

Pre-Bid Questions for Townhall Office Renovations Contract #: C-2024-0236

1. Will our bid response need to include any breakdown of costs or just a lump sum?

Lump Sum – see page 7 of RFB Bid Tabulation Form.

2. Is there a deadline for questions?

Yes – Page 2 Of the RFB - Any questions about the meaning, the intent or the specifications must be inquired by the Bidder in writing by 5:00pm CDST on Friday, June 28, 2024. E-mail all questions to Kimberly Anderson, Kimberly_Anderson@gensler.com Any questions will be responded to in the form of written addenda. All addenda that you receive shall become a part of the contract documents and shall be acknowledged and dated on the bottom of Bid Tab Page.

3. Are there any insurance requirements specifically for General Liability, Automobile, Umbrella/Excess Liability, and Builders Risk?

Yes – page 4 item 21 - Contractor shall provide The Woodlands Township proper and verifiable of insurance and endorsement forms which meets the requirements as identified herein. Proof of Insurance must be provided before any Work is to begin. See page 18 Exhibit G Insurance Requirements.

4. Will our bid need to include any allowances or alternates? I did not see any in the project manual.

Yes – its in the Bid set identified as 04_Project Manual

5. Is there a specific time frame for our bid to be held open?

No – but usually the 1st business day after the due date.

6. Has a start date for construction to begin been established?

No - Pending Approval of board and award of bid and signed contract. See page 6 item 42 of RFB

7. Has a schedule for the timing of construction been created?

No - same as item 7 above.

8. Do we need to state construction duration in our proposal?

Yes

9. Will the project require any phasing of the construction?

Yes

10. Is this project subject to any Wage Scale?

Yes. <https://www.thewoodlandstownship-tx.gov/Bids.aspx>

11. Are there any MWBE, SBE or State of Texas HUB requirements?

No

12. Are there any LEED requirements?

No

13. What authority will issue the building permit? Is the building permit already in place?

The Woodlands Township

14. Will the project require temporary toilets or wash stations?

No

15. Can a temporary project office be established within the existing building construction area?

No, but will have an area to setup a table.

16. Can the facility parking areas be used by our staff and subcontractors during the project?

Yes - The spaces on the southeast end of the building and non-visitor parking near front lobby.

17. What are working hours for the project?

7am to 5:30PM

18. Are there any special background check requirements or clearance processes for the facility specifically concerning construction personnel?

Yes – see page 4 item 24

19. Are there any BIM requirements for the project?

No

20. Will there be any liquidated damages stated for the project?

No

21. Has a warranty period been established for the project and are there any special warranties?

Yes – see page 6 item 38 of RFB - Warranty shall be one (1) years for assembly/install workmanship. Standard manufacturer's warranty on materials, unless longer warranties are normally supplied.

22. Has an allowable markup for changes to the work been established?

No

23. Fire Alarm manufacturer of the existing system.

Current System is JCI – all devices and panel will be converted to Honeywell Silent knight during the later part of the renovation. Our fire vendor will do all piping and device additions. This will not need to be included in the bid. There will be some coordination with the fire vendor with regards to piping and device placement. In addition, our vendor for fire services will provide any additional Fire Extinguishers that need to be added. ***On page 7 Bid Tabulation Form – Items (FIRE ALARM and FIRE EXTINGUISHERS) are to be removed from the RFB as reflected in Addenda #1***

24. Is there any work in the restrooms? (We found drawings on another site and they were calling for the remodel of the restrooms but the drawings we uploaded from the Township site did not have this).

NO

25. Sheet A1.101, Sheet Note 3: calls for "partial height partition w/ steel support" but wall tag V8A says "custom 8" to deck". How tall are these walls? How tall are the steel supports in these 8 walls?

This is a partial height wall as noted, intended to align with the top of the adjacent furniture workstation panels. Assume height is 54" (to be confirmed with owner prior to build) The schedule for the V series partition (10/A0.300) lists the V8A top details as V T10 (13/A0.300) which shows the partial height condition. – Gensler

26. What is the height of the partial partitions that we are to build in the Open Work Areas? -See response above

27. General Note: "All partitions to be Type A2B" (2 1/2" studs to deck with drywall only above ceiling). All partitions are A2B unless tagged on the plan as another partition type. Please refer to the schedule for A series partitions (01/A0.300) for noted top and bottom conditions. The drywall runs from the floor to 6" above the ceiling line as shown in top detail A T06 (2/A0.300) Studs go to deck as required for support of wall. – Gensler

28. Is that drywall above ceiling ONLY on the OFFICE SIDE? Is there drywall to deck on the HALLWAY side? - Drywall continues to deck on both sides of the wall at office fronts. – Gensler

29. Do we have any specs on the window shades that the Township wishes to install? – WT01 on A0.600

Furnish and install (11) - 60" w x 108" h and (9) - 76" w x 108" h on the East Side tilt wall offices and fitness room.

Furnish and install (47) - 60" w x 108" h on the South and West Side curtain wall offices.

Manual Mechoshades with Premium Mech/5 series bracket/clutch system, Thermovail 1300 series 5% open Dense Basket Weave solar fabric, optional wall mount angles, and standard color Snaploc Aluminum Front Fascia. Shades will be surface mounted at window head and brackets secured into face of window mullions. (Verify Color with owner prior to ordering to match Gensler coordinated wall and carpet specs)

Unit pricing above is based on shade unit(s) being added Expansion 700 and 800 areas. Mechoshades pricing discount levels are based on quantity therefore, since this quote exceeds a quantity of 25, pricing is based on a discounter level for a quantity of 25 to 50 shades. If quantity quoted is reduced, unit cost will increase.

