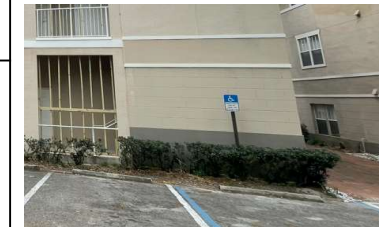


RFI	Response
How many balconies should be included under the tile removal scope? Can this scope be carried as an allowance? If so, could you provide a uniform quantity (number of balconies or SF) for all bidders to ensure an apples-to-apples comparison?	The Board is currently working to provide the number of balconies containing tile. Once this information is received, it will be relayed to all contractors. It should be noted that all balconies are similar, and the total quantity will be calculated based on the information provided by the Board.
Please clarify whether we should terminate the waterproofing membrane at the siding-to-deck interface (Pic. 2 – cant bead condition), or if we are required to remove and temporarily expose one course of siding to allow proper installation of the waterproofing membrane up the vertical wall (minimum 4" height)."	Siding removal will be required to accommodate installation of the waterproofing membrane, which is intended to extend approximately 4 inches up the wall.
Within the bay areas, please confirm if gypsum board ceiling installation is required at exposed soffit areas (Pic.6). If so, should soffits be framed and installed above the gypsum board, or is the gypsum board ceiling to follow the existing structure without additional soffit framing?	These areas are not intended to be gypsum board. They will be finished with matching metal soffit ceiling panels. The panels were removed and stored for reuse. The bid package has been revised to reflect this clarification.
Based on field observations, the underlayment plywood at slab edges in the bay areas appears to be affected by water intrusion (see Pic. 9). In accordance with the Drawings Set, Sheet S-3, Detail XI, please advise on the required extent of concrete/slab edge exposure at these locations.	Removal and replacement of the deteriorated wood will be required, along with removal and replacement of the concrete slab above the deteriorated wood. The full width of the slab shall be removed and reinstalled.
The bid form indicates replacement of 1,454 LF of stucco. Please clarify the assumed height associated with this linear footage (e.g., 12", 24", or other) to ensure proper quantity interpretation and consistent bidding	Stucco removal is identified as an as-needed (TBD) square-foot quantity. Clarification regarding how to bid allowance and TBD quantities is provided in the "Proposal Submittal Instructions" section, added to Page 9 of the bid package. The 1,454 LF line item referenced applies to the removal and replacement of the existing 6x6 wood columns and is not associated with stucco removal quantities.
For Structural Repair item A... What does "per bay" in 152 per bay outline? How is that to be calculated?	A "bay" refers to an individual opening within the breezeways, located between stairwells, columns, and/or typical center spacing. For reference, Building A contains a total of 18 bays (see photo below). The quantity of 152 bays was calculated by summing the total number of bays across all nine (9) buildings and then subtracting the bays where shoring is already in place. Using Building A as an example, approximately eight (8) bays currently have shoring installed. Therefore, the remaining ten (10) bays within Building A will require shoring.
For Structural Repair item B... It states to remove and replace wooden Beam, (4) 2x14. Where are these going?	Refer to the plans for Building A. Based on the bay layout shown in the referenced photo, the (4)-ply 2x14 wood beams are to be installed above Bays 7, 8, and 9.
For Exterior Repairs Item B... What does DT stand for?	DT - Destructive Testing



For Structural Repair item F... are we to assume that these are 2x6 for pricing purposes?	Yes. For bidding purposes, assume the members are 2x6. Note that existing wood framing dimensions may vary throughout the project; therefore, pricing may require adjustment based on actual field conditions.
Is there a specific proposed lay down area?	You will likely be using the main parking lot where we met for the pre-bid meeting. See photo below for a site map.
There are two sections on the bid form that list shoring. Temporary shoring on the first item, and at the very bottom there is also a section for shoring. Are we to fill out both or just one?	This was an error in the bid form. Shoring should be included only once. You may omit the shoring item listed in the General Conditions portion of the bid package.
Will you need engineered submittal for each building, or will one suffice for all?	Engineered submittals will not be required for shoring, provided the contractor is following the existing shoring plan (similar to the shoring walls already installed). If the shoring approach deviates from the plans, engineered submittals will be required for review. NV5 will be on site during construction to observe the work and assist with field clarifications as needed.
Will you require engineering for overhead protection?	Engineered submittals for overhead protection are not required.
The drawings you provided are they from surveyed plans or are they drawings that were given to you by the property?	The drawings were assembled by NV5 and are not based on surveyed as-built drawings. No as-built documentation was provided by the property; therefore (per the drawings), all dimensions and existing conditions shall be verified by the contractor in the field.
Are we only filling new columns on Building A or ALL columns for ALL buildings?	Assuming this refers to the CMU columns, only the columns located below the beams being replaced at Building A are to be filled. Filling of CMU columns at other buildings or locations is not required.
Do you want an Alternate price to replace all soffit with new?	An alternate price for full soffit replacement is not required. The existing soffit panels were removed and stored with the intent of reinstallation. However, a limited number of soffit panels were damaged during removal. Please include a quantity and associated cost for replacing damaged soffit panels only, as required to complete reinstallation.
Are we to paint only stucco or include exposed block as well? If so, how much should we estimate for the exposed block?	Assuming this refers to the block-like exterior finish shown in the referenced photograph, this material is not exposed CMU. It is a cementitious veneer finish and is to be painted. Painting scope shall therefore include both the stucco surfaces and the cementitious veneer. No separate allowance for exposed CMU block is required.
How much balcony concrete must be removed to repair the OSB underneath, given that the decay appears to extend about 1' from the balcony edge?	For clarification, the deteriorated OSB was identified beneath the second-floor concrete breezeways. The extent of breezeway concrete removal shall be sufficient to fully expose and address all deteriorated OSB sheathing. Removal shall extend longitudinally as required to encompass the full extent of the damaged OSB. The repair width shall be the full width of the breezeway slab.



