



## Notice of Addendum No.5

Date of Addendum No.5: August 11, 2025

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Arlington Public Schools  
Procurement Office

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### **Invitation to Bid 73FY25**

**Invitation to Bid Title:** Hoffman Boston Elementary School HVAC Modernization and Interior Renovation

**Invitation to Bid Number:** 73FY25

**Invitation to Bid Issue Date:** May 21, 2025

**Pre-Bid Conference:** June 03, 2025 – 10:00 A.M. (Local Prevailing Time) on site at Hofman-Boston ES located at 1415 S Queen St, Arlington, VA 22204

**Bid Closing Date/Time:** August 20, 2025, No Later Than 10:00 A.M. (Local Prevailing Time)

**Bid Opening Date/Time:** August 20, 2025, at 11:00 A.M. (Local Prevailing Time)

**Procurement Office Representative:** Carolina Sorto, Procurement Specialist  
(703) 228-6193, [carolina.sorto@apsva.us](mailto:carolina.sorto@apsva.us)

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- **Modifications to the ITB:** The following information is provided to help bidders submit a bid in response to Bid 73FY25.

Please refer to the attached **Bidders Questions and Answers** document for all submitted questions and official responses for Questions received by July 28<sup>th</sup>.

This link below includes updated and additional drawings, revised specifications, and supplemental documentation. Please notify us if you experience any issues accessing the files.

[ITB 73FY25 - Addendum No. 5 Documents Link](#)

**Bid Documents Change Narrative**

This is the list of revised bid documents issued in Addendum #5:

**PROJECT MANUAL**

TOC	Table of Contents	- Corrected TOC to include 09 6433 Laminated Wood Flooring. - Added section 05 5133.16 Inclined Metal Ladders
01 2200	Unit Prices	- Updated Schedule of Unit Prices for Repair of Existing Exterior Building Elements
01 7836	Warranties	- Adjusted Roofing Warranty to 20 Year and 5 Year Warranties.
02 3000	SUBSURFACE INVESTIGATION	- Reference to needing a Geotechnical Report has been removed
04 0110	MASONRY CLEANING	- Revised requirements throughout.
04 0120.63	MASONRY REPAIR	- Revised requirements throughout.
04 0511	MORTAR AND MASONRY GROUT	- Revised requirements throughout.
07 2119	FOAMED-IN-PLACE INSULATION	- Revised installation requirements and added installation limitations to non-occupied hours.
07 2726	FLUID-APPLIED MEMBRANE AIR BARRIERS	- Revised installation requirements and added installation limitations to non-occupied hours.
07 4213.13	FORMED METAL WALL PANELS	- Revised warranty period.
07 4800	EXTERIOR CLADDING ATTACHMENT SYSTEMS	- Clarified that the design safety factor will be the responsibility of the delegated design engineer of record. - Added installation limitations to non-occupied hours.
07 5419	POLYVINYL-CHLORIDE (PVC KEE) ROOFING	- Revised roofing installer special warranty period.
07 6200	SHEET METAL FLASHING AND TRIM	- Clarified how the SPRI standards will be applicable for attachment to non-lumber substrates.
08 7100	DOOR HARDWARE	- Revised allowable manufacturers and other information throughout to reflect APS standards.
09 9123	INTERIOR PAINTING	- Added specifications for concrete sealer.
10 2113.19	PLASTIC TOILET COMPARTMENTS	- Revised flame-spread index. - Added acceptable manufacturer.
25 4002	Building Automation System (BAS)	- Adjusted ALC contact to Jake Pless.

**DRAWINGS**

C01.00	COVER SHEET	- Added SWM number per county comment. - Added Soil and Landscaping sheets
C03.00	Overall Existing Condition & Demolition Plan	- Added labels for gas, telecom and electric lines to remain - Utilities have been updated
C03.02	Existing Conditions Demolition Plan (2 of 2)	- Added labels for gas, telecom and electric lines to remain - Utilities have been updated

C04.00	Overall Erosion and Sediment Control	<ul style="list-style-type: none"> <li>- Updated LOD and LOC, Construction</li> <li>- Entrance was revised to save tree</li> <li>- Provided signed RLD per county comment</li> <li>- Added pre and post development area table per county comment</li> <li>- Added stockpile area</li> <li>- Updated tree protection line</li> <li>- Updated legend</li> <li>- Utilities have been updated</li> </ul>
C04.01	Erosion and Sediment Control Phase 1	<ul style="list-style-type: none"> <li>- Updated tree protection line</li> <li>- Updated legend</li> <li>- Addition of notes</li> <li>- Removed RLD duplicate per county comment</li> </ul>
C04.02	Erosion and Sediment Control Phase 2	<ul style="list-style-type: none"> <li>- Updated legend</li> <li>- Addition of notes</li> <li>- Removed RLD duplicate</li> <li>- Utilities have been updated</li> </ul>
C04.10	Erosion and Sediment Control Notes	<ul style="list-style-type: none"> <li>- Added construction entrance detail per county comment</li> <li>- Updated sequence of construction per county comment</li> </ul>
C04.20	Pollution Prevention Plan	<ul style="list-style-type: none"> <li>- Added Pre-Storm E&amp;S Checklist</li> </ul>
C05.00	Overall Site Plan	<ul style="list-style-type: none"> <li>- Updated plans to show and label the existing storm sewer and added a note about the grading</li> </ul>
C05.01	Site, Grading, & Utilities Plan	<ul style="list-style-type: none"> <li>- Updated plans to show and label the existing storm sewer and added a note about the grading</li> </ul>
C05.02	Site Grading & Utilities Plan	<ul style="list-style-type: none"> <li>- Updated plans to show and label the existing storm sewer and added a note about the grading</li> </ul>
C05.03	ADA Ramp Grading	<ul style="list-style-type: none"> <li>- Updating locations of handrails and proposed wall to ensure more</li> </ul>
C06.00	Site Details	<ul style="list-style-type: none"> <li>- Addition of turf and concrete sidewalk notes</li> </ul>
C08.00	Striping and Detailed Grading Plan	<ul style="list-style-type: none"> <li>- Update sheet title, added additional spots around the site, updated legend</li> </ul>
C-09.00-.01	Tree Preservation Plan	<ul style="list-style-type: none"> <li>- Tree protection fencing has been added in areas along with a indicator for invasive plant removal/ mulching. Additional trees have been shown as removals based on proposed crane staging.</li> </ul>
C09.02	Tree Inventory	<ul style="list-style-type: none"> <li>- Additional tree removals have been identified based on proposed crane staging.</li> </ul>
C09.04-.06	Soil Profile Rebuilding & Landscape Plan	<ul style="list-style-type: none"> <li>- A soil profile rebuilding plan ha been added to the set per County requirements &amp; comments. Rebuilding is shown within area adjacent to the wells &amp; within the courtyard. Additional root compaction prevention matting may be required where lighter equipment is expected to compact soils. Tree replacements have been added to the courtyard, 4 large canopy trees.</li> </ul>
A001	ARCHITECTURAL DRAWING INDEX & GENERAL NOTES	<ul style="list-style-type: none"> <li>- Revised title of A231</li> </ul>
AD311	DEMO BUILDING ELEVATIONS	<ul style="list-style-type: none"> <li>- Revised Keynote 02.08</li> </ul>
AD312	DEMO BUILDING ELEVATIONS	<ul style="list-style-type: none"> <li>- Revised Keynote 02.08</li> </ul>

AD311	DEMO BUILDING ELEVATIONS	-	Revised Keynotes 02.08 & 02.31
A107	ROOF PLAN – AREA C	-	Revised scale designation for 1/A107
A111	ENLARGED PLAN – GROUND FLOOR – AREA A	-	Added wall section callout at Outdoor Storage overhead door A000
A117	ENLARGED PLAN – SECOND FLOOR – AREA C	-	Added detail 9/A117 for roof hatch access ladder.
A221	ROOM FINISH & INTERIOR MATERIALS SCHEDULES	-	Revised flooring designations in various rooms; WDF-1, WDF-2, WDF-3, and WM-3. Revised descriptions for WM-1, WM-2, and WM-3. Deleted WDF-3 designation. Revised General Notes to clarify interior painting requirements.
A222	OVERALL FINISH PLAN – GROUND FLOOR	-	Revised walk-off mat designations and locations.
A223	OVERALL FINISH PLAN – FIRST FLOOR	-	Revised walk-off mat designations and locations. Revised existing terrazzo location designation.
A231	SIGNAGE	-	Renamed sheet title, added detail 8/A231 for typical exterior first responder sign type.
A311	BUILDING ELEVATIONS	-	Revised Keynote 10.13
A312	BUILDING ELEVATIONS	-	Revised Keynote 10.13
A313	BUILDING ELEVATIONS	-	Revised Keynote 10.13
A401	WALL SECTIONS	-	Added section 8/A401 at overhead door.
A711	DOOR SCHEDULE, TYPES, & DETAILS	-	Revised flooring transition details TR1 & S1B. Revised Door height for A000 outdoor storage overhead door.
A801	SECTION DETAILS	-	Revised details to clarify perforated metal head flashing attachment.
A802	SECTION AND PLAN DETAILS	-	Revised details to clarify perforated metal head flashing attachment.
S101A	GROUND FLOOR / FOUNDATION PLAN – AREA A	-	Added a section detail at the Outdoor Storage overhead door at location A000
S302	SECTIONS AND DETAILS	-	Added a section detail at the Outdoor Storage overhead door at location A000 Updated Section 9/S302 to quantify required lintel replacement and identify location reference Updated Section 4/S302 of the ramp assessment report reference
M100A	GROUND FLOOR DEMOLITION PLAN – AREA A - MECHANICAL	-	Added General Note 2 describing demolition requirements for installed control equipment.
M100C	GROUND FLOOR DEMOLITION PLAN – AREA C – MECHANICAL	-	Added General Note 2 describing demolition requirements for installed control equipment.
M101A	FIRST FLOOR DEMOLITION PLAN – AREA A - MECHANICAL	-	Added General Note 2 describing demolition requirements for installed control equipment.
M101B	FIRST FLOOR DEMOLITION PLAN – AREA B - MECHANICAL	-	Added General Note 2 describing demolition requirements for installed control equipment.

