



## Center Hall Remodel Questions & Answers

**Question:** Please clarify whether CG-02 and DECO MTL-02 refer to the same product. CG-02 is indicated in the details and specifications; however, it is not listed in the finish schedule.

**Answer:** The CG-02 callout at elevation 2/A401 should be CG-01. At detail 4/A631 it should be DECO MTL-02.

**Question:** Are pre-bid comparable product substitutions being considered for the specialty ceiling SC-01?

**Answer:** The Sculptform system was selected to meet the requirement for a metal, non-combustible ceiling. The slats are narrower than those of most comparable metal ceiling systems we have evaluated, and Sculptform offers a wood-look finish that very closely matches the adjacent plastic laminate wood-look panels. While the design team is open to considering substitutions, any alternative product would need to meet all performance requirements and closely match the selected plastic laminate wood appearance.

**Question:** Is there a 15% apprentice utilization requirement on this project?

**Answer:** Yes, pursuant to RCW 39.04.320, all Washington State public works projects estimated at two million dollars (\$2,000,000) or more require a minimum of 15% apprentice participation. Please complete the Bid Form 00 41 02 – Apprentice Utilization Plan – as part of the bid submission.

**Question:** Is a sample contract available?

**Answer:** Yes, a sample contract is included as attachment C of the Invitation to Bid.

**Question:** Can you describe the building access and operations?

**Answer:** Meydenbauer Center will remain open during construction with potential events taking place in the fourth floor meeting rooms and theatre throughout construction. Contractor will have access to Meydenbauer Center Loading Dock (3 bays) directly adjacent to Center Hall, a roll up door with ground level access to the ballroom, and a parking garage (height restricted for vehicles over 6'9" tall) facility at no charge. One delivery bay must be available for Meydenbauer Center usage. Immediately adjacent to the space is an open surface lot that can be used for staging.

At the same time as this project, another contractor will be replacing the facility's walk in refrigeration units on the fourth floor, as well as carpets on levels 2, 3 & 4.



**Question:** *Can work happen during normal business hours? Can work happen on weekends or outside normal business hours?*

**Answer:** Yes, work can happen at any of these times. The facility is available 24/7.

**Question:** *Can any work happen before June 29?*

**Answer:** The ballroom is booked with events as late as June 28, so while advanced staging can take place, construction work will not be able to begin prior to June 29.

**Question:** *Is the carpet for this project furnished by the owner or contractor?*

**Answer:** The carpet will be furnished by the contractor. Once the contract is awarded, the architect recommends submitting the required submittals and shop drawings promptly to facilitate early ordering. The carpet vendor is aware of the construction schedule and is prepared to work with the GC to expedite the process.

**Question:** *What material is planned for the operable partition.*

**Answer:** Xorel as outlined in the Finish Schedule in the Construction Drawings on sheet G011, AFWP-01.

**Question:** *Do the operable partitions need to be removed to be refinished?*

**Answer:** The last time the fabric was replaced we believe they were removed, but we are open to contractor solutions on how to best complete the task of refinishing the operable partitions.

**Question:** *Are you making any changes to the house lighting?*

**Answer:** We are not replacing the overhead house lighting, but additional lighting is being added. Please refer to drawing sheets A151 and E201 and Section 265113 for specifics.

**Question:** *Will the new lighting be DMX controlled or 0-10. Will the lighting be run through the existing wires for DMX control or will the contractor need to route new wires?*

**Answer:** With the exception of the new type L4 fixtures, all other dimmed new lighting will be 0-10V controlled via the existing Lutron GP lighting control panels (LCPA and LCPB). Contractor to provide Lutron GRX-TVI interfaces for each 0-10V dimming zone to allow control via the Lutron GP panels. Type L4 fixtures (the RGBW uplights) will be provided with on/off control via the existing Lutron GP panels and provided with color/dimming control via DMX. Contractor to provide all new DMX wiring from new DMX light dial controller to fixtures. Note additionally all lighting routed through the Lutron GP panels can be controlled via a plug in DMX lighting console. Refer to sheet E602 for lighting control riser diagram and additional control intent notes.



**Question:** *Is there opportunity to rig scaffolding from the rigging points in the space?*

**Answer:** Rigging from the rigging points would be considered. A rigging plan would need to be reviewed and approval for safety in advance of acceptance.

**Question:** *Would the contractor have access to the in-house scissor and forklifts.*

**Answer:** Meydenbauer Center can make one scissor lift and our in-house forklift available for the contractor assuming the contractor provides the appropriate documentation that the driver is trained and certified in operation.

