# Questions for Raj

What’s the difference between 7.05 “Vapor Barrier” and 7.06 “Infiltration Wrap”?

# Questions for Architect

Page A-8: What is the jamb size for windows and doors?

Page A-8: How come no tile allowance for 3rd floor bathroom?

Page A-8: Replace powder room with 3rd floor bathroom. Were you expecting allowance for vanities to be $1500 each or $1500 total?

Page A-8 and elsewhere: “… Montgomery County Officials …” should be changed.

Page A-8, 2.11: What is the “areaway”? Do you mean basement entryway? Whatever name given, the name should appear in the drawings (Cellar plan, A-1).

Page A-8, 2.08, 2.11, 2.12, 2.13: What is the storm sewer system? What is the foundation drain line? Right now rain leaders carry water off property (“daylight”?). Also, drawings show sump pump drains to “daylight”. This is not consistent with the plans, “Tie new rain leaders and new foundation drain lines into storm sewer system at the rear of the property.” These plans are confusing and not well shown in the drawings. Please clarify discussion and have the drawings show all drains. The best place appears to be the Cellar plan, A-1, as it already includes sump pump and pit). I think this work should also be shown on the longitudinal section on page A-6, which can also show sump pit, areaway drain (4 inches below adjacent basement floor), and rain leader system. I don’t see any gutters and downspouts from the balcony at the rear of the house. Are there any needed?

Page A-8, 6.10: “Handrail shall be selected by the Owner from Stair Fabricators standard stock components.” Do you have contact information for “Stair Fabricators”?

Page A-9, 7.04, 7.05: Where should I expect the contractor to use sill sealer and vapor barrier?

Page A-4: Windows #3: Why fixed?

Is there any insulation expected for the 3rd floor walls?

# Questions for Contractor

Who is the foreman? Will he be on site every day?

How big is the regular crew?

Please provide a list of the subcontractors planned and indicate how many times you have worked with each?

How long to be ready to replace the roof?

* Timing with respect to the rest of the project.
* How long will it take to replace the roof?
* Have you ever replaced a roof?
* Basic strategy, including crew, equipment (scaffolding).

What heavy equipment will you use and how do you plan on getting it in the yard?

Where do you expect hazardous materials and what is your plan for their removal?

Does your bid include a new furnace?

* Do you think we need one and how much will it cost?

Does your bid include a new electric main panel or sub panels?

Incoming electric meter will need to move?

Do you have any questions about the hydronic radiant heating?

Do you have any experience installing hydronic radiant heating?

Have you ever coordinated with the installation of solar panels?

Does your bid include all costs related to waste management?

Page A-8: Replace powder room with 3rd floor bathroom. Is allowance for each or total?

## Div. 1.11, Cutting and Patching General

Need drywall and paint entire ceilings because of new register locations

Exterior painting includes old brickwork at the balcony (sandblast prep?)

## Div. 7.03, Insulation

Sound insulation between 2nd and 3rd floors

## Div. 7.11, Walkable Membrane Roofing

Duradek flooring and railing: special subcontractors required for full warranty?

## Div. 8.03, Windows and French Doors

All windows and doors have screens

Master Bathroom windows are high privacy

3rd Floor Double-hung Bathroom Window is high privacy on the bottom half

Window treatments: I buy, Contractor Install

Have an original interior door for master bath, matches other doors. Can you use it?

Are you trying to match other interior doors? Expensive?

***Div. 15.09, Air Conditioning System***

Move AC units at start of construction to avoid service interruption

Plan for relocating AC disconnects. Refrigerant lines shall be protected and underground.

Does your bid include new AC units?

* Plans call for you to provide duct layout shop drawings for review

AC to Sunroom must come from lower AC unit

Any chance to control upper AC unit: 2nd floor only, 3rd floor only, both

***Div. 15.08, In-Floor Radiant Flooring***

In-floor radiant heating is entire 3rd floor

We want carpet instead of wood in 3rd floor.

***Div. 16.06, Lighting & Electrical Fixtures***

1 type is managed with an allowance, 4 types are to be provided by owner, and 7 are specified in the electrical fixture schedule

## Miscellaneous

Remove 2 ft wall in bedroom from plans

All duplex wall outlets are to be 4 plex

Add outlets in sun room

* South wall: outlet for cable tv and Ethernet hook-up
* West wall: two duplex wall outlets + outlet for cable tv and Ethernet hook-up
* North wall above counter: Dual tel/Ethernet jack, outlet for cable tv and Ethernet hookup

**Contract elements review**

***Allowances***

All allowance items need to be approved by owner. Submit ordering information for Owner to pay direct to supplier.

***Safety and Security***

Safety and security are the responsibility of the contractor. This is covered by Sections Sect. 9.17 “Risk”, Sect. 10.2, Sect. 11.3, Sect. 16.1 “SAFETY PRECAUTIONS AND PROGRAMS”, and Sect. 17.1 of the contract.

***Facilities***

“Contractors and their employees are not permitted to use the existing facilities inside the home without written permission from the homeowner."

***Risk***

Section 9.17 spells out that, “The Contractor hereby assumes all risks of damage to the property of the Contractor and its employees, Subcontractors, consultants and agents in, upon or about the Project site, arising from any cause whatsoever, except from the gross negligence or willful misconduct of the Owner, and the Contractor hereby waives and releases all claims in respect thereof against the Owner.”

I want to clarify that this will include damage from any flooding in the basement during construction and during the Contractor’s general warranty. Currently if the drain outside the back door is clear, there is no flooding.

***Permits***

§ 9.6 PERMITS, FEES, NOTICES, AND COMPLIANCE WITH LAWS

§ 9.6.1 Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for the building permit as well as other permits, fees, licenses and inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded.

“01.03! CODES, PERMITS & INSPECTIONS: All work shall be done in strict compliance with the District of Columbia Building Code, including the currently adopted IRC edition, as well as any and all other applicable codes, regulations and ordinances. The Owner shall provide the District of Columbia building permit, and the Contractor and Subcontractors shall provide all other permits and obtain all inspections required for the Work. Should a “Wall Check” be required by the District of Columbia in conjunction with this Project, the Contractor shall make all arrangements and the Owner shall pay all fees for the Wall Check.”

The wall check is the only such fee to be paid by the owner.

“01.10! WASTE MANAGEMENT: The Contractor shall manage the waste materials of demolition and construction in such a fashion as to maintain job site safety, and shall maintain a dumpster, or other trash storage devise on site into which all waste materials of the project shall be deposited on a daily basis. As noted above, the dumpster permit is the responsibility of the Contractor.”

***Payments***

The contract describes

* Progress Payments: Based upon applications for payment, the owner shall make progress payments with 10% retainage (Sect. 4.1).
* Construction Schedule: The Contractor shall prepare and submit a schedule for the work (Sect. 9.8).
* Submittals: the need for the contractor to submit drawings, product data, and samples (Sect. 9.9).

Please provide a schedule of values that correlates with the construction schedule to assist the process of progress payments.

When creating applications for payment, please include appropriate submittals, including cost quotes and receipts for materials.

Assuming a complete and clear construction schedule, schedule of values, and submittals, the Owner intends to pay for work progress two weeks from an application for payment.