M101C	FIRST FLOOR DEMOLITION PLAN – AREA C - MECHANICAL	-	Added General Note 2 describing demolition requirements for installed control equipment.
M102B	SECOND FLOOR DEMOLITION PLAN – AREA B – MECHANICAL	-	Added General Note 2 describing demolition requirements for installed control equipment.
M102C	SECOND FLOOR DEMOLITION PLAN – AREA C – MECHANICAL	-	Added General Note 2 describing demolition requirements for installed control equipment.
M103A	ROOF DEMOLITION PLAN – AREA A - MECHANICAL	-	Added General Note 1 describing demolition requirements for installed control equipment.
M103B	ROOF DEMOLITION PLAN – AREA B - MECHANICAL	-	Added General Note 1 describing demolition requirements for installed control equipment.
M103C	ROOF DEMOLITION PLAN – AREA C - MECHANICAL	-	Added General Note 1 describing demolition requirements for installed control equipment.
M200A	GROUND FLOOR PLAN – AREA A – HVAC	-	Keynote 14 updated to refer to correct structural details for new lintel installation.
M200C	GROUND FLOOR PLAN – AREA C – HVAC	-	Keynote 6 updated to refer to correct structural details for new lintel installation.
M201A	FIRST FLOOR PLAN – AREA A – HVAC	-	Keynote 9 updated to refer to correct structural details for new lintel installation.
M201B	FIRST FLOOR PLAN – AREA B – HVAC	-	Keynote 3 updated to refer to correct structural details for new lintel installation.
M201C	FIRST FLOOR PLAN – AREA C - HVAC	-	Keynote 6 updated to refer to correct structural details for new lintel installation.
M202B	SECOND FLOOR PLAN – AREA B – HVAC	-	Keynote 5 updated to refer to correct structural details for new lintel installation.
M202C	SECOND FLOOR PLAN – AREA C – HVAC	-	Keynote 7 updated to refer to correct structural details for new lintel installation.
M803	CONTROLS	-	Removed sensors and points not provided by equipment manufacturer. - Temperature sensor added on exhaust air downstream of energy recovery wheel for frost protection control. Added Enthalpy Wheel Frost Protection sequence of operations. - Added Outlet Exhaust Air Temperature Sensor point in points schedule.
M804	CONTROLS	-	Removed sensors and points not provided by equipment manufacturer.
M805	CONTROLS	-	Removed sensors and points not provided by equipment manufacturer.
M806	CONTROLS	-	Added internal refrigerant leak sensor for WSHP unit. - Added note 7 for controls contractor to provide refrigerant leak detection sensors with BAS tie-in. - Added sequence for refrigerant leak detection for WSHP units. - Added refrigerant leak detection alarm on system graphic display. - Adjusted General Exhaust Fan sequence 1 for exhaust fans to be monitored by the BAS. - Added refrigerant leak detection sensor to points WSHP points list.

E210A	E210A GROUND FLOOR PLAN AREA A POWER	-	Added power connection to roll up door
E602	PROPOSED POWER RISER DIAGRAM	-	Revised feeder serving panel 'HCG' from 400NG to 600NG.
E702	PANEL SCHEDULES	-	Revised breaker serving panel 'HCG' from 400A to 600A in MSB panel.
E703	PANEL SCHEDULES	-	Revised panel 'HCG' from 400A to 600A.

#### **ADDITIONAL DOCUMENTS**

	Cladiator Substitution Request AP_MTFA Rvw	-	Wall Panel System substitution request by Scheibel Construction. Rejected. Provide systems per project specifications.
	1999-RENEWAL AND ADDITIONS (Combined)	-	Existing construction drawings for all trades
	24070 HBES – Destructive Testing Diagram	-	Destructive Testing Diagram
	1999 Fire Protection Drawings	-	Shop Drawings of Fire Protection systems from the 1999 Renovation and Addition
	46_01824-A - Hoffman-Boston – Anchor Pull Testing	-	ECS Report of Anchor Pull Testing
	APS – Security Basis of Design Summary – February 2025	-	APS Security Design requirements summary
	1. APS – Security Basis of Design – Access Control	-	APS Access Control requirements

END

Number	Bid RFI/Question	Official Response
1	<p>Drawing AD311, Keynote 2.08 indicates reinforcement of lintel, "IF REQUIRED". The structural detail 9/S302 would require extensive work to include;</p> <ul style="list-style-type: none"> <li>• Lift rentals</li> <li>• Removal of window / Reinstallation of window</li> <li>• Shoring</li> <li>• Demolition of masonry as required to remove existing masonry</li> <li>• Masonry (grouting of cells) as well as repairs to masonry removed during demo</li> <li>• Temporary C7x9.8 steel channels as well as permanent steel lintel</li> </ul> <p>This is not work that can be bid under the direction of "if needed". Please consider the establishment of a unit price in the event this operation needs to be performed.</p>	<p>Keynotes 02.08 revised on AD311, AD312, AD313. Keynote 02.31 revised on AD313.</p>
2	<p>Please clarify attachment detail of perforated metal head flashing shown in detail 2, 8, and 12 on drawing A801. How are they attached?</p>	<p>Details on A801 and A802 have been revised.</p>
3	<p>Please confirm that temporary partitions are required on this project.</p>	<p>Confirmed.</p>
4	<p><b>Metal Panel Warranty:</b> Specification Section 07 4213.13, section 1.12.2 calls for a 45 year warranty on metal panels. The Basis of Design Manufacturer (Morin Corporation) will NOT provide a 45 year warranty. It is doubtful that the other acceptable manufacturers would be willing to provide a 45 year warranty. Please advise.</p>	<p>Specifications have been revised.</p>
5	<p>Please provide manufacturer, color, and item numbers for WM-3 surface entry mat per the Interior Finish Materials Schedule.</p>	<p>A221-A223 has been revised to clarify walk off mat types and locations.</p>
6	<p>Please provide manufacturer, color, and item numbers for WDF-2 engineered wood floor and WDF-3 plywood floors per the Interior Finishes Materials Schedule.</p>	<p>Refer to Specification Section 09 6433, 3.6 for WDF-2. Item description will be added to finish schedule on drawings in forthcoming addendum. WDF-3 was a placeholder alternate material and is not used. Finish schedule will be updated on drawings in forthcoming addendum.</p> <p><b>Update in Addendum 5:</b> A221 finish schedule has been revised to delete WDF-3 and add information for WDF-2.</p>
7	<p>There are no specifications for sealed concrete shown on the Interior Finish Materials Schedule or in the specifications section. Please provide specifications for sealed concrete.</p>	<p>Concrete sealer has been added to Specification Section 09 91 23 - Interior Painting.</p>
8	<p>Please provide an approved cleaning method for the exposed face brick to prevent damage and ensure uniform aesthetic appearance after installation.</p>	<p>Refer to Specification Section 040110.</p> <p><b>Update in Addendum 5:</b> Revisions have been added to specification section.</p>
9	<p>Will alternates to the given hardware sets be permitted if equivalent product is provided?</p>	<p>Updated hardware specifications will be provided in forthcoming addendum.</p> <p><b>Update in Addendum 5:</b> Hardware specifications have been revised.</p>
101	<p>Spec section 232113.02 3.3 notes that vertical boreholes shall be installed using mud rotary method with temporary steel casing. 3.3-C says to "Refer to boring and casing requirements." These are not included in the contract documents. The Thermal Conductivity Report shows 180 ft deep steel casing. Please confirm that this is the required casing depth.</p>	<p>A geothermal contractor should be aware of requirements for this install and other requirements are included in the geothermal report.</p>
102	<p>Specification 102113.19 – Plastic Toilet Compartments, subsection 2.2 list six manufacturers to provide the toilet partitions. The Finish Schedule lists Scranton as the basis of design manufacturer; Scranton is not listed as a manufacturer in the specifications. Please confirm if any of the listed manufacturers can be used.</p>	<p>Scranton is an acceptable manufacturer and has been added to the specification.</p>
103	<p>Fire Alarm and Special Systems drawings, sheets E220A-E222C, call for new card readers at the following locations: A020, C016, A105, A138, B113, C124, C133, B212, and C222.  All doors at these locations are shown as existing and shall remain. a. Please confirm that new card readers are to be installed at these locations. b. Please confirm if new door hardware is required to support the installation of the new card readers.</p>	<p>Intent is for new card readers to be provided at the rooms listed. Door hardware that is required to support card readers should be supplied</p>
104	<p>Please provide the Specification Section for Security.</p>	<p>Refer to APS Security Basis of Design - Access Control and APS Basis of Design Summary documents provided in Addendum.</p>
105	<p>Keyed note 1 on S103A says to re-use existing mechanical equipment curb support whenever possible, otherwise, install typical L4x4x3/8 curb support. There is no information provided for the existing curb support or equipment that is currently supporting. Should it be assumed that all existing curb supports should be demolished and replaced per details 8/S301 through 13/S301? If not, please provide an allowance for curb support replacement, since it is unclear which supports will need to be replaced and which supports can be re-used.</p>	<p>Bidder's to assume all new curbs will be needed for the project.</p>

