

HoustonfirstSM

DATE: January 7, 2021

SUBJECT: Letter of Clarification 4

RE: Request for Competitive Sealed Proposals for Construction Contract for Lynn Wyatt Square Project

TO: All Prospective Proposers

Houston First Corporation (“HFC”) issues this Letter of Clarification 4 regarding the referenced Request for Competitive Sealed Proposals for Construction Contract for Lynn Wyatt Square Project to answer questions timely received in the manner set forth below:

QUESTIONS

Question 1: Specification section 07 19 00 notes that all vertical and horizontal concrete surfaces shall receive a water repellent treatment which also doubles as graffiti control agent. Should all masonry and cast stone surfaces through the project receive the same water repellent/graffiti control treatment?

Answer: Section 07 19 00 will be updated in Bid Addendum 1 to distinguish between horizontal and vertical surfaces. Cast stone to receive water repellent/graffiti control as specified in section 04 72 73. CMU walls in garage do not require graffiti control treatment, and integral water repellent for CMU to be provided per spec section 04 22 00.

Question 2: What grates are to be used for the 12” NDS catch basin inlets? An urban accessories adaptor frame is shown on C5.01, but no indication as to what grate is required.

Answer: A corresponding urban accessories grate has been included on sheet C5.01 in Bid Addendum 1.

Question 3: What grate is to be used at the 8” inlets for landscape drainage?

Answer: A corresponding urban accessories grate has been included on sheet C5.01 in Bid Addendum 1.

Question 4: Sheet S1.02 - Indicated opening in the slab, reference to Mechanical. I do not see any openings required on the mechanical drawings. Please advise.

Answer: Mechanical is using the perimeter volume as a plenum allowing air to transfer between floors. Openings are required as of last MEP/Structure coordination. Refer to updated Mechanical sheets in Bid Addendum 1 for specific floor opening quantities and sizes.

Question 5: Specification Section 06 15 16, Section 2.02 "Preservative Treatment" Paragraph F "Application: "Treat all heavy timber items unless otherwise indicated" - Question: Can you please explain why there is a need for treated lumber for the roof area? Category UC2, described in Section 2.02 is considered "interior damp"; just checking the note's relevance.

Answer: Spec section in Bid Addendum 1 revised for consistency.

Question 6: Elevator system shows many overcurrent items and switches some of which is not needed. Please clarify: Panelboard 1HA shows an 80A CB with Shunt Trip (E09.01), Bussmann Elevator Module specified (KN4/E03.01), Disconnect Switch with fuses (KN5/E03.01); if Bussmann Elevator switch is used, a shunt trip breaker is not needed and fused disconnect switch not needed; if Shunt Trip CB is being used, Elevator switch is not needed, but standard disconnect with contacts or fused disconnect with Class J fuses and contact kit will be needed.

Answer: We would prefer to use the all-in-one elevator panel. We will revise the drawings to remove the shunt trip and fused disconnect. Refer to sheets E03-01 and E09-01 in Bid Addendum 1.

Question 7: Will there be an opportunity to submit a bid to cover the safety requirements identified in Sections 3.7 - 3.9 of the Construction Services Agreement and 7.3 - 7.6 of the Terms & Conditions?

Answer: We are not accepting separate bids for safety subcontractors. Safety requirements should be included under the Prime Contractor. Safety subcontractors may wish to review the sign-in sheets available on the website, which include contact information for prime contractors who have expressed an interest in the project.

Question 8: What is the specification for the allowable roof deflection 06 18 00 1.2D?

Answer: Spec section 06 18 00 is updated to include this information as part of Bid Addendum 1.

Question 9: What does "Qualification Date for Professional Engineer" mean?

Answer: Spec section 06 18 00 is updated to include this information as part of Bid Addendum 1.

Question 10: How will the light weight concrete at the restaurant building shafts be waterproofed?

Answer: Per drawings, concrete exhaust shafts and elevator shaft open to garage below with exposed inner face do not have waterproofing layer. Other restaurant building exterior concrete walls have fluid applied membrane air barrier on inside face of concrete before rigid insulation per architecture details.

Question 11: Refer A01.00. Please provide details of door attached to room no. 102 and also given on elevation A03.10.

Answer: Door was missing the door tag, but was included in the door schedule. Tag has been added to revised plan drawing in Bid Addendum 1.

Question 12: Sheet M02.0B1 calls for 60x24 openings in the slab on the east side of the building. The drawings indicate 6, one note calls for 8, another note calls for 4. Please advise.

Answer: 8 openings are required. Drawing change to be issued in Bid Addendum 1

Question 13: a) Structural and Architectural Drawings do not show a sump pit in the Elevator shaft at Level B3 and there is no indication of any requirements on the Plumbing drawings. Please confirm a sump pit is not required.
b) Sheet A00.03 references Sheet A10.00 for Weeps in the CMU Walls for the Elevator Shaft on B3. There are no weeps indicated on Sheet A10.00. Please clarify and advise if these weeps are to be at grade on Level B3 or if they are at the Composite Deck Elevation per Sheet S2.50.
c) Please advise on the Elevation of the composite slab in the elevator shaft indicated on Sheet S2.50.
d) Detail 17/S2.50 references the Plan (S1.01) for the composite slab thickness and reinforcing. This information is not indicated, please advise.

