DOOR HARDWARE:** Drawing A142 and Specification Section 08711 have been revised & reissued to assign individual doors with specific door hardware groups per attached Addendum No. 4, dated 1/6/2021.
  14. **FUME HOOD:** The fume hood ductwork does NOT penetrate any fire rated areas and no fire damper is required.
  15. **2<sup>ND</sup> FLOOR DRYWALL LID:** At the Second Floor, the drawings (plans, sections & UL details) indicate a 1-hour fire-rated ceiling assembly above the egress stairwells, a 2-hour fire-rated ceiling assembly above the elevator shaft, and a non-rated drywall ceiling installed on hat channels mounted to the bottom of the pre-engineered roof trusses at all other locations. Note that UL details have been revised per Addendum No. 4, date 1/6/2021.
  16. **HVAC DUCTWORK CONFLICT WITH WALL CONCRETE TIE BEAMS:** Conflicts with the supply and return air ductwork from AHU-14 on the second floor and concrete tie beams have been resolved by the revision of the HVAC duct design, sizes, & routing and return air grille locations from AHU-14. Sheets A402 and M201 have been revised and reissued per attached Addendum No. 4, dated 1/6/2021.
  17. **SCIENCE LAB SINKS:** Science lab sinks are built in with the lab desk millwork as a modified epoxy resin sink, which can be found noted on sheet A301. Plumbing sheets call for all necessary sink components, which can be found on sheet P101. No sheets will be revised or reissued for this line item.

**END OF 01.06.2021 RESPONSE NUMBER 2 TO CONTRACTOR'S QUESTIONS**