106	<p>Keyed note 3 on S103A says to re-use existing ductwork penetration through roof for new ductwork whenever possible. There is not enough information provided on the existing penetrations or the existing equipment and their exact locations in order to determine which openings can be re-used and which openings need to be infilled for new openings to be cut. Please provide an allowance for infill of existing duct openings and cutting/reinforcing new duct openings, since there is not enough information to determine the exact extent of the scope of work.</p>	<p>Bidder's to assume ductwork penetrations will all need some level of infill of existing duct opening and cutting/reinforcement for new duct openings. New mechanical equipment has been located as close to the existing location and similar orientation to the existing equipment to the extent possible.</p>
107	<p>I have reviewed both Section 23 2500 – HVAC Water Systems and Section 23 2113 - Hydronic Piping. I am unable to determine whether the system is to be filled with water only, propylene glycol, or another antifreeze solution.</p> <p>Could you please confirm the intended fluid type for the geothermal loop?</p>	<p>The intended fluid for the geothermal loop is water without glycol.</p>
117	<p>Article 6 – Prevailing Wages of the Instructions to Bidders provided in ITB 73FY25 indicates that APS will request from DOLI a wage determination at bid posting and a final determination at contract award.</p> <p>There does not appear to be a DOLI wage determination provided in ITB nor in Volume 1 or 2 of the specifications. Please provide wage determination or please confirm where it can be found in the bid documents.</p>	<p>See Addendum 4 for DOLI wage determination information.</p>
118	<p>Specification section 02 3000 – Subsurface Investigation paragraph 1.03-A indicates that the owner has conducted test borings. However, there does not appear to be any geotechnical reports included in Volume 1 or 2 Specifications nor as separate PDFs.</p> <p>Please provide the geotechnical report or please confirm where it can be found within the bid documents.</p>	<p>Based on the scope of work to new geotechnical report has been completed for the project. Disregard Specification Section 02 3000 1.03A.</p>
119	<p>Specification sections 01 1100, 01 7300, 01 7839, 23 2113.01, 23 2113.02, 23 2113.03 are listed in the Project Manual table of contents, however they are not included in the documents.</p> <p>Please provide the above referenced specification sections or confirm that they are not used and update the table of contents.</p>	<p>Listed specification sections were included with Addendum 4.</p>
120	<p>Specification section 09 6433 – Laminated Wood Flooring is included in the Project Manual but not listed in the table of contents.</p> <p>Please confirm if this specification section is required and if so, please update the table of contents to coordinate with the provided specification sections.</p>	<p>Refer to Revised TOC.</p>
121	<p>ITB page 44 (second page of the Agreement), section 4 – Contract Period outlines the dates for anticipated notices to proceed as well as substantial and final completion for each phase of the work. The first two dates for Anticipated Administrative NTP and Anticipated NTP for Project Site Mobilization &amp; Construction are both before the project bid due date.</p> <p>Please provide an updated schedule of dates for the anticipated notices to proceed, substantial completion and final completion dates for each phase of the project based on the current bid date.</p>	<p>The only updated dates will be:  September 26, 2025 - Anticipated Administrative NTP  October 15, 2025 - Anticipated NTP for Project Site Mobilization and Construction</p>
122	<p>Sheet G003 Keynote 17 calls for asphalt egress paths at temporary egress locations.</p> <p>There does not appear to be any temporary egress locations identified in the contract documents.</p> <p>1. Please confirm where APS and the design team are anticipating temporary egress paths will be required. Please note that there does not appear to be any life safety/egress plans provided to identify egress paths.  2. If asphalt temporary egress paths are required, then please provide a detail for the temporary path construction.</p>	<p>Egress paths are shown on C-04.00</p>
123	<p>Specification 32 1216 – Asphalt Paving is provided in Volume 2 of the specifications. This specification appears to address vehicular asphalt. There does not appear to be any locations on the drawings where Asphalt Paving as described in this specification section would occur.</p> <p>Please confirm where specification section 32 1216 is applicable on this project.</p>	<p>This specification may be required in the future for the project.</p>
124	<p>Detail 5/C-6.00 calls for a future turf field retrofit for SWM, which is listed as not in contract.</p> <p>Please confirm there is no scope included in the base bid or pricing required for this detail.</p>	<p>The turf retrofit is a future possibility; it is not part of the scope of this project; however, new sod and soccer field stripping are required in the base bid.</p>



125	<p>Keynote 7 on Sheet C-09.03 states the tree protection areas shall be covered with shredded mulch or other approved organic mulch as approved by the county urban forester.</p> <p>1. Not all of the trees on the C-09.02 Tree inventory list are required to have tree protection, please confirm if all trees in the preservation area shown on the C-09.02 Tree inventory list are to be mulched, instead of only the trees requiring tree protection.</p> <p>2. Please confirm if only the root zones of these trees are to be mulched.</p> <p>3. Per the root pad detail on C-09.03, woodchips are an acceptable, if approved by urban forester, root protection, please confirm if woodchips are acceptable in lieu of mulch and specify the depth (typically 4").</p>	All onsite areas shown on markup shall be mulched with wood chips to a depth of 3 inches, a minimum of 3 inches away from the existing tree root flares
126	<p>Sheets F200A – F202C Keynote 1 calls for modification of the existing sprinkler system, please provide detailed as built drawings of the existing system including for all areas specified to receive modifications.</p>	Refer to provided Existing Fire Protection Drawings from 1999 Renovations and Addition.
127	<p>The demolition RCP drawings, AD211 – AD217, indicate that ceilings are to be completely removed. F200A – F202C only indicate fire protection work at specific rooms/areas denoted by Note 1.</p> <p>1. Please confirm that there will be no fire protection work required at areas outside those identified on F200A – F202C by Note 1.</p> <p>2. Please confirm that there is not a requirement to relocate existing sprinkler heads to coordinate with new centers of ceiling tile, etc. If so, please establish an appropriate allowance for this work to be carried by all bidders as this is unquantifiable without full knowledge of the existing conditions.</p>	No fire protection work is required at areas outside of those identified by Note 1 on the listed sheets. The intent is for ceiling grid layout to remain the same, and heads to be remain in same location after new grid is installed.
128	<p>Detail 4 on C-06.00 is to provide sod above the geothermal field, please provide clarification on the extent of sod installation. The extent of sod does not appear to be indicated on the civil drawings.</p> <p>Should sod be provided within the full extent of the LOD around the geothermal well field as indicated on C-05.01.? Please clarify the exact extent where sod is required.</p>	Yes all grassed areas above the geothermal field will be sod, there should be no denuded areas or impervious outside of access manholes.
129	<p>Keyed Note 2 on CG101 indicates that all geothermal distribution piping should be located a minimum of 48" below grade. Details 3 on CG201 also appears to indicate 48" minimum cover above geothermal piping. However, detail 4/CG201 indicates 3'-6" to the top of the sand bedding and detail 8/CG201 appears to indicate 48" minimum to the bottom of pipe/top of sand bedding.</p> <p>Also, detail 4/CG201 indicates 6" of sand around the geothermal piping in a circuit run. Detail 8/CG201 indicates 2" sand bedding under geothermal supply/return piping or main header piping.</p> <p>a. Please confirm the required cover above the geothermal piping.</p> <p>b. Please clarify the sand bedding/sand surrounding geothermal piping.</p>	Required cover above the circuit shall be 48", otherwise contractor should refer to specific details provided on cover requirements.
130	<p>Area B West Elevation: Architectural drawing A106 appears to show (2) new downspouts at the canopy on the West elevation new ADA entrance. Architectural elevation 4/A311 also appears to show (2) new downspouts. Plumbing drawing P201B only shows (1) new downspout boot (DBS-1). And civil drawing C-05.02 appears to only show (1) new 3" downspout location at this canopy.</p> <p>Area A West Elevation: Architectural drawing A107 appears to show (2) new downspouts at the canopy on the West elevation new ADA entrance. Architectural elevation 4/A311 also appears to show (2) new downspouts. Plumbing drawing P201B only shows (1) new downspout boot (DBS-1). And civil drawing C-05.02 appears to only show (1) new 3" downspout location at this canopy.</p> <p>Please clarify the quantity of downspouts at canopies at Areas A &amp; B and update architectural, plumbing and civil drawings to coordinate regarding quantity required.</p>	Provide (2) downspouts per canopy as shown on Architectural drawings. Both downspouts shall be combined to connect to the boot to below grade 3" storm line shown on P201B and C-05.02.

