



Grace Baptist Church Renovations

RFI / Review Comments

LAST UPDATED: 4/11/19

Item No.	Sheet/Spec	Date of Drawing Pkg.	Date Submitted	Bldg.	WMJ/Subcontractor- Question/Comment	Response Date	Response By	RESPONSE
GENERAL NOTES								
1	-	2019.02.09	2019.03.28	M,S	Please confirm the tele/data communication wiring will be completed by GBC/WCA since the system is their own and we are to install data drops only.	2019.03.30	BN/SEH	confirmed
ARCHITECTURAL DRAWINGS								
1	A101	2019.03.19	2019.03.28	S	Sheet A101 Note #16 has new 5/8" gyp on the wall. Based on the site visit it looks like portions of the drywall was removed in the storm remediation. Are we to assume to only patch back the areas that were removed?	2019.03.30	SEH	Yes
2	A601	2019.03.19	2019.03.28	S	Door and frame note "E" mentions Insulated metal panel manufactured by "Mapes Industries" however we have not been able to locate "E" noted on the door schedules. Please advise what area/items this is refering to?	2019.03.30	SEH	This is a general note that defines the metal panel. The location is found in the elevations and called out with keynote '4'. Refer to window elevations 'A'.
3	A601	2019.03.19	2019.03.28	S	Window Specification Notes mentions "Window Blindes" please clarify what locations these are located and if WMJ is to provide?	2019.03.30	SEH	these would be located at window elevation 'B' (part of alternate S-2)
4	A601	2019.03.19	2019.03.28	S	Typical Window notes says to "provide and install insect screens on all operable sash units. Please advise what areas these are located and if applicable?	2019.03.30	SEH	only at operable sashes, we don't have any.
5	A601	2019.03.19	2019.03.28	S	Typical Window notes says to "all fixed and operable sashes within reach of the finished floor are to receive between the glass snap-in blinds. Please adivse what areas these are located and if applicable?	2019.03.30	SEH	Not applicable
6	A601	2019.03.19	2019.03.28	S	Detail 4/A601 shows (2ea) layers of building wrap, however typ wall section A/A301 only mentions (1ea) layer. Please advise which is correct.	2019.03.30	SEH	only a single layer is required behind brick, verify with WRB manuf.
7	A601	2019.03.19	2019.03.28	S	Please confirm we are to include the \$300/door hardware allowance?	2019.03.30	SEH	yes, does WMJordan anticipate this will be adequate?
8	A601	2019.03.19	2019.03.28	S	Door notes have various doors calling for electromagnetic hold-opens, however we don't see any information having them tied into the fire alarm system. Please advise.	2019.03.30	SEH	this only applies to doors S100b and S100c. A note will be added to FA drawings of the sanctuary
9	A202	2019.03.19	2019.03.28	S	Interior Elevation S100 (H/A202) has the shi lap shown in a band below the window, however on the cover page it looks like there is another band above the window? But the elevation on H/A202 just has "Fin WD Trim". Please advise if that is shi lap as well?	2019.03.30	SEH	rendering is for illustrative purposes only, int. elevation shows more correct upper window location.
10	A701	2019.08.19	2019.03.28	S	Foyer S104A & Corridor S131 has a note to texture to match existing adjacent, please advise on texture to use.	2019.03.30	SEH	match existing popcorn texture
11	A704	2019.02.08	2019.03.28	S	The ceiling reconfiguration in the Narthex entry for the alternate does not have any cut sections for the new framing required for the peremeter soffit or at the area it meets the "open to above" as there is a steel beam there that would need to be wrapped. Assuming metal framing would be acceptable as well. Would a drywall ceiling system be acceptable?There is also no notes for removing the existing wood framed ceiling. Please advise/clarify.	2019.03.30	SEH	The steel beams referenced in the question are 9'-8" to the bottom of the beam, they will not need wrapped with a 9'-4" ceiling. A suspended drywall system is acceptable. The wood framing is acceptable as well.
12	A704/A705	2019.02.08	2019.03.28	S	HVAC diffuser notes on these pages should be added to the Mechanical drawings.	2019.03.30	SEH	is this covered in PME comments below?
