

July 10, 2024

Project: Residence Inn – Midtown Atlanta 14 year Renovation

BID DOCUMENTS: RFI Consolidated Responses

Please see consolidated responses to all RFIs received on or before July 9, 2024 in response to the Bid Documents and property site walk on June 26, 2024.

Link to support documents can be found via email sent with this response, please notify us of any additional questions or clarifications as soon as possible.

GUESTROOMS/GUEST CORRIDOR

- Please confirm all new guestroom closet doors will be bypass and not bifold. Also, please provide specs. Per new drawings in addendum #1 does not include a door schedule. All drawings include a door schedule but show a bifold spec.

ALL NEW CLOSET DOORS WILL BE BI-FOLD AS PER THE SCHEDULE AND INDICATED IN THE DRAWINGS.

THEY CAN BE MOLDED T-PANEL IF IN BUDGET.

- Per drawings all showers/tub surrounds are partial height with the vinyl wall covering on top. Please advise if we are to install the shower surrounds all the way to the ceiling.

PER MODEL ROOM – SURROUNDS WILL BE FULL HEIGHT

(Construction Set will show the revision)

- Please confirm all plumbing fixtures are to be OFCI.

CONFIRMED – PLUMBING FIXTURES ARE OFCI

- Scope of work ask to include new LED light at existing recessed light. Please provide the location and confirm if this light is to be OFCI.

OFCI for bulb replacement of any existing recessed fixture

- Please advise if we are to replace all kitchen and vanity cabinet boxes at ADA rooms. Per drawings, shows to remove partially. Its not clear.

CONFIRMED – ALL KITCHEN AND VANITY BOXES AT ADA ROOMS ONLY WILL BE REMOVED AND REPLACED.

- Please confirm all kitchen cabinets are to remain and only fronts are to be replaced. Excluding 8 ADA.

CONFIRMED

- Please confirm all bathroom vanity cabinets are to remain and only fronts are to be replaced.

CONFIRMED

- Please confirm we are to include new rubber base RB-004 at vanity toekick and RB-002 at kitchen cabinet toekick and all base is to be OFCI.

CONFIRMED

- Per drawings Page A-443 detail 2 (Replace carpet and base as needed after demo and construction) in these 2-Bed Unit type G (11 rooms) there is no demo wall or new construction in this unit type. Please advise.

NO DEMO OF CARPET IS REQUIRED IN THE 2-BEDROOM TYPES- EXCEPT AT ADA UPGRADE

- In typical guestroom demolition note #14 and new construction note #18, says "refer to attached ADA consolidate drawings" We do not have these drawings, please advise.

SEE ATTACHED ADA PRO'S DRAWING SET FOR REFERENCE AND IN CONJUNCTION WITH BID SET

- Per documents all tile is to be OFCI. Please confirm grout is also OFCI.

GROUT IS CONTRACTOR PROVIDED

- Per guestroom notes in drawings, existing toilet is to remain. But toilet has a tag number PL-300-CUST. Please advise if any guestroom will receive a new toilet.

ONLY ALL ADA UNITS WILL RECEIVE NEW TOILET

- Per finish schedule, new TS-004 carpet to resilient transition. Please provide location for this transition. Since all kitchen flooring is existing to remain.

THIS OCCURS AT ENTRY DOORS TO CORRIDOR CARPET

- Please confirm all sprinkler work is to be BY OTHERS.

SPRINKLER WORK SHOULD BE INCLUDED IN THIS CONTRACT

- Please confirm all fire alarm work is to be BY OTHERS.

WORK BY OTHERS

- In the Prebid meeting, it was mentioned to replace all guestroom fireplace tile. New MEP drawings ask to remove all existing fireplace and cap all gas lines to riser. Please clarify.

WORK IS LIMITED TO REPLACEMENT OF TILE SURROUND AND HEARTH ONLY. SEE SKETCH FOR CLARIFICATION. (DEMOLITION AND MEP WORK WILL BE ELIMINATED FOR CONSTRUCTION SET).

- Please confirm there are only 7 fireplace on the property.

THERE ARE 6 GUESTROOM FIREPLACES (TO REMAIN) 1 FIREPLACE ON SECOND FLOOR (TO REMAIN) 1 FIREPLACE ON GROUND FLOOR (TO BE REMOVED AND ALL SERVICES CAPPED).

- Please confirm we are to replace all kitchen garbage disposal and is part of the OFCI guestroom appliances.

CONFIRMED

- Please confirm if we are to replace the exhaust fan grill at tub and shower surround locations. If yes, please provide specs and confirm if CFCI.

YES CFCI - REPLACE WITH 8X8 PLASTIC GRILL MNF=GAF SL8X8 OR EQUIVALENT.

- Please confirm what allowance we should include for ACT replacement.

YES 5-10% OF AREA

- Please confirm all kitchen and vanity angle stops and p-traps are to remain.