131	Civil Drawing C-05.02 shows two gas lines, as well as a telecom line overlayed above existing gas & telecom lines. Please confirm that all gas lines and all telecom lines shown on C-05.02 are existing to remain and there is no new work required for these items as part of this project.	All existing site gas and telecom utilities are existing to remain.
132	Specification section 33 4100 – Storm Utility Drainage Piping appears to be provided twice in the Volume 2 PDF of the specifications (see pages 976 -997 & 998 – 1026 of PDF).  Please update the specifications to only include a single storm utility drainage piping section.	Duplicate Section 33 4100 shall be disregard in the Project Manual Volume 2. Project Manual Volume 2 will be updated for Issued For Construction documents after the bid is awarded.
133	Keynote 6 on civil drawing CG101 indicates that the geothermal vault is designed by others. Drawing CG2-2 provides some additional section and plan views of the vault. However, there are no construction details for the vault itself. Details 2 & 3 note that it is an “HDPE vault”. It is not clear if that is referring to the vault itself or piping inside the vault. These details indicate “Vaults Typ. See Vault Schedule”. The vault schedule no on CG202 indicates that the “Final vault dimensions are the responsibility of delegated design professional.”  Neither the vault nor its delegated design requirements appear to be addressed in the specifications.  Please clarify who is intended to design the vault and provide additional specifications/design information/material requirements, etc.	Vault shall be HDPE. Specific vault installer shall be used from the specification or approved equal. All vault requirements shall be handled by the installer.
134	Keynote 9 on P200A states the 3” storm pipe from outdoor storage is to be routed below grade and connected to existing storm line, the connection point is not shown on C-05.02 Utility plans.  Please coordinate the plumbing with the civil drawings and indicate where this line is to connect to the storm utilities.	The 3” storm pipe will be shown on C-05.02 connecting to existing storm.
135	Based on a review of the civil drawings, there appears to be no substantial storm or sanitary sewer work associated with this project. (See question WT19 above for the one new storm line from Outdoor Storage per P200A). However, specification 33 4125 – Televised Inspection of Sewers is provided.  Please confirm where the televised inspection of sewers is required on this project.	This specification may be required in the review/submission process with Arlington County and has been included if needed.
136	Additional clarification on the project phasing is required. Pages 3 & 4 of the ITB PDF provide descriptions of the work anticipated to occur during each phase. The last indented section after Phase 3 is not labeled. The schedule section refers to Phase 4.  Please confirm if the work described in the last indented section on page 4 is intended to be Phase 4.	Yes, this work is considered part of Phase 4 and the missing title is "Phase 4: Area B (May 2028 – August 2028) "
137	Additional clarification regarding the phasing is required. Drawing G005 is the Phase 3 plan. Under the Phasing Notes, Phase 3A indicates that all mechanical, electrical, plumbing, structural, and architectural work within the following areas is to be completed:  Multipurpose RM A135 Kids/Computer A136 Electrical A138 Lobby/Waiting A139 Workroom A134 Activities A133 Custodial CL A132 Mens Toilet A131 Womens Toilet A130 Storage B106 Instrumental Music B107 Auditorium B108  Phase 3B on drawing G005 lists 9 (bolded in above list) of the same rooms from Phase 3A again with the same note about all mechanical, electrical, plumbing, structural, and architectural work within the following areas to be completed as part of Phase 3B.  As there are rooms listed in both phases, please clarify the expectation as to what specific work or portions of work will be completed for each of these rooms as part of Phase 3A and Phase 3B. Note that Phase 3A and Phase 3B are not concurrent on the Hoffman Boston schedule provided on the phasing plans. 3B follows 3A.	Phase 3A includes all shaded spaces. RM A135 and adjacent spaces will be used as swing spaces for both Phases 3A and 3B. Only rooms B106, B107, and B108 will need to be completed by the end of Phase 3A the remainder will need to be completed with Phase 3B.

138	<p>Additional clarification regarding the phasing is required. Drawing G003 is the Phase 1 plan. Based on the color coding of the first floor phasing plan, the following rooms in Area A are included in Phase 1A:</p> <p>Stair #5 Storage A129 Womens Toilet A130 Mens Toilet A131 Cust. Closet A132 Activities A133 Workroom A134 Multipurpose Room A135 Kids/Computer A136 Electrical A138 Lobby/Waiting A139 Entry A146</p> <p>However, with the exception of A135, these rooms are not included in the list of rooms provided for Phase 1A on the Construction Phasing Notes on G003. Furthermore, all of these rooms are also included on G005 – Phase 3 plan as either a part of Phase 3A or 3B in the G005 Construction Phasing Notes and color coding. Please clarify what work in these rooms is required to be completed as part of Phase 1A versus Phase 3A or 3B. (As one example only: The scope of the work in Kids/Computer A136 appears to be demo existing flooring and ceiling, install new ceiling, flooring, RGDs, and lights. Given that A136 is tagged to multiple phases – what work is expected to be completed for this room in Phase 1A, 3A, &amp; 3B).</p>	<p>Multipurpose Room block is to be used as Temporary Library space during Phase 1A. It is to be used as Temporary Auditorium space during Phase 3A. It is to be used as temporary teaching space for Phase 3B during the school year.</p>
139	<p>Mechanical Demo drawing M100A shows the existing chiller located at the Southeast corner of the ground floor of Area A. It appears that the existing CHW S/R piping enters the building and runs through the ceiling of Area A ground floor over to Boiler Room A025 where there are existing base mounted chilled water pumps per note 15 on M100A.</p> <p>Per note 11/M100A, the existing mechanical piping and associated elements must remain active as necessary until the completion of Phase 4.</p> <p>Based off phasing plan G006, all of the architectural &amp; MEP work associated with Area B does not take place until Phase 4. As such, it appears that the existing chiller and piping required to serve Area B must remain operational until Area B is brought online to be served via the new geothermal system in Phase 4.</p> <p>However, the architectural &amp; MEP work at the ground floor of Area A where the existing chilled water S/R enters and runs through the building is part of Phase 3 per phasing plan G005. This includes new floor finishes, new ceilings, etc. to be installed in Phase 3. Example: the following rooms get new ceilings as part of Phase 3 but appear to have existing chilled water S/R piping running above them that cannot be removed until the end of Phase 4: A004, A008, A011, A014A, A013, A014, A016, A017 – reference A211.</p> <p>The current phasing would appear to dictate that one would have to go back above newly installed ceilings in order to demolish the existing chilled water S/R piping.</p> <p>Please confirm if the above understanding of the phasing and existing chilled water S/R distribution is correct.</p>	<p>The understanding listed is correct. Work in listed areas is to be completed in Phase 3B, with the exception of the demolition of existing CHWS/R. These pipes are to remain until the completion of Phase 4 and then demolished.</p>
140	<p>There is not enough information provided in the mechanical demolition plans to allow a thorough review of the existing chilled and hot water distribution system. Please provide full as-built information for the existing mechanical systems. This is required to determine if the phasing as indicated is achievable or if alternate phasing needs to be reviewed.</p>	<p>1999 Renovation and Addition Drawings will be provided via Addendum.</p>
141	<p>The project is scheduled to be competed in two phases. Manufacturers and suppliers will not hold pricing or a two year period. Will the owner pay to release material and equipment early so contractors can hold pricing as no one knows the impact of future price increase due to tariffs over the period of this contract?</p>	<p>The VA procurement vehicle for this project is a firm-fixed price model. Section 8.5 of the contract allows for claims to be submitted by the successful bidder for costs beyond the reasonable control.</p>
142	<p>Will the county entertain price increases due to tariffs if they will not release equipment or materials upon approved submittals?</p>	<p>APS supports the usage of the stored materials sections of the project specifications so the successful bidder can purchase/store material as approved.</p>
143	<p>At what point does the geothermal subcontractors work stop and the contractors piping obligations begin?</p>	<p>The geothermal subcontractors work shall stop 5' outside of the building. The contractor shall pick up the piping at this point and bring it into the interior</p>
144	<p>Where does detail 10/M505 apply to on the mechanical drawings?</p>	<p>Detail 10/M505 applies to taps made off of main GWS/R piping inside of the building.</p>
145	<p>Piping specification 23 213-2.5 and 2.6 have piping specs. Which specs applies to the GWS/GWR condenser piping?</p>	<p>Section 2.5 applies to any GWS/R mains that are run throughout the building. Section 2.6 applies to any GWS/R branch piping serving the WSHP units.</p>
146	<p>Can Pressure rated polypropylene pipe be used for the grs/gwr piping inside the building?</p>	<p>Pressure-Rated Polypropylene is acceptable for GWS/R mains. Branch piping should be copper for anything 2" or less, and Sch 40 for anything greater than 2".</p>
147	<p>Can mechanical press sealed fittings be used for condensate piping?</p>	<p>Press fittings are acceptable for condensate piping.</p>
148	<p>Drawing M803 1/M803 and outdoor air unit control point schedule list numerous points not available from by BACNET from the AAON unit listed. If the point is not provided by the specified units BACNET list how are we expected to provide these input/output or graphics for these?</p>	<p>Certain points/sensors that are not provided by manufacturer are removed in addendum. Any points still shown on schematic that are not provided by the manufacturer and are external to AAON unit shall be provided and field installed by the controls contractor.</p>