13	A704/A705	2019.02.08	2019.03.28	S	Electrical demo notes on these pages should be added to the Electrical drawings.	2019.03.30	SEH	is this covered in PME comments below?
14	A706	2019.02.08	2019.03.28	S	HVAC and Electrical notes on these pages should be added to the ME drawings.	2019.03.30	SEH	is this covered in PME comments below?
15	A706	2019.02.08	2019.03.28	S	Sheet A706 shows corridor S209 to receive new ceilings, however referencing back to A703 it does not get a new ceiling. Please advise if this is to be added for the alternate?	2019.03.30	SEH	This is not part of the alternate, will revise the RCP drawing removing this

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16	A107	2019.02.08	2019.03.28	M	We have been unable to locate note #14 on the plans. Please advise.	2019.03.30	SEH	disregard note, it is not applicable anymore
17	A601	2019.02.08	2019.03.28	M	Opening M123d and M123e have a note. "Cased opening in existing location, No door leaves" Please confirm theses are to be new cased openings put into existing openings?	2019.03.30	SEH	Confirmed
18	A109A	2019.02.08	2019.03.28	M	For door M123f in Alternate M-1, will there be any electronic security equipment? If so please advise and coordinate the electrical drawings/manufacturer info, etc.	2019.03.30	SEH	at this time, we are not aware of electrical requirements for this door
19	A707	2019.02.08	2019.03.28	M	Please confirm the existing bulkhead in Lobby M124A gets new drywall. If so, please add note so it is clear.	2019.03.30	SEH	confirmed, framing is noted as existing
20	A707	2019.02.08	2019.03.28	M	Office M112 on the finish schedule on A604 is shown as Gyp Bd, however sheet A707 shows it getting ACT. Please advise which is correct.	2019.03.30	SEH	Office M112 ceiling shall be gyp board on existing framing, will revise RCP.
21	A201	2019.02.08	2019.03.28	M	Detail B/A201 shows the repairing of the stage access doors which are wood. Please advise if this work is base bid or alternate M-1, M-2. Please advise on construction materials wanted. Existing looks to be laminated wood?	2019.03.30	SEH	Part of alternate M-2, 3/4" plywood w/ paint grade veneer
22	A604	2019.02.08	2019.03.28	M	Room Youth M111A has both carpet and VCT listed. Is the carpet only on the stage and VCT for the remaining floor?	2019.03.30	SEH	will clarify the demarcation lines on the plan
23	A107	2019.02.08	2019.03.28	M	Womens M114 seems to indicate a masonry wall between the vanity and the toilet partitions. Please advise if this is true or if it is to be a toilet partition.	2019.03.30	SEH	original was masonry, however, M114 is to be built according to the LGS toilet plans sheet A401
24	A107	2019.02.08	2019.03.28	M	Based on site visit pictures we think there might be a door leading from the girls locker room M118A into the custodian area. Current drawings doesn't seem to indicate that. Please advise.	2019.03.30	SEH	correct, this is a coach office in the base bid, we will revise the drawings to show this
25	A604	2019.02.08	2019.03.28	M	Showers M118C & M119C on the finish schedule do not list any products, however it does mention tile wainscot in the notes. Please clarify if these rooms are to get new tile wainscot?	2019.03.30	SEH	you're referencing the base bid showers to remain, wich will receive new ciling tile. Under the base bid there will be no additional wall finishes in these rooms
26	A602	2019.02.08	2019.03.28	S	There is some concern about disassembling the existing church pews as it is thought the construction is MDF. The concern would be the pews falling apart and not being able to be re-installed. This work might need to be reconsidered if the pews are not going to be replaced currently.	2019.03.30	SEH	This is what we need to price in order to get accurate reimbursement for carpet replacement. Assume that the pews will go back together. In reality, we will not reinstall the same pew.
