



**Project: Mira Safety**  
**Bid due :Revised date: January 11th,2024**  
**Bid time: 2pm**

Workman Commercial  
 Phone: (512) 326-9293 | Fax: (512) 447-8156  
 1766 FM 967, Suite B | Buda, Texas 78610

	<b>RFI Questions</b>	<b>Response</b>	<b>Dwg Changes Required</b>
1	Finish plan calls for tile in Breakroom but finish schedule calls for wood flooring. A140	WD-1 is intended flooring for breakroom. (spec: DUCHATEAU VINYL DELUXE LUXETECH 20 COLLECTION BETTONY 9" PLANK)	
2	Do we have specifications for the wood riser and treads?	See above	
3	Please confirm if all the first floor is T-1 and all the tile flooring in 2 <sup>nd</sup> floor is T-2. A140	T-1 is located on the first floor in rooms 100, 101, 103, 113, 114, as well as the corridor, stairwell, and circulation path within the open workstations area. T-2 is located on the 2nd floor in rooms 203, 204, 205 and corridor outside restrooms/storage.	
4	Will toilet partitions be new or reused? A-401	New GWB partitions	
5	Will lockers be provided by owner? There is no responsibility schedule. Can you provide us with a list of owner provided items?	Lockers to be furnished and installed by owner	
6	Acoustic baffle system- Can you provide the beam thickness and height? A120	3"W x 8"D (TURF Beam Acoustic Ceiling Baffle)	
7	What is the floor finish in Janitor, work and electric?	VCT-1, Armstrong Imperial Texture Vinyl Composition Tile	x
8	There is an existing storm pipe. Does it get extended to the middle of pond? How much of it needs to be regraded? Do we have elevations?	Refer CIVIL	
<b>Demo/Doors</b>			
1	The demo documents sheet A-U01 indicates a new door opening in the exterior wall past the mezzanine area. Is there a opening for a new door? If so, please indicate on door schedule.	Exterior door to be replaced #100. (1) Door at entry to be demo'd and infilled & (1) door to be demo'd for opening	
2	Assuming door 124 and door 200A to be a Raco interior alum cased opening frame. Please clarify.	Correct	
3	Confirm wood doors to be P-lam.	Correct	
4	Confirm the Interior alum door frames to be Standard frames and not solutions II.	Standalone alum. door frames to be standard RACO, office and glass fronts to be DIRTT	
5	Interior window WW9 to be interior alum frame with clear tempered glass in lieu of storefront. Please clarify.	Window frames between office and warehouse should be insulated glazing units, alum. systems are preferred	
6	Door numbers 102B, 104, 106, 118B indicates door hardware #2. According to the door schedule, that hardware type is for glass doors. These doors are door type A, wood doors. Please clarify.	DIRTT unit with a glass door and hardware #2	
7	Did not see elevation for door number 118B. the door schedule indicates a wood door, and the floor plan indicates 3'4' wide sidelight. Please confirm?	Doors 118B & 121 shown as 'OFFICE TYPICAL' and noted as OPH in the sched	DOOR SCHED. UPDATED
<b>Floor Plan A-110</b>			
1	Partitions = Are the partitions in at the water closets P-lam tilt partitions or GWB partitions? The door schedule indicates wood doors w/ alum frame for those water closet rooms. Please clarify?	Water closet partitions are GWP partitions.	
2	Millwork = Provide type of vanity top in restrooms 203 and 204? None indicated.	SS-1 (SILESTONE POLISHED DESERT SILVER)	
3	Millwork = Provide information on the bench shown in the SPA room and elevations B2 and B3/A-210.0.	<a href="#">Provide a alternate number. Will provide more details soon.</a>	
4	Tilt Accessories = Should we include a curtain rod and curtains at the showers?	yes	
5	Millwork = reception desk in room 101 by GC or others? This scope is in section 1.	by GC	
6	Windows shown on mezzanine deck facing the warehouse are not indicated on the floor plan. However, cross section C1 and C3 on sheet A-301 indicates windows WW9, WW11 and WW12. Please clarify? Also, will the frames be interior alum or HM?	those designations are correct: Window frames between office and warehouse should be insulated glazing units, alum. systems are preferred	UPDATED A-110
7	Window at R&D office indicates type WW9. The cross section C1 indicates WW8. Please clarify?	R&D office window is WW8	UPDATED A-110
<b>Ceiling Plan A-120</b>			
1	The ceilings in entry by others or GC?	by GC	
2	Space open to deck to be Dryfall paint or other type of finish?	Dryfall paint is acceptable	