The documents state that shoring must remain during all phases, but the 2nd and 3rd-floor shoring is attached to the balcony concrete. Are there engineering details illustrating this process?	For clarification, the shoring is installed along the breezeways at all three (3) levels. The shoring system is not anchored to the concrete balcony slabs. Accordingly, no specific engineering detail illustrating attachment of shoring to the slab has been provided or is required. The intent is for the shoring to remain in place during all phases of construction while supporting the affected breezeway framing.
Are there as-builts available showing the existing concrete foundation pans?	No as-built drawings or engineered plans of the existing structures, including the concrete foundations, were provided. Accordingly, all existing conditions, dimensions, and measurements shall be verified by the contractor in the field.
Handrails on the 2nd and 3rd-floor balconies are poured into the concrete and attached to columns that will change dimensions once the new 6x6 posts are installed. Should our proposal include fabricating new steel handrails to match the existing ones and anchoring them to the new 6x6 posts?	The existing handrails shall be preserved where possible. On the third floor, adjacent to the stairwells where a 6x6 column is being added, the existing handrails may be modified to accommodate the reduced spacing. The remaining handrails are not anticipated to change, as the architectural column finishes are required to match existing conditions.
Please note that access to Building B is very limited, with only 7' between the two buildings.	Noted.
Is there a designated staging area for equipment, materials, and the job site office?	You will likely be using the main parking lot where we met for the pre-bid meeting. See photo below for a site map.
Regarding the request for residents to remain in their apartments during construction: how will safety and liability be managed while balcony concrete and handrails are removed?	Temporary handrails must be built and installed for fall protection. Phasing of concrete repairs will need to be completed in a manner to allow access to one stairwell at all times if possible, otherwise, it is possible that residents will be displaced. Construction phasing and scheduling is the responsibility of the contractor but shall be coordinated with property management.
OSHA guidelines for dropped object exclusion zones will require barricades extending 15–20' from the building, impacting the parking lots. Have provisions been made to close these parking areas? This also relates to the previous point regarding resident access, as no one should enter these exclusion zones during active work.	Closure of parking areas and establishment of any required dropped-object exclusion zones shall be coordinated with property management by the contractor. Implementation of barricades, safety zones, and access control shall comply with applicable OSHA requirements and remain the contractor's responsibility. Construction activities shall be planned and sequenced to prioritize resident egress and life-safety access at all times. Coordination of work areas, parking impacts, and resident notifications shall be included as part of the contractor's construction and safety plan.
We needed to know if we needed a bond for this job and if so, any details.	Not at this time.



During the walk you mentioned posts had to be replaced. In the beginning, it was thought it only toward entry to stairs. You mentioned that "all" columns had to be replaced. Please clarify.	Refer to the drawings for clarification. All second-floor and third-floor columns are to be replaced with new 6x6 wood columns, as indicated in the construction document set. This requirement is not limited solely to the stair entry locations. The architectural finishes surrounding the new 6x6 columns shall match the existing architectural column finishes, such that the overall dimensions and appearance remain consistent with existing conditions.
Soffit. Are we replacing "all" soffit per ceiling?	No. Only soffit panels that were damaged during removal are to be replaced. All remaining soffits are intended to be reinstalled.
Columns. We are obviously changing out. The stucco columns no worries, however the 3RD floor are square wrapped and the second and first floor are tapered round. These usually come in aluminum will this suffice? You mentioned fiberglass during walks.	The architectural finishes around the 6x6 columns shall match the existing finishes.