**Question:** *Is there any mechanical, HVAC or fire system work included in this project?*

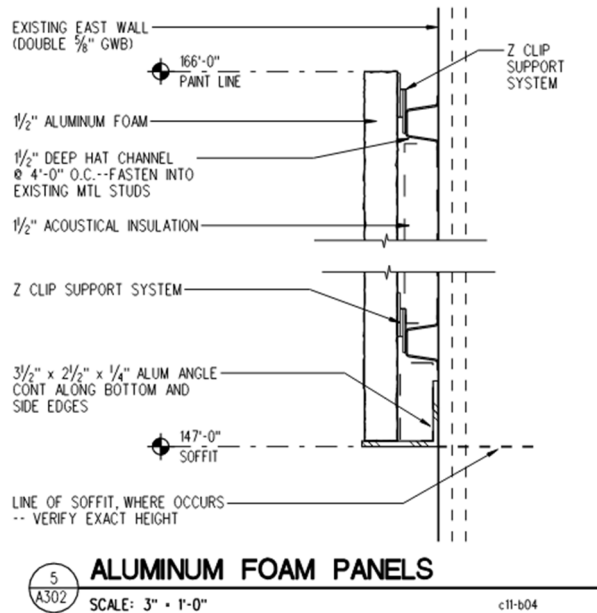
**Answer:** The scope of mechanical and fire protection work for this project is minimal. The new ceiling at the entry portals will consist of an open metal slat system located at the plenum space. Existing fire sprinklers and smoke detectors will require relocation and replacement with concealed heads. Refer to Detail 2/A551 for additional information.

**Question:** *Will the existing circuits in the allusion panel stay? Is the trim the same?*

**Answer:** The design intent is to reuse existing lighting circuits at the allusion panel wall (noted as circuits LCPA-12 and LCPA-23 in Hall A and LCPB-12 and LBCP-23 in Hall B) that are currently routed through existing lighting control panels LCPA and LCPB. Contractor to provide all additional control wiring as needed (either 0-10V wires or DMX cable) to accomplish control intent. The existing trim will be removed and a new light shelf will replace it. Please see detail 3/A631.

**Question:** *How is the allusion panel attached to the wall?*

**Answer:** The panels are attached with a 1 ½" deep hat channel @4'-0" O.C. fastened into existing metal studs. Here is a detail from the 2009 Renovation documents:



**Question:** Can you provide the attendee list from the pre-bid meeting on January 12?

**Answer:**

Company	Contact
Western Ventures	Jaci McIsaac
NorthStar	Matt DiLoreto
Bayley Construction	James Anania
BN Builders	Paul Santulli
SafeGuard	Eric Pfeifer
Build for You Construction	Long Zhao
GLY Construction	Sam Read
Kinley Const	David Worley
Marpac Construction	Joey Mar
Northwest Woodworks (NWWI)	Alex Sanabria Osmera Torres
Construction Group Int	Brayden Marion
Hollywood Light	Steve Randolph
Petra, Inc.	Kurt Sorensen
Valley Elect	Ben Ellingsworth
NCES	Corey Maughan
Cochran, Inc.	Christopher Barnes Shelly Roscoe
Swinerton	Colin Reed



**Question:** Can you please confirm if the existing operable partitions are intended to be AFWP-01 per A101 or WC-01 per 4/A402?

**Answer:** The operable partition is identified as AFWP-01. The WC-01 tag shown refers to the wallcovering material that is directly applied to the existing gypsum board back wall of the alcove in which the operable partition is housed. The wallcovering is to be installed in three sections with Fry Reglet trim. Some gypsum board repair is anticipated following the removal of the existing wallcovering, as required. This scope is reflected in Elevation 4/A402 and noted in the Finish Schedule. Elevation 4/A402 depicts the condition when the operable partition is deployed.

**Question:** What is the make and model of the fire alarm control panel & who is contractor installing it?

**Answer:** The new fire panel is an Edwards Scientific EST4 and we contracted with Performance Systems Integration for this work.

**Question:** Can you provide the attendee list from the pre-bid meeting on January 21?

**Answer:**

Company	Contact
Harbor Interiors	Victor Avelar
Dazzling Painting	Fernando Rebollo
Seahurst Electric	Isaac Martinez
NetCompliance	Corey Maughan Jim Willard
Swinerton	Merci Keathley
Reynolds General Contracting	Brian Reynolds
Prime Electric	Senad Kameric
Kinley Construction	Zach Winchell Zach Nyberg Kristen Connor
Performance Systems Integrated	Allen MacDougall
BNBuilders	Paul Santulli
Prime Electric	George Harding
Tadpole Electric	Trevor Davis
McGann Electric	Jack McGann
Sequoyah Electric	Shea Bluhm
ServPro Seattle	Jason Rittenhouse Lee Tran Marvin Lopez
Absher Construction	Rick Carte
ILG-Flooring	Paul Nozdrin
GLY	Alex Kylo Kalia Krichko



