# Richard and Maurine Neuberger Center (RMNC)

Solicitation #1753

Request for Proposals for General Contractor Services

# ADDENDUM #04

November 5, 2026

This Addendum is issued to inform you of the following revisions to the above-referenced RFP and the Contract Documents for the Project. Where this Addendum is inconsistent with the RFP or any previous addenda, this Addendum shall control. Proposals shall conform to this Addendum. Unless specifically changed by this Addendum, all other requirements, terms and conditions of the RFP, and any previous addenda, remain unchanged and can be modified only in writing by PSU.

**NOTICE:** This addendum reflects Portland State University's formal responses to vendor inquiries submitted prior to the deadline, based upon information available as of the date of issuance. Inquiries not addressed herein were determined to be redundant, outside the scope of this solicitation, or submitted after the cutoff date; no further individual responses will be provided.

**A. ATTACHMENTS:**

1. Adding: Appendix 4.16 PSU Example Public Improvement Agreement
2. Adding: Appendix 4.17 SPHR_A100 Rev2.pdf
3. Adding: Appendix 4.18 SPHR_RMNC_Electrical_Rev01.pdf
4. Adding: Appendix 4.19 Sub Req 1 – Frasch Linyfelt – RMNC (1 of 2) Signed 11.03.2026.pdf
5. Adding: Appendix 4.20 Sub Req 2 – Frasch Blade BAFL – RMNC (2 of 2) Signed 11.03.2026.pdf
6. Deleting: Appendix 4.06 PSU Bid Form.pdf
7. Adding: Appendix 4.06 PSU Bid Form and Bid Security Form REV 11.05.26.pdf

**B. Questions (Q) and Answers (A):**

1. Q – Provide drawings/shop drawings for exterior windows as it may be required to remove a panel for abatement work.
**1. A – PSU has performed similar abatement work in this building by routing the negative air exhaust into either one of the vertical shafts adjacent to the exit stairs. Exterior windows were not and should not be removed.**

2. Q – SB-1300 & SB-1301 are sound booths to be relocated into the existing space. Please confirm if these sound booths and neopreme pads are to be relocated by the General Contractor or by PSU. Please confirm if there are any prep requirements for these booths. The booth wall section on 4/MS502 does not show any additional architectural finishes applied to the booths - please confirm there are no finishes to be applied to the booths. S301 isometric drawings indicate a ventilation fan on the top of the sound booth - please confirm if there are any mechanical and electrical provisions required. Are there existing shop drawings for the sound booths that can be used for coordination?
**2. A – PSU / Owner will be handling relocation and installation of the two sound booths. The Structural references, including detail 4/S502, to neopreme pads and attachment fasteners are no longer applicable to the project. No additional prep of floor is anticipated at this time. No additional wall finishes are required inside the booths. Flooring specified for the rooms containing the sound booths shall extend into the booths after they are installed. There are no additional mechanical connections required for the booths. Electrical connection provisions are as shown on Electrical drawings. Shop drawings will be available for coordination during construction.**

3. Q – Please provide a copy of the abatement report for reference. 2/P242 notes further ACM testing is required for pipe insulation. Please confirm that testing would be provided by PSU.
**3. A – ACM & Lead Paint Survey Reports were included in Addendum 3, issued on 10/30/2026.**

4. Q – Sheet Note 4 on A112 notes to coordinate and protect existing sprinkler system, while Note J/P002 notes to demo back all sprinkler piping back to the floor's control valve and provide fire watch during the time the sprinkler system is inactive. Please confirm if existing sprinklers can be modified for new floor plan, or if there are issues with the existing system that will require the piping to be removed back to the control valve.
**4. A – The intent of the sprinkler system note on A112 is to "protect" the system while floor, wall & ceiling demolition occurs and until the sprinkler system can be removed and reconfigured under the work covered by the Plumbing documents.**

5. Q – Please confirm whether wall and floor tiles are to be protected at existing restrooms per A211 sheet note, or existing ceramic wall tile demolished and CTP1/CTP2 installed at 403/404/4XX
per I1.12.
**5. A – At existing restrooms 403, 404, 405 wall tile and floor tile shall remain. On sheet I1.12, strike details 2, 3, 4 and delete requirement for new wall tiles in these three rooms. Delete requirement for 'alternate' floor tile work at existing restrooms noted on Architectural drawings.**

6. Q – Please confirm whether CTP-1/CTP-2, "LVT/rubber" and FRP are to be installed at Janitor 403 per RFP 1.3.2 narrative lists, or CPTT1-3, TCF1, RFT1 (PVC-free), WDF1 and P1 paint, excluding FRP per the drawings, specifications, and schedules.
**6. A – Janitor Sink Room 403A shall receive new ceiling per 4/A306; new flooring: RFT-1 resilient flooring and RB rubber base. Walls shall receive FRP wall covering with related trims with paint above panels if wall finish**

**is exposed. Paint for this one room, noted on Interiors finish schedule shall be replaced with the FRP wall panels.**

7. Q – Corner Guard Type CG2 is mentioned on Interior Elevation Sheets I1.01 and I1.02; however, only CG1 is defined in the Corner Guard/Finish Schedule on Sheet I6.12. Please confirm the intended corner guard type for the CG2 locations and provide the corresponding specification, product, and finish requirements.
**7. A – The only difference between CG1 and CG2 is the height. CG1: 82"h cornerguard and CG2: 44"h cornerguard.**