149	Drawing M804 1/804 and rooftop control point Schedule list numerous points not available from by BACNET from the AAON unit listed. If the point is not provided by the specified units BACNET list how are we expected to provide these input/output or graphics for these?	Certain points/sensors that are not provided by manufacturer are removed in addendum. Any points still shown on schematic that are not provided by the manufacturer and are external to AAON unit shall be provided and field installed by the controls contractor.
150	M806 and geothermal water source point list numerous points not available from by BACNET from the BOD unit listed. If the point is not provided by the specified units BACNET list how are we expected to provide these input/output or graphics for these?	Continued coordination is required between ClimateMaster and ALC to determine points available from the manufacturer and points to be provided by controls contractor. Any points shown on the schematic that are not provided by the manufacturer and are external to the ClimateMaster unit shall be provided and field installed by the controls contractor.
151	Based on a review of the civil drawings, there is no permanent fencing work shown. However, Specification Section 32 3113 - Chain Link Fence is provided.  Please confirm there is no permanent chain link fencing scope included in the base bid.	There is chain link fence provided for the purposes of Erosion and Sediment Control Safety fencing.
152	Sheets A311-A313 keynote 10.13 references the APS Signage Standard for the new exterior signage, there is no standard provided. Please provide the necessary APS Signage Standard.	Exterior sign detail has been added to 8/A231.
153	Specification 075419, paragraph 1.10.A.2 & B call for a 20-year manufacturer's roof warranty and a 2-year roofing installer warranty, respectively.  However, Specification 01 7836 - Warranties, paragraph 1.5.A, 07 53 23 calls for a 30-year manufacturer's warranty and a 5-year roofing installer warranty.  Please confirm which is the correct warranty requirement.  If the 30-year manufacturer's warranty is required please update the specified PVC thickness, Section 075419, paragraph 2.2.A.1, from 60 mil to 80 mil.	Specification section have been updated to reflect at 5-year roof installer warranty and a 20-year manufacturer's roof warranty.
154	Specification 075419 - Field Quality Control paragraph 3.11 indicates testing requirements for the roofing system. Paragraph A indicates that the testing agency will be engaged but does not indicate who is required to engage the testing agency.  Please confirm that the owner will hire and pay for the testing agency required to perform specified roof testing.	Confirmed, APS will engage a third party to perform the testing; however, the contractor is required to supply all testing needed to obtain the required project warranties.
155	Specification 01 7836 - Warranties, paragraph 1.5.A, calls for a 20-year warranty under the 07 6200 section in the list.  Please confirm if this warranty is referring to an installer's warranty or the finish warranty from the sheet metal suppliers.	Provide a 5-year installer's warranty and a 20-year material/finish warranty for the sheet metal.
156	Sheet A105, A106 and A107 give a brief description of the existing roof system. Please provide more details such as;  1.Is there only one existing roof on each roof area or do some of the areas have two or more roofs on them? 2.What is the existing cover board and roof insulation? Please provide types and thickness for each roof area. 3.Does the existing insulation thickness vary? If it does, please provide the minimum and maximum thickness.	1999 Renovation and Addition Drawings will be provided via Addendum. This information regarding the existing roof contained in the set was utilized for the design and appears consistent with existing conditions.
157	Specification section 076200 references NRCA, ANSI, SPRI, FM and ES-1 requirements. Roofing details on A502, A503 and A504 show metal coping to be installed over existing precast copings. All of the NRCA/ ANSI/SPRI/FM/ES-1 testing are based upon the copings being install over 2x dimensional lumber, full width of parapet, and not as detailed over precast coping.  Please confirm that it is acceptable to install the sheet metal coping, as shown in the drawings even though the installation has not been tested and or installed to meet any of the specified testing requirements.	Specification section has been revised.
158	Spec section 01 81 19 Indoor Air Quality Requirements 3.1-A.3 requires indoor air quality testing prior to occupancy but during normal occupancy hours. Since this is a phased, occupied renovation, please confirm that indoor air quality testing is not a requirement of this project.	Indoor air quality testing will be needed for each phase by its substantial completion date. Note the school is not occupied by phase leading up to the SC date.
159	Spec section 01 81 19 Indoor Air Quality Requirements 1.2 Submittals references Specification 01 81 13 Sustainable Design Requirements. Please provide this specification or confirm that there are no LEED or sustainable design requirements for this project.	There are no LEED requirements for this project
160	Section 16 of the Bid Form included on page 29 of the ITB document, requires bidders to provide a List of Subcontractors for certain divisions. Please confirm that this does not need to be filled out as part of the bid submission and can be provided after the Notice to Proceed is given, if awarded.	The list provide neededs to be completed with the bidder's intended subcontractors, no subcontractors past those in the list need to be detailed at time of bid.
161	The room finish schedule on sheet A221 calls for WDF-1 flooring in storage room B106. However, sheet A223 calls for LVT-1 flooring in storage room B106. Please confirm which flooring type is to be installed in storage room B106.	B106 flooring shall be LVT-1. Revised finish schedule accordingly on A221.