27	A604	2019.02.08	2019.03.28	M	Vest M119D is calling to get epoxy flooring, however the same room type Vest M120A is calling for VCT-1. We just want to verify this is correct?	2019.03.30	SEH	correct
28	A604	2019.02.08	2019.03.28	M	For the flooring for Gym M123A would the base need to be VRBR vs what is scheduled?	2019.03.30	SEH	No, base bid as scheduled (full wd system)
29	A109	2019.02.08	2019.03.28	M	Would it be possible to provide an overlay of the base bid vs the alternate M-2 so it will be clear as to what walls get demolished and a clearer picture as to what is changing vs base bid?	2019.03.30	SEH	I think this would be illegible, I could provide a sketch to highlight walls to be demo'd
30	A107	2019.02.08	2019.03.28	M	We see the toilet accessory schedule for the alternate M-2 on sheet A401, however we can't locate any toilet accessory information for the base bid. Please advise.	2019.03.30	SEH	The toilets and accessories shown on the toilet rooms enlarged on sheet A401 are the same for the base and alternate M-2. there is no difference for rooms M114, M115 and the toilets and partitions contained in M118C and M119C
31	A109	2019.02.08	2019.03.28	M	Door M123C does not show up on the alternate M-2 door schedule. It looks like it was changed from a single door to a double door? Please advise.	2019.03.30	SEH	will be added to drawings, it is a new double HM door and HM frame.
32	A109	2019.02.08	2019.03.28	M	Alternate M-2 shows a new CMU walls along the back wall of girls locker room M118A, M123C, and M118B which seems to be ceiling height walls. However when referencing C/A302, there is also locker bases made of CMU. Please confirm that the CMU shown on the back of the walls listed above that it goes ceiling height and the locker base would be additional runs in front of that wall?	2019.03.30	SEH	correct, the cmu beneath the lockers and bench are separate adjacent to the wall construction as depicted on the detail C/A302.
33	A109	2019.02.08	2019.03.28	M	Elevations on A201 seem to indicate the lockers, open shelves, deep cabinets are plastic laminate, however on C/A302 there is a note about metal lockers. Please clarify.	2019.03.30	SEH	will clarify on the plans the location of the metal lockers, yes there are both in alternate M-2
34	A109	2019.02.08	2019.03.28	M	Custodian room M116 seems to indicate casework or shelving, but a discription or elevation is not given. Please advise if this is a casework item or something the owner will be furnishing.	2019.03.30	SEH	(5) plastic coated wire shelves, will clarify on drawing
35	A709	2019.02.08	2019.03.28	M	Sheet A709 shows showers M118D, M118E, M119D, M119E as being drywall ceiling, however the finish schedule shows them being VCT. Please advise.	2019.03.30	SEH	finish sched on sheet A604 shows the ceiling material ACT-2, the finish schedule is correct
36	A701	2019.02.08	2019.04.03	S	We want to confirm that we are not currently repairing the Platfrom S104C ceiling? Its currently not on the documents and was thought it would be done later, but we wanted to just confirm that?		SEH	Confirmed
37	A601	2019.02.08	2019.04.03	M	During a site visit we believe doors M123C, M120, M118, M123b, are existing doors, however only door M118 on the door schedule says to remove existing door. Please advise if existing is to remain, or if existing to be removed and replaced with new?		SEH	the door schedule is divided into base bid, and alternates, M123c, M120, M123b are different doors in the alternate than on the base bid.

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38	A107	2019.02.08	2019.04.03	M	Sheet A107 has notes about CMU walls and the notes seem to indicate new CMU walls. During a site visit the CMU walls seem to be existing? Please advise if the existing CMU walls are the same that are drawn on A107?		SEH	new masonry walls are depicted with the associated hatch pattern that is in the wall type legend. Existing wall that are to remain are shown with the associated hatch in the same legend.
39	A602	2019.02.08	2019.04.03	S	Finish schedule for the base bid for note "9" refers to crown molding. Please confirm for the base bid portion, we are only patching back at existing locations? There is some confusion as Narthex S100 is calling for crown, but there is only existing at the brick wall location. Please clarify.		SEH	confirmed. base bid is only replacing and patching existing crown at brick wall locations
40	A602	2019.02.08	2019.04.03	S	For the base bid crown molding notes. We believe the existing crown is a "bed molding" vs the profile shown on 1/A603. We assume it would be acceptable to use a similar type bed molding instead of 1/A603?		SEH	yes, the moulding should match existing, if it's bed moulding, price that.
