

VRH Proposed Housing
LBA Project #20-065-012
241 Elm Street

Response to Pre-Bid RFI's

1. Historic Preservation Requirements?
 - a. None
2. Is Abatement by Owner?
 - a. The abatement contractor and 3rd party verifier will work directly for the hospital but activities will need to be coordinated by the CM/GC
3. Proposed staging/laydown area?
 - a. The lawn and adjacent parking spaces to the west of the building will be available for staging, and we may close the south driveway for the duration of the project (with AHJ approval).
4. Proposed construction start date?
 - a. No proposed construction start date but, project completion no later than CY2024.
5. Please confirm BABAA / BAP requirements.
 - a. See appendix A for BABAA / BAP Requirements
6. Due to reviewing BABAA / BAP assumptions, could the final bid be extended?
 - a. No, bids are due March 1.
7. Is the ceiling to be removed in the First Floor entryway where the stairs are?
 - a. Existing ceiling to remain in front lobby area. However, Ceiling should be prepped and repainted. Refer to addendum #1 for clarification on RCPs.
8. What is the extent of the sidewalk removal? AD.1 notes it, but does not show the extent.
 - a. Existing concrete walkways circled in red shall be removed. Contractor to carry allowance for grass/landscape patching at these areas. Refer to Addendum #1 for revised demo plans.





9. Are the replacement Windows the same rough opening size as the new windows? If not, please advise how much smaller/bigger they are.
 - a. New windows shall fit within the existing MO.
10. How is the building classified under NFPA 101? (What chapter of NFPA 101)
 - a. Apartments, Chapter 30
11. This looks like the occupancy is essentially temporary staff housing. FP plans indicate NFPA 13 with a dry system for the roof space. This type of residential occupancy can usually be protected with a NFPA 13R sprinkler system with no attic protection. Please ask the architect and Yeaton if the overall code review would allow this type of protection. It is usually best to avoid a dry system whenever possible
 - a. Basement is classified as business occupancy. NFPA 13 system to remain as designed.
12. It looks like there is a new lower ceiling planned for most areas to conceal sprinkler and mechanical, is that correct?
 - a. Yes, this is correct.
13. Mechanical Room 012 notes RF-3 as the flooring per the finish schedule. However, the RF schedule has RF-1, RF-1A, and RF2. Please provide RF-3 information.
 - a. RF-3 to be LVT Mannington Groove 18x18 in 'Peanut Shell C113'. Refer to Addendum #1 for clarification.
14. P-5H is shown in 101B but there is no designation on the plumbing schedule. Please provide.
 - a. P-5H should be the ADA version of P-5. Currently, the drawings indicate P-5 as being ADA. Please provide this sink in both ADA and non ADA for the appropriate units.
15. Please confirm the outlets shown on the electrical drawings are all new.
 - a. Yes, the electrical outlets shown are all new.
16. Work in the tunnel and existing hospital. As this work is not very clear, can this work be done on a T&M? What are they looking for as far as pipe type that will run from this building to the Hospital. I need more information in order to price.
 - a. The "Tunnel" consists of an 8" PVC sleeve, through which two heating pipes run. The intent is to run pre-insulated tubing through by pushing through from the Hospital to 241 Elm Street.
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