

Question	Answer	Category
Will permit drawings be issued?	Once the drawings are submitted to the building dept.	
Will the carpet in the community room stay or be replaced?	Leave it in place for now.	
Are current As-built drawings available?	Yes. Published on the ICD website.	
How did you come up with the 98 day construction schedule?	This is proposed as a 98 WORKING DAY schedule. This is negotiable depending upon final approved scope. Please provide a proposed schedule as part of the bid.	
Will the building be empty during construction?	Building will not be occupied for the initial construction phase until the first move-ins. Owner prefers phasing release by floors.	
Will the wallpaper in the bedroom and living room remain?	Assume leaving it in place.	
Where will the staging area be?	Parking lot.	
Will there need to be more ADA parking spots?	Assume current quantity is sufficient, no additional necessary.	
Will attached retail remain open during construction?	Yes.	
What will happen with the overhangs/awnings?	Assume blank awnings stay in place. Awnings with Hawthorn na me will be replaced to match remaining awnings, green with no logo.	
How many units will be converted to ADA?	3 additional. Existing ADA will need to continue ADA with addition of kitchenettes.	
When is anticipated start date for construction?	Mid-October.	
Will the roof be completed before or after construction?	We anticipate before or concurrent.	
Will the roof scope be due by the RFP deadline?	Roof Scope is a separate scope of work and RFP. See website.	
Item 1 - Contractor to obtain any permits required Is there a list of permits AHA is procuring ? GC to Carry Allowance for Permits ?	Owner Will obtain permits.	Permits
Prebid meeting noted building will not be occupied for the start of construction - please confirm	Building will not be occupied for the initial construction phase until the first move-ins. Owner prefers phasing release by floors.	Building
Prebid meeting noted project may be phased to occupy ground floor early - Pls Confirm if phasing is required	Yes. Ground floor common area perhaps, but the residential will likely be last.	Phasing
During Prebid it was stated Roofing is NIC - Please confirm roof patching for this project is NIC	Roof Scope is a separate scope of work and RFP. See website.	Roofing
Please confirm is the existing bathrooms and closets in Units are to receive a new sprinkler head Existing closets and bathrooms are not equipped with Fire Protection	TBD-per city plan review.	Fire Protection
Make up Air - will the corridors require a Fresh Air Supply and Return system	TBD-per city plan review.	MAU
Summit matching hood (not specified) h1624b is ductless - no gas - can be a non venting unit !!	Yes this unit ships pre-set for recircultaing mode. Assume it will be converted for ducted design. Even though it may be less expensive for a no vent hood we feel that a recirculatiing hood fan is not desirable especially if any of the tenants are venting odors deemed undesireable by neighbors.	Electrical/Hood
Any electric to board - Specs ?	Refer to Permit Plans.	Message Board
Provide a spec - are Computers in contract	Computers are N/A to be supplied by others. Contractor to install any electrical for the computer work station.	Lockable Computer
ADA and US mail approved ?	Yes. The mail boxes and installation will be required to be ADA and USPS compliant.	Mail Boxes
Note indicates new panel w/ 1" conduit for each wing - Confirm quantity of 1" conduits per wing. Please provide Panel location, size and type Option - New dedicated circuits for New Cooktops back to panel in 1" conduits on roof or Option to Install new Sub panel in each unit for Cooktop, hood and Bathroom & Kitchen GFI's & refrigerator	Per city review and approved set permit plans.	Electrical
Will a disposal be required for the relocated sink	No disposal to be installed.	Disposal
Will new refrigerator require a dedicated circuit	Yes.	Refrigerator
OK to mix manufacturers (cooktop, Hood and Refrigerator)	Refer to spec/plans.	Appliances