162	<p>Specification section 01 7836 provides information concerning warranties for the project. Warranties are required to start at substantial completion. As this is a phased, occupied renovation, there are multiple substantial completion dates. Reference substantial completion dates indicated for each phase on page 44 of the ITB PDF.</p> <p>Please confirm that warranty start dates will match project phasing substantial completion dates.</p>	Confirmed.																																													
163	<p>Specification section 011000-1.2-A-2-3 indicates that "Interior Work is to be conducted when classes are not in session. There are to be no impacts to the occupied classrooms during the school year."</p> <p>a.Please identify any rooms or areas that will be completely turned over to the Contractor such that they are unoccupied during the school year such that work in these areas could take place during the school year.</p> <p>b.Please clarify if work in areas to be turned over to Contractor during the school year can take place during normal work hours or must take place outside of school hours?</p>	The successful bidder will have full access to spaces identified in phases 1A, 3A, and 3B. Within these spaces, the successful bidder can work during normal business hours, with the exception of work with excessive noise and/or vibration-producing activities, which can only occur after normal business hours. Please see the specification section 01-1000 for further details on normal business hours.																																													
164	<p>Specification section 011000-1.2-A-2-3 indicates that "Interior Work is to be conducted when classes are not in session. There are to be no impacts to the occupied classrooms during the school year."</p> <p>Specification section 011000-1.2-A-2-5 states as follows: "Work is to be scheduled during summer break, long holidays throughout the year, and/or on weekends."</p> <p>The above does not address night work.</p> <p>a.Are summer break, long holidays throughout the year, and/or weekends the only allowable work times?</p> <p>b.Will night work be allowed during the school year?</p> <p>c.Will night work be allowed in classrooms that are intended to be used during the day?</p> <p>d.If night work is allowed, then please clarify what scope is allowed or not allowed to occur at night.</p>	Please see details for anticipated work schedules on pages 3,4, and 5 of the ITB. Work can occur outside of the time frames noted in part "a" of the response. Night work is allowable during the year. Limited night work in classrooms outside of the identified phases will be considered based on the recommendations of the successful bidder. Night work within the limits of the identified phases is inclusive of the scopes in those areas. Night work, outside the limits of the identified phases, will be evaluated based on the recommendations of the successful bidder.																																													
165	<p>Bidders are required to submit qualifications as part of Appendix A to Bid Form. Appendix A includes sections for Bidder Experience, Substantial Non-Compliance, Demonstrated Performance on Relevant Projects, &amp; Key Personnel.</p> <p>Please confirm the weight give to each part of Appendix A or scoring system to be used to evaluate the information in Appendix A in conjunction with the price proposal.</p>	Appendix A will be evaluated as part of the overall bid review. No formal weighting or scoring system is assigned to individual sections. Qualifications will be considered in conjunction with the price proposal to determine the bidder's overall responsibility and responsiveness.																																													
166	<p>Item 25 of Addendum 4 references P200A and C-05.05 in Bid Addendum 4 when asked to clarify no indicated pipe route or outfall for 3" pipe described in drawing P200A, keynote 9, which states '3" STORM FROM OUTDOOR STORAGE TO BE ROUTED BELOW GRADE AND CONNECTED TO EXISTING STORM LINE'.</p> <p>There is no sheet C-05.05 to be found in Bid Addendum 4 drawings, and neither revised sheets P200A nor C-05.02 indicate an outfall for the 3" pipe described. Please clarify.</p>	C-5.02 indicates the pipe connecting to existing structure 1766.																																													
167	<p>Specification 21 2113.01 – Geothermal Performance Requirements, section 1.3.E references Specification 31 XXX "Evacuation Support and Protection" which is not listed in the documents.</p> <p>Please provide the specification for Evacuation Support and Protection.</p>	Geothermal Specification should reference civil specification 31 2000																																													
168	<p>Specification section 04 0110 – Masonry Cleaning indicates in paragraph 1.3-A that allowances for cleaning masonry are specified in Section 01 2100 – Allowances. However, section 01 2100 does not specify any allowances for masonry cleaning.</p> <p>Please confirm if an owner established allowance will be provided for masonry cleaning. If so, please provide.</p>	<p>Please see use this table for the anticipated quantities for this scope as well as the updated section 01-2100 for an updated list of unit prices.</p> <table border="1"> <thead> <tr> <th>Repair Type</th><th>Quantity</th><th>UOM</th></tr> </thead> <tbody> <tr> <td>(02.03) Sealant Removal, Surface Prep, and Reinstallation</td><td>All Sealant Joints</td><td>N/A</td></tr> <tr> <td>(02.05) Crack Injection</td><td>75</td><td>LF</td></tr> <tr> <td>(02.08) Unlaid Repairs – coordinated with structural</td><td>200</td><td>LF</td></tr> <tr> <td>(02.11) Brick replacement</td><td>25</td><td>SF</td></tr> <tr> <td>(02.12) Repointing</td><td>750</td><td>SF</td></tr> <tr> <td>(02.14) Joint Gap Infill</td><td>250</td><td>LF</td></tr> <tr> <td>(02.15) Severe Brick Staining</td><td>500</td><td>SF</td></tr> <tr> <td>(02.18) Step Crack Typical Repair – coordinated with structural</td><td>300</td><td>SF</td></tr> <tr> <td>(02.20) Precast Crack repair if different than 02.05</td><td>85</td><td>LF</td></tr> <tr> <td>(02.22) Sealant removal and repointing</td><td>100</td><td>LF</td></tr> <tr> <td>(02.25) Brick wall crack</td><td>200</td><td>SF</td></tr> <tr> <td>(02.28) Severe brick wall crack</td><td>250</td><td>SF</td></tr> <tr> <td>(02.29) Efflorescence Cleaning</td><td>500</td><td>SF</td></tr> <tr> <td>(02.30) Biological growth cleaning</td><td>500</td><td>SF</td></tr> </tbody> </table>	Repair Type	Quantity	UOM	(02.03) Sealant Removal, Surface Prep, and Reinstallation	All Sealant Joints	N/A	(02.05) Crack Injection	75	LF	(02.08) Unlaid Repairs – coordinated with structural	200	LF	(02.11) Brick replacement	25	SF	(02.12) Repointing	750	SF	(02.14) Joint Gap Infill	250	LF	(02.15) Severe Brick Staining	500	SF	(02.18) Step Crack Typical Repair – coordinated with structural	300	SF	(02.20) Precast Crack repair if different than 02.05	85	LF	(02.22) Sealant removal and repointing	100	LF	(02.25) Brick wall crack	200	SF	(02.28) Severe brick wall crack	250	SF	(02.29) Efflorescence Cleaning	500	SF	(02.30) Biological growth cleaning	500	SF
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170	<p>Specification section 04 1020.64 – Brick Masonry Repointing indicates in paragraph 1.3-A indicates that allowances for brick masonry repointing are specified in Section 01 2100 – Allowances. Paragraphs 1.3-B through C identify the items included in the brick masonry repointing allowance. However, section 01 2100 does not specify any allowances for brick masonry repointing.</p> <p>Please confirm if an owner established allowance will be provided for brick masonry repointing. If so, please provide.</p>	<p>Please see use this table for the anticipated quantities for this scope as well as the updated section 01-2100 for an updated list of unit prices.</p> <table border="1"> <thead> <tr> <th>Repair Type</th><th>Quantity</th><th>UOM</th></tr> </thead> <tbody> <tr> <td>(02.03) Sealant Removal, Surface Prep, and Reinstallation</td><td>All Sealant Joints</td><td>N/A</td></tr> <tr> <td>(02.05) Crack Injection</td><td>75</td><td>LF</td></tr> <tr> <td>(02.06) Lintel Repairs – coordinated with structural</td><td>200</td><td>LF</td></tr> <tr> <td>(02.11) Brick replacement</td><td>25</td><td>SF</td></tr> <tr> <td>(02.12) Repointing</td><td>750</td><td>SF</td></tr> <tr> <td>(02.14) Joint Gap Infill</td><td>250</td><td>LF</td></tr> <tr> <td>(02.15) Severe Brick Staining</td><td>500</td><td>SF</td></tr> <tr> <td>(02.18) Step Crack Typical Repair – coordinated with structural</td><td>300</td><td>SF</td></tr> <tr> <td>(02.20) Precast Crack repair if different than 02.05</td><td>85</td><td>LF</td></tr> <tr> <td>(02.22) Sealant removal and repointing</td><td>100</td><td>LF</td></tr> <tr> <td>(02.25) Brick wall crack</td><td>200</td><td>SF</td></tr> <tr> <td>(02.26) Severe brick wall crack</td><td>250</td><td>SF</td></tr> <tr> <td>(02.29) Efflorescence Cleaning</td><td>500</td><td>SF</td></tr> <tr> <td>(02.30) Biological growth cleaning</td><td>500</td><td>SF</td></tr> </tbody> </table>	Repair Type	Quantity	UOM	(02.03) Sealant Removal, Surface Prep, and Reinstallation	All Sealant Joints	N/A	(02.05) Crack Injection	75	LF	(02.06) Lintel Repairs – coordinated with structural	200	LF	(02.11) Brick replacement	25	SF	(02.12) Repointing	750	SF	(02.14) Joint Gap Infill	250	LF	(02.15) Severe Brick Staining	500	SF	(02.18) Step Crack Typical Repair – coordinated with structural	300	SF	(02.20) Precast Crack repair if different than 02.05	85	LF	(02.22) Sealant removal and repointing	100	LF	(02.25) Brick wall crack	200	SF	(02.26) Severe brick wall crack	250	SF	(02.29) Efflorescence Cleaning	500	SF	(02.30) Biological growth cleaning	500	SF
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171	<p>Specification section 01 5000 – Temporary Facilities &amp; Controls indicates that the Contractor shall provide Field Offices for use of the Owner, Architect, Owner's Rep and Contractor's personnel. The site plans do not identify if APS has a preferred location for field offices so as not to interfere with school activities.</p> <p>Please review and confirm if there are restrictions on the location of field offices or if there are APS preferred locations.</p>	<p>The designed contractor layout area, trailer location, and parking is in the Southwest corner of the field at the construction entrance shown on C-04.01</p>																																													
172	<p>General Note 9 on architectural drawings A101 through A117 states as follows: All interior walls to be PT-1 U.N.O.</p> <p>The room finish schedule on A221 refers to General Note 1 on A221 for wall finishes. General note 1 on A221 states as follows: PT-1 at all new walls and areas that need patching and repairing at millwork, relocated accessories, base, and ceiling replacement.</p> <p>Please confirm that the existing walls are generally NOT to be painted. Please confirm that the painting of existing walls will only be required where modified as noted by General Note 1 on A221.</p>	<p>General notes on A221 related to painting scope have been revised to clarify intent.</p>																																													
173	<p>During the site visit, there appeared to be a brand new, recently installed boiler operating in Boiler Room A025. Please confirm that this new boiler should be demolished in it's entirety as indicated by note 9 on P100A.</p>	<p>Boiler is to be demolished at the end of Phase 4, per note 14 on Sheet M100A.</p>																																													
174	<p>Specification section 01 7836 indicates that warranties shall be provided such that they start upon substantial completion. Page 44 of the ITB document under Section 4 – Contract Period of the Agreement identifies substantial completion dates for each phase of the work.</p> <p>Please confirm that warranties for materials/equipment will be provided by Phase for the project.</p>	<p>Confirmed.</p>																																													
175	<p>Based off a review the of the Hazrdous Material Survey prepared by ECS dated 02/03/25 and provided as part of Addendum 4, there does not appear to be any asbestos containing flooring or mastic. However, the report also indicates that non-destructive survey methods were used to survey the building. In buildings of this age, it is not uncommon to find additional layers of flooring below the surface layer of flooring. Oftentimes this is where 9 x 9 floor tile and mastic or similar asbestos containing materials are uncovered.</p> <p>Please advise if any investigation/sampling below the surface layer of flooring was performed. If so, please provide the test results.</p> <p>(NOTE: Uncovering asbestos containing materials that must be addressed with containments, etc. during critical summer work would pose a significant challenge to the schedule).</p>	<p>Destructive sampling has been performed on the interior flooring via core samples. No challenges were uncovered during the sampling. Please see attached Destruction Testing Diagram for reference.</p>																																													
176	<p>Please confirm if the CEP for this project has been approved by Arlington County. If not, please confirm when CEP approval is anticipated.</p>	<p>The CEP/LDA permit approval is anticipated before construction administration NTP for the project.</p>																																													
177	<p>Please provide a detail of the structural support required for the installation of the overhead door at location A000 – Outdoor Storage.</p>																																														
178	<p>Demolition plan AD114, note 02.82, indicates that the existing terrazzo and bedding layer at the noted hatches area are to be removed and replaced with bonded terrazzo to match the existing. However, detail 2/A223 Enlarged Finish Plan – Corridor B105, B134, labels the removed area of terrazzo as CPT-4.</p> <p>Please confirm the correct floor finish at this location.</p>	<p>Revised tag on 2/A223 to XTF-1</p>																																													
179	<p>Per new power riser diagram E602, new electrical panels HB1, HCG, and HA1 are fed from the existing switchgear located on the Ground Floor of Area A in Electrical Room A020. The three new panels fed from the existing gear are located as follows:</p> <p>a.HB1 – Area B, Level1 – Electrical Room B143 b.HCG – Area C, Ground Floor – Mechanical/Electrical Room C016 c.HA1 – Area A, Ground Floor Boiler Room A025.</p> <p>Routing feeders from the existing switchgear in room A020 to the panel locations is not straightforward given that Area A Ground Floor does not connect with Area C Ground Floor. If running up and over through Level 1, then it would appear that there may be the need to cross egress stairs, run exposed through the gym, etc. There is also no clear indication if there is a vertical shaft that can be used.</p> <p>Please confirm what pathway the design team has intended for the routing of feeders from A020 to the new panel locations.</p>	<p>HB1: Similar route as HCG below, except once in the main corridor B105A, route North to Elec B143. HCG: proposed routing is up to 1st floor to get over to Area C as indicated in the proposed riser diagram. •From Main Electric Room, route south across the cafeteria in ground floor plenum •Turn up into Custodial Closet A117, Closet A112, or Closet A110 into 1st floor plenum as space conditions allow •Route West across the main corridor B105A •Route to Mechanical Electric C124 and then turn down into Mechanical Electrical C016. Avoid elevator shaft. •Provide pull boxes as required. HA1: route should go from main electric room to mech/storage A018 and then into boiler room A025. Coordinate required space with mechanical contractor.</p>																																													