CDK Construction	John Coy
Legacy Group	Scott Cordo
AUSClean	Derek Walden

**Question:** *What is the deadline for RFI submissions?*

**Answer:** Per Division 0 - At the Owner's discretion, questions received less than five (5) calendar days before the bid submission deadline may not be answered. Per Division 1- Requests for approval of equals or substitutions must be made in writing and received by the Architect at least ten (10) working days prior to scheduled time for receipt of bids

**Question:** *The 1/16" scale is not correct on the A101-Floor Plan Level 1. Could you confirm what it should be?*

**Answer:** An addendum has been issued with the corrected A101 drawing.

**Question:** *Are you contracting directly with subs on this project or using a GC?*

**Answer:** We are seeking a GC for this project.

**Question:** *Will catwalk access be necessary for this project. Where is access located?*

**Answer:** Yes, some of the lighting changes will require catwalk access. It can be accessed for the facility's third floor. There are two entrances and the catwalk overlooks the ballroom on the South and East side of the room.

**Question:** *Who was the operable partition finish manufacturer?*

**Answer:** The manufacturer is Hufcor as outlined in the finish schedule.

**Question:** *Would we be open to using MDO rather than MDF where MDF is specified?*

**Answer:** The design team prefers the use of MDF for interior surfaces. The current project budget does not account for the use of MDO.

**Question:** *Are we installing a new bulkhead for the operable partition?*

**Answer:** No, only refinishing. The touch ups that were noted on the ceiling were related to the existing scratches in the rigging grid and any damage that occurs during construction.

**Question:** *Sheet E101 only shows fiber being relocated along the North entry portal. Can you confirm if the mirrored set on the South side should be relocated? Is there enough slack on the existing cable to avoid running new lines?*

**Answer:** Please see attached updated sheets ED101 and E101 to show the relocation of both the fiber and data outlets on the south portal to match the north side. The existing double



duplex receptacle, as shown on the north side, we believe is clear of the new portal build out. If that ends up not being the case, then the power would need to be relocated as well.

**Question:** *Can you please clarify the color of the smoke detectors?*

**Answer:** The smoke detectors are to be black, as indicated on E101.

**Question:** *Can you please clarify the height of the smoke detectors?*

**Answer:** Detail 1/A631 show the smoke detectors to be installed flush with the metal slat ceiling. The design team is open to reviewing a detail that places the smoke detectors above the slats, if the Fire Marshal and Inspector approve of this change.

**Question:** *Please confirm if there will be an opportunity to call in for the Bid Opening and reading of the bids.*

**Answer:** The Bid Opening will be in person at the Meydenbauer Center administrative offices. The bid responses will be posted online at <https://www.meydenbauer.com/about-us/vendor-opportunities/> immediately following the bid opening.

**Question:** *The proposed contract requires subcontractors to provide insurance as listed in the Contract Documents. However, the General Conditions require Excess at \$10M which is high for a lot of our Subcontractors. Is there potential to lower the excess limit for our trade partners?*

**Answer:** Our insurance requirements are for the general contractor specifically. You may list your subcontractors in your certificate of insurance to include them as well rather than them providing separate evidence of insurance coverage.

**Question:** *Spec Section 00 72 00 – 6.09.D States: Adjustment in quantities or retain-age: Prior to final payment, the Owner will issue a Change Order reconciling any estimated quantities bid with actual quantities used during the performance of the Work, or adjustments in retain-age due to the assessment of Liquidated or Actual Damages, and the Contract Sum shall be adjusted accordingly. Can you please advise on if/how this statement applies to this contract as there is no vehicle for submitting unit prices and quantities in the bid form and supplemental documentation?*

**Answer:** This statement applies only to adjustments in retainage.

**Question:** *Alternate 1 requests installing new access doors as indicated on the drawings, however, it is not clear in the drawings which devices are intended to be concealed. Can you please clarify locations of access panels requested in alternate 1?*

**Answer:** The base scope is to reinstall any existing flush and recessed wall devices and access doors in the new wall panels. The alternate includes new access panels and cover plates that

would be flush with the panels that are shown in details 1, 5 and 9 on Sheet A632. These are access panels and cover plates that are located within the MDFP-02 panels that have the plastic laminate applied to them on elevation 2/A401 to create a cleaner flush look. The alternate also includes access panels at the large connection openings on elevation 1/A401 and 1/A402 and in detail 3/A632 in the MDFP-01 panels. Below is an image of one of those for reference.

