

Tarwater Veterinary Clinic Pre-Bid RFI's – 11/04/24

- 1) Question: Addendum calls for casings to be included for 100% of the depth, but these are belled piers so it would be impossible for them to be 100% of the depth. The best they could be would be about 5' less than full depth.

Response: Direction is to provide quote for all piers cased to maximum allowable depth.

- 2) Question: LVT-1 shows to be Karndean K-Trade 7x36 plank, BU103. The K-Trade is a 7x48 plank. The wear layer is either 12mil or 20mil. The BU103 pulls up as a T-Mold transition on their website. The code for the plank will start with PVP. What is the product that they want?. Also, the specs list both 4" & 6" cove base. Which size do they want?

Response: Provide Karndean, K-Trade Flooring; Luxury Flooring:

1. Minimum Requirements: Comply with ASTM F1700, of Class III Type B.
2. Wear Layer Thickness: 20 mil (0.50 mm).
3. Total Thickness: 0.098 inch (2.5 mm).
4. Color: Vivera – PVP5151, 48" x 7", Gluedown
5. Resilient Vinyl Base to be 4" Base by Roppe Corp.

- 3) Question: Are you expecting the wood framing and drywall to extend up to the roof insulation on the exterior walls? We understand that you will want the finishes to extend up around the kennel areas to keep sound down as much as possible.

Response: ~~Yes, extend the wood framing, drywall and insulation to the roof insulation on exterior~~

~~walls for this bid.~~ No, the wood framing and drywall, where shown on exterior walls, may stop at 10'-0" A.F.F

- 4) Question: Is the Schluter System required at all tile floor locations?

REV-01

Response: Provide Schluter System at Tile installation at Janitor Room 112 Only.

- 5) Question: The owner suggested glass contractor uses Arcadia storefront aluminum. The frames meet the specifications and are thermally broke. Do you have an issue with accepting these frames?

Response: Arcadia is an acceptable manufacturer of Aluminum-Framed Entrances & Storefronts. Product must meet specification requirements as listed in Spec Section 08 4113.

- 6) Question: Epoxy flooring is not clearly specified. The finish schedule says Tnemec and the paint specification calls for Armorseal 900. The Armorseal product is part of a floor system. Can you provide a system or more clarification on the epoxy flooring? (Tread Plex is not acceptable for this environment).

Response: Refer to Addendum #3 dated 10/31/24 indicating the use of Dur-A-Flex, Inc, Dur-A-Gard, Epoxy-Based seamless flooring system.

- 7) Question: If we have engineered plans for the metal building that your design engineer can review and accept as meeting the design requirements and code, do you care who the manufacturer is if we submit a substitution request form?

Response: Per Spec Section 13 3419 Metal Building Systems, 1.02 Quality Assurance, Item A, the "Designer Qualifications: Professional Structural Engineer licensed in state in which project is located, with minimum 5 years' experience in work of this section." It is the responsibility of the Metal Building Mfg. to provide Sealed Engineered Plans for the Structural Engineer to review.

- 8) Question: Civil: Can you request if a manhole for the sanitary sewer is a requirement or if we could just provide a standard sewer tap?

Response: Contractor is required to follow the City of Grandview Design Requirements as listed in City Ordinance Section Sec. 48-267. Water and sewer installation policy is to submit materials and material connections proposed to City of Grandview for review and approval.

- 9) Question: Civil: Would adding 1" to the pavement thickness be an acceptable substitute for lime stabilization?

Response: Contractor to reference site geotechnical report for allowable pavement thicknesses and subgrades. The addition of 1" to the pavement thickness is an acceptable substitute for lime stabilization. Although, work in TxDOT right-of-way will need to be coordinated and submitted to TxDOT inspector prior to use.

- 10) Question: Civil: On the culvert, the upstream culvert is a single 12" culvert and the downstream culvert is a single 12" culvert. The design for this project is triple 3' wide x 2' tall pre-cast system with cast in place end treatments. The material cost for the culverts is over \$50,000 without any mark-up and this doesn't include the installation. A typical TXDOT approve culvert along a typical FM road can be purchased and installed for less than \$10,000 with pre-cast end treatments. Our bid will include the system as designed, but this is really hard to understand since the upstream and downstream culverts can only handle about 6 cfs and the designed culvert can handle 274 cfs roughly.

Response: Contractor to coordinate changes with TxDOT. Permitting through TxDOT required this design due to the amount of flow coming down this bar ditch in the 100-year design event. Other culverts upstream and downstream will be required to be corrected as properties and the roadway is improved.

- 11) Question: Electrical Service: Has your design team contacted Oncor for a service location and if they can provide the service needed as designed?

Response: Electrical Engineer has contacted Oncor & determined the electrical service type changed from 120/240 high leg delta to 120/208 3ph wye 4-wire. The panels changed from 3 to one. All Circuit numbers on the power & lighting changed due to the panels being reduced and power type change. Please see Revised Electrical Drawings issued with Addendum #3 on 10/31/24.

- 12) Question: Electrical: From a bidding electrician: The Engineer has the system designed as 120-240 High Leg Delta. B Phase will be 240, which will damage everything in Panel L1. 120-240 High Leg Delta will require a floor mounted transformer. If this is the required source, can you have the Engineer provide clarification or if a transformer is needed?

Response: Clarification was received from Oncor that the electrical service type changed from 120/240 high leg delta to 120/208 3ph wye 4-wire, as per previous response. Please see Revised Electrical Drawings issued with Addendum #3 on 10/31/24.

- 13) Question: Is all the wiring in the building required to be in EMT or can the majority of the runs be in MC? MC is code compliant.

Response: The Electrical Design is for EMT. MC is only allowed for 6' whips out to the lights per the specification.