180	<p>Civil drawings C-03.01 appear to indicate that the existing ramp walls at the 3 existing ramp areas are to be demolished. Notes indicate "ETD Ex. Wall" at all ramp locations. Details on civil drawing C-05.03 – ADA Ramps also indicates that the existing walls are to be demolished at Ramps #1, 2, &amp; 3. However, the ramp demo elevations provided on AD321 do not indicate that the walls are to be demolished. The notes on this sheet would appear to indicate that the walls are existing to remain. There also do not appear to be any architectural or structural details provided in the set for the construction of new ramp walls.</p> <p>Please confirm the extent of demolition and new construction required at ramp walls and revise drawings/provide details accordingly.</p>	Walls will need to be demolished and new handrails to be provided to meet ADA standards. Revised plans to be provided at a future date.
181	<p>It appears that demolition for a significant quantity of new wall opening for mechanical duct is required based on the mechanical drawings, however, the new openings are not shown on the demolition drawings.</p> <p>The notes on the following mechanical sheets indicate that new lintels are to be provided for new wall penetrations and reference structural details 5 and 6 on S303:</p> <ul style="list-style-type: none"> <li>•Note 14 on M200A</li> <li>•Note 6 on M200C</li> <li>•Note 9 on M201A</li> <li>•Note 3 on M201B</li> <li>•Note 6 on M201C</li> <li>•Note 5 on M202B</li> <li>•Note 7 on M202C</li> </ul> <p>Please confirm that the correct structural detail references should instead be 1, 2, and 3 on S303.</p>	Correct structural detail references should be 1,2 and 3 on S303. This has been corrected in addendum.
182	<p>Sheet A111 lists the Marker Board/Tack Board Schedule, the boards listed are called out on Details on Sheets A112, A114, A115, A116, and A117.</p> <p>Please confirm these are the only locations boards will be installed.</p>	All locations with new boards are indicated in drawings. All other existing boards to remain.
183	<p>A301 indicates that the STN-01 stone wall panel cladding are to be products by ULMA. Specification section 07 4245 indicates that the basis of design product is Stoneo Agglomerated Stone by ULMA Architectural Solutions. ULMA has indicated that their stone cladding products are priced by European based representatives and provided contact information. Thus far to date, those reps have not been responsive to inquiries regarding this project.</p> <p>Please provide the name and contact information for the ULMA reps with whom the design team collaborated during the design process.</p>	<p>Marty Fischer Preservation + Protection Systems, Inc.</p> <p>m.410 790 5373 dc.301 470 3745 marty@ppsimd.com www.ppsimd.com 661 Main St. Laurel, MD 20707</p>
184	<p>Key Note 5 on CG101 indicates that purge and flush valves for the geothermal system shall be mounted 24" above grade at the exterior wall. The purge and flush valves do not appear to be shown at the exterior wall on the geothermal CG-series plans.</p> <p>Please confirm if purge and flush valves will be located in the vault in lieu of at the exterior wall. If located at the exterior wall then please indicate where on architectural elevation 1/A311 and in plan on M210C.</p>	Purge and Flush Valves shall be located within the vault.
185	<p>Section 075419, paragraph 1.10.A.2 &amp; B; A.2 calls for a 20-year manufacturer's roof warranty and B calls for a 2-year roofing installer warranty. However, Section 01 7836 – Warranties, paragraph 1.5.A, 07 53 23 calls for a 30-year manufacturer's warranty and a 5-year roofing installer warranty.</p> <p>A. Which is correct? B. If the 30-year manufacturer's warranty is required, the specified PVC thickness, Section 075419, paragraph 2.2.A.1, will need to be changed from 60 mil to 80 mil.</p>	Refer to RFI 153 Response.
186	<p>Section 075419, paragraph 3.11; Will the owner engage, hire and pay for the testing agency to do the inspections and perform one the roof testing as listed in this paragraph?</p>	APS will engage a third party to perform the testing; however, the contractor is required to supply all testing needed to obtain the required project warranties.
187	<p>Section 076200, paragraphs 1.3.B; 1.5.B &amp; D; 1.6.B &amp; C; 2.3.A; 3.4.B.1; 3.4.C.1; The installation of metal copings over existing precast concrete copings, as detailed on sheets A502, A503 and 504, have not been tested to meet the various testing listed in the paragraphs noted above. All of the NRCA/ ANSI/SPRI/FM/ES-1 testing are based upon the copings being install over 2x dimensional lumber, full width of parapet, and not as detailed. However, we can price and install the copings as detailed on the drawings with the understanding that the installation has not been tested and or installed to meet any of the specified testing requirements. If these requirements are required, the details need to be modified with the removal of the precast concrete copings and installation of full width 2x dimensional wood plates.</p>	Refer to RFI 157 Response.
188	<p>Section 01 7836 - Warranties, paragraph 1.5.A, 07 62 00 calls for a 20-year warranty. We can provide a 5-year installer's warranty and the sheet metal suppliers standard finish warranty available for color selected. These finish warranties now are typically 20 years plus.</p>	Provide a 5-year installer's warranty and a 20-year material/finish warranty for the sheet metal.
189	<p>Section 01 7836 – Warranties, paragraph 1.5.A, 07 53 23 calls for a 30-year manufacturer's warranty and a 5-year roofing installer warranty.</p> <p>A. Which is correct? B. If the 30-year manufacturer's warranty is required, the specified PVC thickness, Section 075419, paragraph 2.2.A.1, will need to be changed from 60 mil to 80 mil.</p>	Refer to RFI-153 Response.