41	A602	2019.02.08	2019.04.03	S	For the alternate S-1 crown molding notes, it looks like the alternate is putting in new larger crown molding with a 5-3/4" profile. We assume for this note, it would be added to all walls in the rooms listed on the finish schedule vs the base bid which seems to be just patching?		SEH	Correct, all walls
42	A602	2019.02.08	2019.04.03	S	There is some concern about the size of crown molding in alternate S-1 in the location where it would be up against the interior brick wall particularly in the corridors. We believe there would be an issue with attaching the bottom of the molding adequately.		SEH	can we install with construction adhesive? Hold in place with trim head screws while it dries?
43	A602	2019.02.08	2019.04.03	S	Please confirm there would not be base board up against the interior brick walls? There would not be anything to attach it to.		SEH	no base at brick wall finish
44	A604	2019.02.08	2019.04.03	M	Due to the floor slab demolition in M114, M119C for the new plumbing waste lines for alternate M-2, replacing the tile flooring in those rooms might need to be considered.		SEH	we will show this as new tile finish
45	A107	2019.02.08	2019.04.03	M	During a site visit we noticed there are existing lockers and cubbies onsite in the Meshaw Bldg. We currently do not see anything giving direction on them. Please advise.		SEH	will show them on base bid to be re-installed. These will be returned to the owner for the alternate M-2
46	A604	2019.02.08	2019.04.03	M/S	Please confirm the exterior conditions of the buildings do not receive any new painting, etc?		SEH	not in contract
47	A701	2019.02.08	2019.04.03	S	Foyer S104A on A701 has the hatching to "finish with texture" however on the finish schedule on sheet A602 Foyer S104A has note #7 which is to "Scrape existing popcorn ceiling, prep for smooth ceiling" Please advise which one is correct?		SEH	retexture under the base bid, we will revise the RFS. This only gets scraped and smoothed as part of alt S-1
48	A401	2019.02.08	2019.04.03	M	Detail 2/A401 has a cut section of the bathroom vanities with a note that references the plumbing drawings for the sink information. When referencing the plumbing fixtures, the fixture references a intrgral bowl? Please clarify.		SEH	assume you need size, 18x24
49	A109	2019.02.08	2019.04.03	M	We are aware the current corridor M113 walls will need to be removed and new installed to meet the ADA requirements for the bathrooms. Due to the tile staying in M114 and M115, please confirm that it is known that the tile patching associated with the wall moving will not match size/color of the remaining.		SEH	new tile floor will be added to the finish schedule
50	A603	2019.02.08	2019.04.03	S	Sanctuary Alternate S-1 is calling for Porcelain tile 1, 2, & 3 at base bid CPT-4 areas however, we cannot find a plan showing the desired floor pattern. Please advise on patterns.		SEH	refer to forwarded floor finish plan for pattern, I provided this to Patcraft as well.
51	A301	2019.02.08	2019.04.03	M	Detail 2/A301 shows bracing details for the CMU walls. The existing CMU walls don't seem to have any bracing. If the existing are to remain, would they need to be braced?		SEH	Please provide price for bracing all CMU walls to meet current seismic codes
52	A604	2019.02.08	2019.04.03	M	Notes about the tile wainscot mention P.Tile-2 Accent Band, however when you refer to the elevations, they do not call for P.Tile-2. Please advise.		SEH	P.tile accent per the elevations, those references to the wainscot p. tile-2 should be P.Tile-5
53	A602	2019.02.08	2019.04.03	S	For the pricing of the carpet removal & replacement of carpet in the sanctuary, should the carpet in the Foyer S104A beconsidered in that "insurance" breakout price? Reference #26 above.		SEH	Yes
							SEH	
PLUMBING DRAWINGS								
1	P102	2019.02.08	2019.03.28	M	Sheet P101 shows the existing EWHs in Boys Toilet M119B and PE Storage M120B to remain, however on sheet P201 for the alternate M-2, are the existing EWH to be relocated to the new locations? There is not any informaiton on new units. Please advise.	2019.03.30	SEH	EWH-1 not under "general plumbing specifications" on sheet P100 specifies the water heaters, as well as associated detail on same sheet. New heaters to be hung from PEMB frame above.