<b>Finish Plans A-140</b>		
1	Assume there isn't wood flooring – WD-1 per the finish schedule? Breakroom indicates tile floors.	Breakroom to be WD-1 flooring
2	All wallcovering indicated on finish schedule to be included in section 1 and F71 by others. Please clarify.	Wallcovering "WC-1" has been removed from scope. Wallcovering "WC-2" is noted at Reception Desk elevations.
3	Do you want to seal concrete that does not indicate floor covering?	yes
4	The finish schedule calls for floor tile TL-1 on first floor and TL-2 on second floor. However, the finish plan indicates TL1 on the second floor with TL-2 in restrooms only. Please clarify?	First floor tile flooring and wall tile will be tile "T-1". Second floor tile flooring will be "T-2" and second floor wall tile will be "WT-1". Where indicated on finish plans and elevations.
<b>Roof Plan A-150</b>		
1	Is detail D1/A-150 applicable to this project? If so, where is this detail to be located?	yes, applies to where 'NEW ROOF CRICKET' is shown on A-150
<b>Exterior elevations A-200</b>		
1	Please confirm painting all exposed metal panels to be painted P-1?	yes
2	Do we paint existing HM doors and frames and Overhead doors?	<a href="#">Provide an alternate number to paint.</a>
<b>Enlarged Toilet Plans A-401</b>		
1	The only toilet accessories called out on the floor plan are TA.18, TA.6 and TA.7. Who will furnish and install the balance of the toilet accessories, excluding the plumbing fixtures in this question?	See updated plans with plumbing fixtures and toilet accessories noted.
<b>HVAC</b>		
1	Will we use substitute manufactures that compare to Carrier? Want to open the spec for good competitive bids.	acceptable
2	HVAC work in section 1 will be by GC? Please confirm.	correct
<b>Flooring</b>		
1	WD-1 Wood Flooring is detailed in the finish schedule for breakroom floor; however, finish plan specifies TL-1. Please advise on finish.	Breakroom to be WD-1 flooring
2	RF-1 Material specified is discontinued per manufacturer, replacement material per manufacturer is available in puzzle tile and roll. Please advise on tile or roll material.	<a href="#">Provide an alternate. It should be black with orange specks, similar to original specification.</a>
<b>Site</b>		
1	Would you want the large rocks along the existing drive to be installed along the edge of the new parking area?	yes
2	I am assuming the new concrete parking area to be 6" thick 4000 psi concrete with 6" tall curb. Please clarify?	yes
3	Civil sheet 12 of 12: Should the water valve and irrigation control box at the entrance to be relocated? If so, please indicate the new location.	<a href="#">Provide an alternate price to relocate. Will confirm location</a>
4	There is a green hood covering some piping that is located at the new door entrance. Sheet 12 of 12 only shows a rectangle. What is this scope of work and where should we locate this?	<a href="#">Provide an alternate price. Will confirm location</a>
5	Sheet A-100: There is a note to relocated existing water meter, refer to civil. The civil documents do not indicate the new location. Please advise?	<a href="#">Provide an alternate price. Will confirm location</a>
<b>Equipment</b>		
1	Is the sauna to be contractor furnished and installed?	owner furnished, contractor installed
2	Is the cold plunge be contractor furnished and installed?	owner furnished, contractor installed

3	Is the Red Light Therapy fixture to be contractor furnished and installed?	owner furnished, contractor installed	
<b>Demolition</b>			
1	It is our understanding that the selective demolition in area 1 (offices) and restrooms in area 2 (Warehouse) has been completed by others.	correct owner has started selective demo in some areas	
2	Note 1 indicates to remove the existing metal panels to the substrate and install dampproofing, metal panels and windows? Some of the interior perimeter partitions would need to be modified to accommodate the new windows. Will this work interior perimeter GWB be by the GC or others?	by GC	
<b>Floor Plan A-110</b>			
1	All GWB partitions, painting, flooring, doors/frames/hardware, painting millwork in Area 1 to be done by others? The GC will furnish and install the new ceilings in that area. Clarify?	Provide as an alternate.	
2	Doors 113, 101A, 115 furnished and installed by GC or by others?		
3	Will the GWB partitions under the mezzanine go to under the joist or to mezzanine deck?	to deck	
4	There is black foam insulation on the perimeter walls at the warehouse area. Will the GC be responsible for that insulation where it is currently no located within Area 2 construction area?	Provide as an alternate.	
<b>Ceiling Plan A-120</b>			
1	The ceiling in conference room to stay as is?	no, Re: RCP	
2	Will batt sound batt insulation be required on top of ACT tiles below the mezzanine floor?	no	
3	Will insulation be required on the mezzanine and roof deck in the open ceiling areas?	roof above mezzanine should be insulated	
<b>Finish Plan A-140</b>			
1	It is our understanding that rubber flooring RF-1 and ceramic tile T-1 is owner furnished/contractor installed?	Provide as an alternate.	
2	Are there any other finishes mentioned on finish schedule to be owner furnished/installed or GC furnishes/installed?	Provide as an alternate.	
<b>Interior Elevations A-210</b>			
1	The lockers shown on C2 CFCI:	Provide as an alternate.	
2	The appliances shown on interior elevation OFOI or CFCI?	Provide as an alternate.	
3	The TV's shown on interior elevations OFOI?	Provide as an alternate.	
<b>Stair A-452</b>			
1	Details per sheet A4-52 shows wood treads while the structural documents show metal treads. Please clarify?	Provide alternate options.	
<b>Door Schedule A-601</b>			
1	Per the door schedule, Door type B is to be installed into a clear anodized alum frame. Is this correct?	Provide as an alternate.	
2	Is there any custom manufactured glass system such as DIIRT wall system? I thought I saw a email or note about that type of system.	Provide as an alternate.	
3	If the door and sidelight frames are a DIIRT glass system, I am assuming they will include all doors/frames/hardware for type 3 – 14. Will this system be OFOI or CFCI?	Provide as an alternate.	