190	<p>Sheet A105, A106 and A107 give a brief description of the existing roof system. However, in order to price we need more information such as;</p> <p>A. Is there only one existing roof on each roof area or do some of the areas have two or more roofs on them?</p> <p>B. What is the existing cover board and roof insulation. Types and thickness for each roof area.</p> <p>C. Does the existing insulation thickness vary? If it does, what is the minimum and maximum thickness?</p>	As far as we know, the entire roof was removed and replaced in the 1999 renovation/addition. Refer to 1999 Renovation and Addition Construction Documents provided via Addendum.
191	<p>We are seeking clarification on the specification of Division 07 4800, page 3, subsection G, 1.e. Safety factor minimum of 4 at the high service temperature of 180 degrees Fahrenheit. Our Engineer reviewed this and is asking for clarification on why the Safety factor is at minimum of FS=4. A snippet of the spec is provided below.</p> <p>G. Test and Engineering Reports: Submit Test and Engineering reports on each type of composite sub-framing system based on the evaluation of comprehensive tests performed by a certified testing agency and/or Professional Engineers (PE) approved by authorities having jurisdiction.</p> <p>1. Structural Sub-Framing Submittal: Provide PE stamped calculations for the composite sub-framing system carrying the associated cladding system that takes into account:</p> <ol style="list-style-type: none"> <li>Anisotropic properties of the sub-framing.</li> <li>Point loading of the fasteners and representative dynamics of the cladding system.</li> <li>Uniform loading calculations not being allowed as it is not representative to actual wall systems.</li> <li>Calculations for eccentric cantilever conditions.</li> <li>Calculations providing a safety factor minimum of 4 at the high service temperature of 180 degrees Fahrenheit.</li> <li>Fire: ASTM E84 Class 4 and NFPA 285 tested for the specific wall assembly in this project.</li> </ol>	Specifications have been revised to defer the safety factor engineering and calculations to the delegated design professional. Refer to ECS anchor pull test results report for information.
192	<p>General Note 7 on phasing plans G003 through G006 states as follows: The building shall remain occupied and shall provide a full curriculum during the school year. Temporary classrooms shall be provided on site by the Owner and at the Owner's discretion.</p> <p>Please confirm if the Owner will be providing temporary classrooms. And if so, please confirm where they will be located, when they will be provided, and which interior spaces will be relocated to the temporary classrooms.</p>	No, other than the use of the swing space (multi-purpose room) for some teaching needs, temporary classrooms are not anticipated on this project.
193	<p>General Note 6 on phasing plans G003 through G006 states as follows: The Contractor shall maintain safe access for bus, auto, loading dock, kitchen service and pedestrian traffic during the school year.</p> <ol style="list-style-type: none"> <li>Please provide a plan mark-up indicating pathways for bus staging/loading/unloading, carpool staging/loading/unloading.</li> <li>Please confirm which area is considered the "loading dock" as there is no area tagged as such in the plans.</li> <li>Please confirm the pathways used by kitchen service to access the building.</li> </ol>	<p>The bus staging/loading/unloading occurs along the length of S. Queen Street, 13th Road S, and the bus loop at the Northwestern parking lot of the school.</p> <p>The carpool staging/loading/unloading occurs along the length of S. Queen Street and in the western parking lot of the school. The loading dock is considered the space in the Northeastern parking lot directly adjacent to rooms A021, A020, A022, Stair 3, the Generator enclosure, and outside storage. Kitchen service access should be considered as everything bounded by grid lines AB and AF and A7.5 and A17.</p>
194	<p>Specification 074800 – Exterior Cladding Attachment Systems, Informational Submittals subsection G.1.e lists a safety factor minimum of 4 at the high service temperature of 180 degrees Fahrenheit.</p> <p>Please clarify why the safety factor has a minimum requirement of 4.</p>	Refer to RFI 191 response.
195	<p>Question: Note 2.10 on demo drawing AD217 indicates that the existing roof access ladder and roof hatch in Area C at room Mech/Elec C222 is to be removed and the opening prepped for a new ladder and roof hatch.</p> <p>Note 05.16 on A117 indicates a new metal ship ladder roof access ladder and new roof hatch are to be installed at Mech/Elec C222.</p> <ol style="list-style-type: none"> <li>There is no detail referenced for the new ship's ladder. Detail 10/A505 provides a ladder detail, however, this is for an exterior roof to roof ladder, not an interior roof access ladder up to roof hatch. Please provide detail for new ladder to be used in room C222.</li> <li>Roof drawing A107 provides section detail 8/A501 for the roof hatch. This detail indicates that the roof hatch is existing to remain and to be removed and reset. As noted above, notes on AD217 and A117 call for the roof hatch to be demolished and a new one installed. Please clarify if a new roof hatch is to be provided or if the existing roof hatch is to remain. Please update details and notes as appropriate.</li> </ol>	Detail 9/A117 has been added for alternating tread device ladder access.



196	<p>Installation of the rain screen systems will entail drilling into the existing brick and installing anchors. This work will be quite loud. Per phasing plan G004, the exterior envelope work which would include the installation of the rain screen system is to take place Jan. 2026 through August 2027.</p> <p>Please confirm if there is any limitation on the installation of rain screen systems during the school year during normal working hours.</p>	<p>The rain screen system can be installed during normal working hours; however, excessive noise and vibration-causing activities must be performed before and after the standard school day. Please see division 01 specifications for further information.</p>
197	<p>Spec section 074800 requires a delegated design of the attachment system for the metal wall panels and stone cladding. Has any testing or analysis been performed on the existing brick to confirm it can support the additional load of the new cladding that is to be installed? If so, please provide.</p>	<p>Refer to ECS anchor pull test results report for information.</p>
198	<p>Electrical drawings appear to show quite a few locations where new receptacles or relocated receptacles are installed at what appear to be existing CMU walls. For examples, reference Kindergarten C118, C116, and Classroom C112 on electrical drawing E211C. These are just a few examples. There does not appear to be any notes or guidance indicated as to how new or relocated receptacles are to be roughed-in at existing CMU walls. There is no indication if rough-in should be done with surface mounted conduit, wire mold, etc.</p> <p>Please confirm rough-in requirements for new or relocated receptacles at existing CMU walls.</p>	<p>Where new closets and walls are built, every effort should be used to put new receptacles in those locations. Where not possible, the use of approved wiremolding will be acceptable.</p>
199	<p>The Interior Finish Materials Schedule on Sheet A221 identifies WM-2 as a recessed entry mat. However, Spec Section 09 68 14 – Entrance Tile Carpeting, section 3.5-B identifies WM-2 as surface-mounted. Please confirm whether WM-2 is to be recessed or surface-mounted.</p>	<p>WM-1, WM-2, and WM-3 are the same carpet walk off mat product, but in three different applications. WM-1 is installed in a surface mount application over existing floor surface. WM-2 is installed in a recessed application to replace an existing recessed mat. WM-3 is installed in a new recessed application - coordinate cut out of existing floor surface depth to match carpet pile height for a flush transition. Finish plans and transition detail TR-1 have been revised.</p>
200	<p>Door sill type S1B on Sheet A711 indicates the slab to be depressed per the manufacturer at WM (recessed entry mat). Please provide the required depth of slab depressions at recessed entry mats. Please confirm the slab is to be depressed at all areas calling for recessed entry mat.</p>	<p>See revised transition detail TR-1 on A711 for similar condition. The intent is to provide walkoff mat (WM-3 or WM-2 depending on existing condition) recessed for a flush condition with adjacent floor surface.</p>
201	<p>Drawing A120 provides Group Bathroom Plans for Area C. Details 3 &amp; 4 reference elevations on drawing A125. There does not appear to be a sheet A125 provided in the set.</p> <p>Please provide drawing A125 or provide correct elevation detail reference.</p>	<p>Disregard elevation references to A125. This sheet does not exist, and group bathroom elevations are not provided because fixtures and equipment has typical elevations shown elsewhere in the drawings.</p>
202	<p>Architectural drawing A107 indicates that the roof plan for Area C is <math>\frac{1}{4}" = 1'-0"</math>. This scale appears to be incorrect. Please confirm that the correct scale should be <math>\frac{1}{8}" = 1'-0"</math> and re-issued sheet A107 as appropriate.</p>	<p>Confirmed. A107 has been revised. Note the graphic scale with the keyplan in the lower right corner indicates the correct scale.</p>
203	<p>Please review and confirm if any test pitting was completed during design to determine depth of existing footings where new geothermal well field piping is scheduled to enter/exit the building. Please provide top &amp; bottom of footing elevations at this location.</p>	<p>No test pitting was performed during initial design.</p>
204	<p>Per phasing plan G003, creation of the swing space at Multipurpose Room A135 is part of Phase 1A (Enabling) of the work. Per the schedule provided on the top of phasing plan G003, Phase 1A (Enabling) starts in January 2026 and competes in September 2026. However, the Phased Occupied Construction section of the Project Description an Background on page 3 of the ITB PDF indicates that under separate contract APS will complete the "relocation of the library and computer lab to established swing space during Spring Break 2026." Based on the school calendar, Spring Break 2026 is March 30th, 2026 through April 3rd, 2026. Does this indicate that swing space construction must be completed prior to Spring Break 2026 and not at the completion of Phase 1A in September of 2026.</p> <p>Please clarify when the swing space construction for Multipurpose Room A135 is scheduled to start and when it is required to be completed.</p>	<p>The successful bidder will gain access to the swing space starting with the beginning of Phase 1B and the space must be complete by the end of phase 3B.</p>

205	<p>The following rooms located in Area B are color coded as part of Phase 1A (Enabling) on Phase Plan G003:</p> <p>Stair #5 Storage A129 Womens Toilet A130 Mens Toilet A131 Cust. Closet A132 Activities A133 Workroom A134 Multipurpose Room A135 Kids/Computer A136 Electrical A138 Lobby/Waiting A139 Entry A146</p> <p>RFI Response #52 provided in Addendum #4 indicated that rooms within the Enabling phases of the project are occupied areas that will be turned over to the Contractor. Please confirm that the above listed rooms will be turned over to the Contractor such that work in these areas during Phase 1 starting in Jan. 2026 can occur during normal working hours.</p>	<p>The successful bidder will have full access to these spaces; however, excessive noise producing work activities in these spaces can only occur after normal business hours. Please see the specification section 01-1000 for further details on normal business hours.</p>
206	<p>The Room Finish Schedule on Sheet A221 calls for WM-3 in Stair #2, Stair #3, A021 – Kitchen, Egress Stair #1, and B134 – Corridor. However, Sheets A222 and A223 call for WM-1 in the above locations. Please confirm which entry mat type is to be installed in the above locations.</p>	<p>See revised sheets A221, A222, and A223.</p>
207	<p>Note 3 on Plumbing drawing P101B calls for the existing sink at Teacher Workroom B109 to be removed and replaced. Similarly, note 3 on P101C calls for the existing sink at Office Workroom C104 to be removed and replaced. Note 5 on P201B and P201C call for the installation of the new sinks at these rooms. The new sink type 'S' is scheduled on P701.</p> <p>There is no modifications indicated at rooms B109 or C104 for the existing countertops or casework. Please confirm that the design team has reviewed and coordinated the new sink type 'S' with the existing casework/countertop openings such that no modifications to existing casework/countertops are required for the installation of the new sink.</p>	<p>New Sink Type S should be able to be installed such that modifications to existing casework will not be required.</p>