YES EXCEPT FOR ADA ROOM TYPES

- Please confirm all guestroom/bathroom outlets, switches and cover plates are to remain.

YES

- Please confirm there is no hearing-impaired work to be included in base bid.

SHOULD BE INCLUDED AS PART OF SOW.

- Please confirm all bathroom accessories are to be OFCI.

CONFIRMED

PUBLIC SPACES

- Please confirm all public spaces plumbing fixtures are to be OFCI.

CONFIRMED

- Please confirm all new LED light at existing recessed lights are to be OFCI.

CONFIRMED

- Please confirm elevator cab finishes BY OTHERS.

- Please confirm what allowance we should include for ACT replacement.

YES 5-10% OF AREA

- Please confirm guest laundry existing ACT is to be demo and install new ceiling tile and grid. Please provide specs for ceiling tile.

CONFIRMED, REMOVE TILE AND GRID. – SEE SCHEDULES FOR TILE SPEC

- Per documents all tile is to be OFCI. Please confirm grout is also OFCI.

TILE IS OFCI, GROUT IS CFCI

- Please confirm all sprinkler work is to be BY OTHERS.

SPRINKLER WORK SHOULD BE INCLUDED IN THIS CONTRACT

- Please confirm all fire alarm work is to be BY OTHERS.

CONFIRMED

- Please provide contact information for HVAC contractor currently servicing the property.

United Maintenance

Matt Dellorso #770-455-1656

mdellorso@unitedmaintenance.com

- Please confirm all exterior parking painting and striping is to be done BY OTHERS.

CONFIRMED-BY OTHERS

- Please confirm we are to remove fireplace in the 1st floor.

CONFIRMED

- Please confirm we are to keep existing fireplace on 2nd floor breakfast area.

CONFIRMED

- Please confirm all restrooms accessories are to be OFCI.

CONFIRMED

- Please provide a door schedule. The door schedule page was eliminated on new drawings in addendum #1.

SEE ATTACHED UPDATED SCHEDULES

- Please confirm public space appliances/equipment are to be OFCI.

CONFIRMED

- On the Tub to shower conversion room, what is the type of waterproofing system is required on this project? Please, clarify.

SEE SK DRAWING AND SPEC ON DETAIL (PROVIDED IN LINK)

- Who is responsible to supply the Electric water heater at Employee breakroom?. This information is not clear on the SOW & on drawings. Please, clarify.

BY CONTRACTOR TO SUPPLY

- Please, provide drawings details & specs for the Millwork counter at Guest Laundry area. This information is on the SOW but we do not see any information for this on the drawings.

SEE SK DRAWING (PROVIDED IN LINK)

- Who is responsible to supply the Air cooled Packaged air conditioning units at Public Areas?. This information is not clear on the SOW. Please, clarify

CONTRACTOR TO PROVIDE

- Do we already have any update on the Buffet Millwork screen replacements as we discussed on the site visit?

NO CHANGE AT THIS TIME – see elevations and schedules for resurface of existing millwork

- Please, confirm if the Exterior work scope of work will be excluded on this project?

CONFIRMED NO EXTERIOR WORK

- Please, confirm if the Exterior Patio work scope of work will be excluded on this project?

THERE ARE NEW GATES AS INDICATED ON PLANS

- Can you please provide us the Door schedule and specs for Guestroom closet doors

SEE DOOR SCHEDULE ATTACHED IN LINK PROVIDED

- Please, confirm if the Stairwells nosing are existing to remain or do we need to replaced?

EXISTING TO REMAIN,...HOWEVER ENTIRE STAIRWELL TO BE PREPPED AND REPAINTED – SAFETY STRIPING AT NOSES TO BE COMPLETED PER CODE

- According to the Door Schedule, new closet doors are required. The Addendum states that the General Contractor is responsible for providing new bypass doors that are white painted and meet the specifications of the new building specs. It is important to clarify whether these doors are molded t-panel or S&R doors and if they are truly 1-hour fire rated, as stated.

SEE DOOR SCHEDULE – THERE IS A CHANGE – THESE DOORS AT CLOSET ARE TO BE BI-FOLD, WHITE PAINTED. CAN BE MOLDED T PANEL. AND ARE NOT NECESSARY TO BE FIRE RATED.

- Please provide the finish color specifications for the new door and drawer fronts on bathroom vanities and kitchen cabinets.

SEE FINISH SCHEDULE SHEETS (UPDATED SHEETS PROVIDED IN LINK)

- Please provide the material specifications for new doors and drawers on bathroom vanities and kitchen cabinets.

SEE FINISH SCHEDULE SHEETS (UPDATED SHEETS PROVIDED IN LINK)

- Please provide the quartz color & style specifications for the bathroom vanity and kitchen countertops.

SEE FINISH SCHEDULE SHEETS (UPDATED SHEETS PROVIDED IN LINK)