Answer: a) The elevator pit slab is elevated above the existing garage floor slabs. A floor drain will be installed in the elevator pit slab, this floor drain's discharge will exit the shaft and route horizontally to the nearest sanitary riser.
b) See Attachment A, Figure 1 for clarification sketch of weep location
c) Slab elevation will be determined by final elevator pit depth requirement (G.C. to coordinate)
d) Elevator pit floor structural deck to be 2 1/2" normal weight concrete topping on 1 1/2" composite deck (4" total thickness) reinforced with WWR 6x6 - W2.9xW2.9 See updated drawings provided in Bid Addendum 1.

Letters of Clarification become part of the solicitation and automatically supersede any previous specifications or provisions in conflict therewith. By submitting their Proposal, Proposers shall be deemed to have reviewed all Letters of Clarification on the website and incorporated them into their submittal. Verbal responses will not otherwise alter the specifications, terms and conditions as stated herein. It is the responsibility of Proposers to monitor at www.houstonfirst.com/do-business and ensure they review any such Letters of Clarification and incorporate them in their Proposal.

Attachment "A"

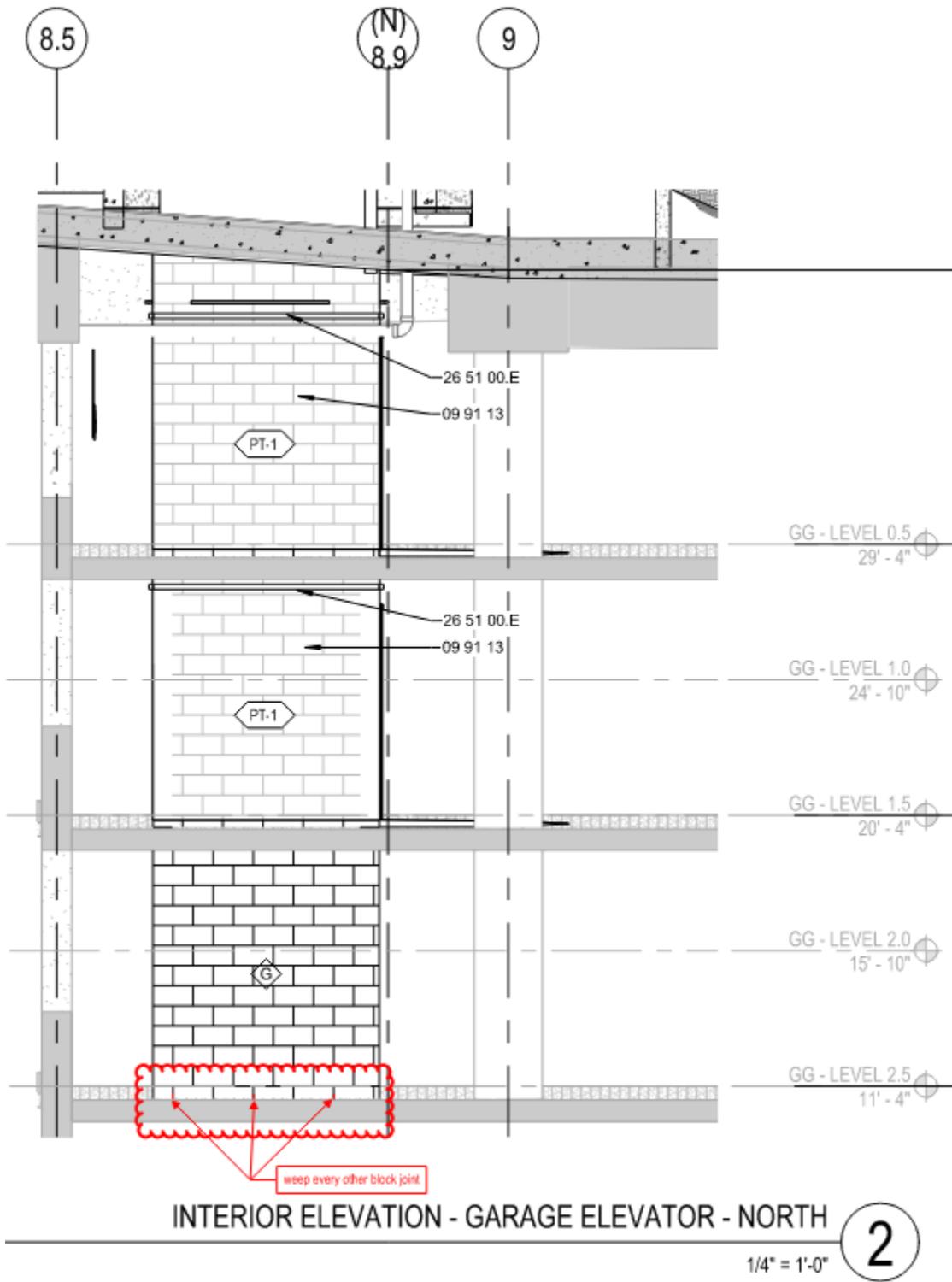


Figure 1.