2	P102	2019.02.09	2019.04.03	M	Sheet A401 has notes in M115, M119C, M118C, M114 to cap, fill and patch existing drain locations. Are these being abandoned? Plumbing drawings do not reflect any capping, etc? Please advise.		SEH	will be added to drawings
MECHANICAL DRAWINGS								

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1	M105	2019.02.08	2019.03.28		Sheet M105 does not have any notes about moving/relocating the HVAC equipment into the new created bulkhead in the Narthex area so the ceiling can be raised. The only notes show up on A704 Please advise/add the notes to the HVAC drawings for clarification.	2019.03.30	SEH	Will be added to revised drawing
2	-	2019.02.08	2019.03.28		Mechanical drawings do not indicate work to be done at the stage area for alternate M-2. Please advise. Demo old, new items, etc.?	2019.03.30	SEH	Will be added to revised drawing, existing fixtures to be installed in new, lower ceiling
3	M101	2019.02.08	2019.04.03	M	Please confirm that the duct work for the Meshaw Bldg. should all be figured as new.		SEH	confirmed
4								
5								
ELECTRICAL DRAWINGS								
1	-	2019.02.08	2019.03.28	M	We have not been able to locate any notes regarding the existing tele/data servers mounted on the existing walls in Storage M110 and various boxes existing in the cooridors. Are they to remain in the current location? They are currently wired via drop cords, and power strips, electrical notes should be added for electrician to wire and mount these boxes correctly.	2019.03.30	SEH	Will be added to revised drawing
2	-	2019.02.08	2019.03.28	M	Electrical drawings do not indicate work to be done at the stage area for alternate M-2. Please advise. Demo old, new fixtures, etc?	2019.03.30	SEH	Will be added to revised drawing, existing fixtures to be installed in new, lower ceiling
3	E205	2019.02.09	2019.03.28	S	LED Cove lighting information needs to be on electrical drawings. What type?	2019.03.30	SEH	see note 1 on sheet E207
4	-	2019.02.09	2019.03.28	M	Electrical drawings do not include notes for the M-1 alternate as there will be electrical demo and electrical re-work for the new exterior wall construction. Please advise.	2019.03.30	SEH	Will be added to revised drawing
5	-	2019.02.09	2019.03.28	S	Electrical drawings show areas that new light fixtures are going, please make a note that the existing lights in these areas are to be removed by the electrician. This would be the same for the alternate drawings as well.	2019.03.30	SEH	will be added to revised drawing
6	E203	2019.02.09	2019.04.03	S	Drawing S203 has notes about LED lights and receptacle for the Welcome center, however this should be for the "Alternate S-1" instead of listed on this "base bid" drawing. Please advise.		SEH	Will be revised on drawing
7	-	2019.02.09	2019.04.03	S	There is not currently a base bid electrical plan that shows any work down Corridor S131 towards the Choir room or Choir Room. Please advise if this drawing was left out.		SEH	there's no electrical work here in the base bid.
8	E205	2019.02.09	2019.04.03	S	Please add a note on E205 in Foyer S104A to remove existing lights for ceiling texture removal and re-install lights. (Alternate)		SEH	Will be added to drawing
9	E206	2019.02.09	2019.04.04	S	Sheet E206-Note #3 requires the electrical contractor to provide a tv outlet and A/V cables to location directed. Please clarify this location. Or will the Church A/V be taking care of this work?		SEH	data wiring not in contract, provide conduit and jbox.
10	E206	2019.02.09	2019.04.04	S	Sheet E206 - No fixture type listed for fixture outside Kindergarden S127. I would think this is a type "L". Please advise.		SEH	Correct
11	E207	2019.02.09	2019.04.04	S	Sheet E207 – Note #1 gives us a manufacturer for the flex cove lighting but we will need a length		SEH	prior to order, it is to run entier length of each side of curved cove.
FIRE ALARM DRAWINGS								
1	-	2019.02.09	2019.04.03	S&M	In the event that we would need to take the fire alarm system offline due to occupants in multiple areas, systems running through multiple areas, removing devises, etc. It is possible that the fire marshal would require us to have a "Fire Watch". Does the campus currently have after hours security? In the event we would need a watchman would that be something the owner would/could add to their current patrol?		SEH	it is our understanding that the fire marshall doesn't require fire watch unless the building is occupied., we have security during the day.

NOT YET SUBMITTED
SUBMITTED- Waiting Response
SUBMITTED- Received Response