Please Note:

- Custom ordered products are non-cancelable after placement of order. Material lead time is 3 – 4 weeks from order date.
- Proposal based on quantity and scope noted.
- CUSTOM DRAPERY COMPANY, INC. was the original installation vendor for what we have in building.
- 3402 E. T.C. Jester Blvd., Houston, TX 77018 Phone: 713.225.9211 Fax: 713.236.1525

30. According to Amanda Campos, the Rep for Sumi fabrics: "Sumi does require a flame-retardant treatment when used for wrapped-panel applications on walls. This treatment is done at the Camira manufacturing facility in the UK. There's a 10-yard minimum per colorway, and it's an \$8/yard added cost. This ensures that the fabric meets the required fire codes for architectural interior use". Please

confirm that this is required by your office. – Compliance with fire code is required. Assume flame treatment is needed. – Gensler

- 31. Unless it is shown elsewhere, I did not see a height called out on the 4" tubing to be installed in the V8A walls. Will this steel go full height of wall?** – Tube steel is delegated design, contractor to determine requirements, including heights for the steel to support the partial height wall.
- 32. We see no call or layout for saw cutting on the plans. It is called out on our bid sheet.** – GC to determine extents of saw cutting as required for scope of plumbing work as shown - Gensler
- 33. Can you please send over the list of building rules and regulations and building standards.**
- 34. Can you please send over the roofing contact.**

Roof Curb –for exhaust fan penetration:

Dura Last Roofing

Contact Lessman Roofing

Lawrence 936.444.3231

lawrence@lessmanroofing.com

- 35. Is the existing carpet to be demo'd? The demo plan does not call for it to be demo'd but on the finish plan there is a note to provide CP01 on all floors unless noted otherwise.** - Per general note D on the demolition plan “remove existing interior partitions, doors, frames, hardware, floor and wall finishes, lights and ceiling systems not shown to remain as required for new work” Existing carpet is to be removed, new carpet to be provided as shown.

- 36. The layout on T1.101 does not match up with the layout on A1.301 and the data counts are not matching up either.** - These plans are for reference only and match to an older design plan. Use these plans for design intent and the telecom room plan, assume data counts per new plan. - Gensler

- 37. Do we need to have temp toilets included or will the subs be able to use the existing RRs with Superintendent managing top-tier cleanliness?**

NO- We have existing restrooms that are not part of the remodel and will be maintained by our janitorial staff.

- 38. For the proposal submission, are we to include anyone besides you? Glen?**

Will need to go to William Pham as stated in the RFB

- 39. Would the data/IT be our responsibility or is it the Township's responsibility?**

In the bid sheet.

- 40. Normal working hours?**

7AM earliest if needed – can be done outside of normal work hours but need approvals.

- 41. Does it require a fire alarm contract?**

Yes, we already have it in place for most of the building. Western States is our vendor.

- 42. Is it tax exempt?**

Yes.

- 43. Is there is bid bond required?**

Performance and payment bond, no bid bond.

- 44. On the data side – are y'all providing/supporting the switches?**

The only thing we are looking for a structure cabling and some A/V stuff (Monitors, TVs). We will take care of switches.

- 45. Are the workstations owner installed or contractor installed?**

Yes, owner installed and furniture as well. All FF&E is on us.

46. *Will we be providing door locks?*

Not necessarily, we have existing doors locks, no locks required. Order the doors and the frames for new offices. All access control for doors are completed by owner.

47. *The drawings are calling for mortise locks, but Glen stated that cylindrical locksets are going to be provided.* We need only prep new doors for cylindrical hardware. Please confirm. – doors to be prepped for cylindrical locks that will be provided and installed by owner. - Gensler

48. *What about cameras?*

Cameras are all internal. Some may need to be moved.

49. *Which doors will we be using for the project?*

Please use Freight Door unless we figure out a way to make a temporary wall. Unlikely to get glass out to create that door but we are open to making a temp door near the southeast walkway

50. *In the packet that y'all want the data to go through conduit are electricians going to be doing that?*

Yes.

51. *Is their previous data (cabling, etc. that needs to be apart of the demolition?*

Yes, through the cubicles that are currently in use.

52. *How are you wanting us to get the conduit from the ceiling trays to the cubicles?*

We recommend columns/power poles to trail the conduit down to the cubicles.

53. *Is there a place we can put a dumpster onsite?*

Yes, you will be able to in the parking lot.

54. *Is there onsite parking for our employees during the renovation?*

Yes, you are welcomed to use the parking opposite of the building.

55. *What is the deck height?*

Average about 18ft. Some areas are taller.

56. *You are responsible of recycling the carpet. To minimize dust, best practice is to keep the carpet down until the walls are being built.*

57. *We are wanting to add a hot water circulating system for the showers and restrooms in the back gym area.*

Please see next page for The Township's preferred vendors.

The Township's preferred vendors for:

1. HVAC

Kilgore Industries
HVAC, Plumbing and MEP
Contact: Paul Therriault JR 832.693.6079
ptherriaultjr@kilgoreind.com

2. Fire Alarm & Sprinklers

Western States Fire Protection
Contact: Jimmy Rachal 832.256.2509
Jimmy.Rachal@wsfp.us

3. Data/IT

Adandy Cabling
Contact: David Matheson matheson.david54@gmail.com

4. AV

DataVox
Contact: Dan Mitchell danm@datavox.net

5. Roof Curb Dura Last Roofing Contact (for exhaust fan penetration)

Contact: Lessman Roofing
Lawrence 936.444.3231
lawrence@lessmanroofing.com

6. Electric

Miam Electric
Contact: Bo Sierra 832.287.7914
bolivarsierra@gmail.com