Are boards powered -spec ?	No.	Unit Message boards
Can hood ducts be sub ducts in rated shaft	Assume yes	Hood Ducts
Will new S/R air be required for corridors	TBD per approved plans.	S/R air duct
Who will F&I the washer and dryers	A rental company. Specifications to be supplied for equipment and vending machines.	W/D coin operated

Note states reconfiguration only - Existing closets and Bathrooms are not covered - add new heads ?	Not currently on permit submitted plans. Assume no change at this time.	Fire Protection
Note 6 & 7 & 15 - central monitoring station required, will this be a deferred approval ?	Yes.	Fire Protection & Fire Alarm
Confirm AFCI breakers only for Bedrooms,GFI's and Kitchen appliances - allow 1 new breaker 1 per	Refer to Permit Plans.	AFCI
Confirm (3) new ADA units in project	Yes.	ADA
Note "6" High Conc. Curb (TYP)" - new or existing ?	Existing	Curbs
Are H/C signs new or existing	Existing.	H/C & Stop Sign
Site visit note - remove awning - confirm	Assume blank awnings stay in place. Awnings with Hawthorn name will be replaced to match remaining awnings, green with no logo	Awning
Ok to grout fill lines in lieu of removing	At spa- remove existing tile, spa coping, base and wainscot to face of existing gyp. board, cap/remove all existing plumbing lines, fill spa level with existing concrete slab.	Spa
Sheet Note 7 - remove of existing card access door locks - replace with ?? Patch doors ? refer to A1 Note 3 for additional info Keyed, dead bolt etc.	Yes , Remove existing door locks and replace with specd product. Replace door slab if necessary.	Unit Door locks
Sheet note 8/ 9 - Carpet removal - will carpet base be removed and replaced with Vinyl - extent ?? Units & Corridor	As shown on plans.	Vinyl floor - Base
Key Note #1 - where does this apply ?	Units 214 and 314.	Demo Bathroom partition
Note 9 -UNIT 212 - Notes add new ADA roll in shower - required dropping floor - Ok structurally ? UNIT 214 - Notes New HC Unit will new shower be as Note 9 Confirm Units 212, 214, 314 are to have roll in showers - All other Existing HC units to remain as is.	Assume Roll-In Shower Florestone Model #35-62 noted in Detail 2/A4.11 is approved. Any additional required structural change will be considered an add cost.	ADA Bathroom
Unit 17 is noted as New HVI Unit - Please clarify HVI intent	To provide an additional unit with ADA hearing and visual aid.	UNIT 217
Sheet Note 3 - implies entire exterior to be repainted - Please confirm	Assume- Prep and paint entire exterior 2 colors TBD. Provide SOV	Paint
Note 1 - Insulate exterior walls w/ R19 UNO on plans - Request As Builts	As builts published on ICD website. https://www.islandcitydevelopment.org/procurements/Addendum 3	Insulation
Note 2 - Insulate ceiling w/ R30 UNO plans - Request As Builts	As builts published on ICD website. https://www.islandcitydevelopment.org/procurements/Addendum 3	Insulation
Note 23 - provide blocking for drapery Rod - confirm all draperies are existing and NIC	Draperies are existing and assume will remain.	Drapery
Note 24 - All doors are exiting Unit Entry Doors Rated at 20 Min Warnock Hersey - OK ? Doors are by Western Oregon Door	Assume OK.	Fire Rating of Door Assemblies
Note 25 - * elevator lobby doors on HO - Tie to FA system - confirm doors are not already on HO	Assume doors are on electronic hold open tied to Fire Alarms.	Door Holder release
Note 30 - Structure to meet 45db - who will confirm existing structure db rating	Owner responsibility.	STC
Note block - Provide 1 layer of 5/8" drywall - where does this apply - No visible exposed Cols or beams	Disregard	Fire Rating
Note refers to sheets FS1 & FS2 - where ? tags and cut sections reference other details/ plans - are these plans available	Assume FS1 and FS2 on As-built plans. As builts published on ICD website. https://www.islandcitydevelopment.org/procurements/Addendum 3	Fire separation FS Details/Sheets
What is the scope of work for Rooms with adjoining / common interior doors, eg units - 209 / 207 & 309/307	Ignore. This work has already been done.	Doors
Clarification on scope of "king doors" as stated by CM at site walk. Fob access? Keyed access?	FOB and Key Access. The reference was to Doorking, which is the preferred access system. The fob entry is for the building access only with each unit having a keyed lockset. Should consider if the mortised lockset can be reused once the existing keycard reader is removed.	Doors
At walk mentioned that Solar, roofing and Low voltage items were NIC confirm?	Solar and Roofing are a sperate scope and RFP. See website	RFP

page 7, 2.1. states "proposed term is 6 months" page 8 3.0 states "pricing for all 5 years. Also page 20, D, States 3 years with an addition 2 years -Please clarify contract and duration intent	The proposed term for the work is 4.5 months. The proposed term for the contract is longer due to retention, etc. Please strike 3.0 Pricing for all five (5) years must be included in the proposal, including any increases, broken down by year.	RFP
The scoring per page 8 2.7 - states "scoring criteria based on RFP, ICD's Procurement policy, and HUD. Can we have access to the procurement policy from ICD?	See Website	Scoring
Note 32 - Can we get a copy of the "franchise" standards.	Not applicable. Project is converting use.	owners franchise standards
(N) 1 hour - Scope would increase based on tearing apart 2 walls shown NIC to complete rating of vertical shaft - Please Provide a detail to construct rated shaft	Refer to Permit Plans.	Rated shaft
Mention of Parklet was stated at job walk to be NIC and done by others. Please Confirm?	Parklet scope is to be included in proposal. Details and finishes TBD. Please provide allowance cost,SOV.	Parklet
At the new wall /door where registration counter is currently located "E-103" where the new PM office is going to be located is that a store-front glass wall and door? Or solid door with interior window?	Assume solid door with narrow light insert.	
Is the tile flooring in the demolished spa being replaced with LVT resilient flooring?	No. No new flooring to be installed in that area. Leave concrete slab unfinished.	
Are all kitchenette cabinets / counters being replaced? If so what materials?	Yes. Refer permit plans. Provide an allowance.	
Is the wallcovering in the rooms (where damage occurs) being replaced or removed and painted? (example damage from headboard removal/potential wallcovering around vent duct chase construction)	Assume removed and painted.	
Are mechanical plans available as to the specific design/materials/ for the cook top vents in each room? (how is the duct work designed? What type of cap/termination at roof/ any additional fans required/etc.)	Refer to Permit Plans.	
Is there a specific plan as to the addition of electrical distribution panel on the roof? Size/source/etc.	Refer to Permit Plans.	
Is there a specific plan as to the Additional sub-panels required for Kitchenettes? Location/source/size/etc.	Refer to Permit Plans.	
Is there a specific plan as to routing/accessibility/etc. of conduit to each room to accommodate the additional electrical circuits? (what is entailed in getting lines to each room? Ceiling access? Routing lines above corridor T-Bar ceiling?)	Refer to Permit Plans.	
Summit says the FF1112W refrigerator is discontinued and has been replaced by FF1088W is this a suitable substitute?	Assume yes.	
Do you have any specifics as to the stove auto-shut off device required for the cook tops?	TBD-per approved plans.	
Do you have any new information as to fire system upgrades required?	TBD-per approved plans.	
Where is palletized deck located in the parking lot? is it the 1200 sq. ft. area in the parking lot marked "Parklet"? What material are you looking for in the Palletized decking?	Yes that is the parklet. Details, and finishes TBD.	
What are the new floor finishes in rooms - PM, MTG, office shell	Assume Luxury Vinyl Plank.	Flooring
New threshold and sweep - is typical for Unit entry doors a) What type of new threshold and sweep b) Can an auto door bottom be used in lieu of replacing marble threshold and adding a sweep to the door	TBD - Per approved plans and Spec.	A2.11