8. Q – Please confirm the working hours allowed for Level 3 Work.
**8. A – The office hours are 8am - 5pm. When possible and reasonable, the preference is to perform work outside these hours. Working during regular office hours is not excluded.**

9. Q – SSM1 is Dekton (sintered surface) and SSM3 is Gilasi recycled glass, but spec 12 3600 specifies only ICPA SS-1 solid surfacing. Confirm that drawings supersede.
**9. A – The countertops section is written as a performance spec with BOD included on the finish schedule. Requirements should be per manufacturer.**

10. Q – The flooring specification requires a 6-mil vapor retarder, sound underlayment, and full- spread glue-down directly to the subfloor, which appears to be incompatible as written. Please clarify the intended flooring assembly and installation method.
**10. A – Refer to Manufacturer specific installation method for the BOD wood flooring.**

11. Q – Room numbers are inconsistent between the A-Series and I-Series drawings. Please confirm the correct room numbering for bidding and construction (e.g. A 460/462/405/427 vs I 85/461/4XX/68/70).
**11. A – Architectural sheets govern for room numbering: I-84 is A-460, Locker area is A-462, 4xx is A-405, Reception Desk is A-427, Clinic Lobby is A-428, Clinic J is A-410 not I-68, Sink Area is A-415 not I-70.**

12. Q – Confirm what types of flooring will be beneath the sound booths #1300 and #1301 and beneath the casework.
**12. A – Sound booths shall have the same flooring installed into each booth matching the room it is located in. Flooring would not be installed under the booth walls and would be installed after booth is secured in place.**

13. Q – Confirm whether FRP is required at Janitor 403A and "high-moisture zones".
**13. A – FRP shall be installed at the Janitor Sink 403A only.**

14. Q – Can you provide specifications for door hardware?
**14. A – See final specifications issued in Addendum 3. See Addendum 3 drawing set for Sheet A901 for final Door Schedule with hardware types indicated.**

15. Q – We noticed a discrepancy between the electrical drawings and specifications regarding the lighting control system. Drawing E002 specifically calls for Acuity nLight Air with a new ECLYPSE panel in Room 406, while Section 260943.16 specifies a DALI-based lighting control system. Please confirm which system governs?
**15. A – See final electrical specifications issued in Addendum 3.**

16. Q – Is one of the two A306 pages supposed to be A308? And there are detail call outs for page A404 but there is no A404. Can you clarify missing pages.

**16. A – Change sheet number "A306" on the sheet titled "Enlarged Ceiling Plans" to "A308". Detail references for A404 and 404, refer to 1/A403.**

17. Q – Can you provide specifications for the sound absorbing wall panels?
**17. A – Refer to I6.12 for Sound Absorbing Wall Panel (SAW) BOD, refer to 098433 - SOUND-ABSORBING WALL UNITS for performance specification information.**

18. Q – Can you provide specifications for the sound absorbing ceiling tiles?
**18. A – See final specifications issued in Addendum 3.**

19. Q – What is the existing access control system for the building? Is Panduit an acceptable low voltage data system?
**19. A – The access control system is Avigilon. Panduit type F is acceptable within enclosures. Outside enclosures, hook and loop tape is acceptable.**

20. Q – Division 00 Section 00 21 13 1.10 states that each bid requiring bid security must include a bid bond equal to 10 percent of the total bid amount, or a cashier's or certified check, and 1.11 states that bid bonds must be executed on the PSU Bid Form. The RFP lists only payment and performance bonds, due upon the effective date of the Contract (RFP 1.4.2), the Appendix 4.06 Bid Form has no bid bond section, and the submission instructions call for one Proposal PDF and one Bid Form PDF. Please confirm whether bid security is required with proposals for this RFP. If it is, please confirm the amount (10 percent of the base bid, or of the base bid plus alternates), the form to be used, and how the original bond or check is to be delivered with an electronic Bonfire submission.
**20. A – Yes, a 10% bid bond of the base bid total will be needed. Please see Appendix 4.06 PSU Bid Form and Bid Security Form REV 11.05.26.pdf.**

21. Q – In the sample contract from attachment 4.03 PSU Division 00, there is some confusion to what the contract type is. Can you confirm if the contract will be Lump Sum or Cost Plus GMP? AND
RFP 1.10 and 1.12 refer to a "CM/GC" and a "sample CM/GC contract" (Appendix 4.03), but this is a lump-sum GC solicitation, and the Division 00 agreement is an ITB form. Please confirm that the contract will be a lump-sum GC agreement and issue the form intended for use.
**21. A – The contract will not be a CM/GC or a Cost Plus GMP. It will be a standard firm, fixed-price public improvement agreement (see Appendix 4.16 PSU Example Public Improvement Agreement). Any contract referenced in this RFP is to be considered an example only and subject to change.**

22. Q – RFP 1.4.1 requires Commercial General Liability of $5M per occurrence / $5M aggregate and Automobile Liability of $1M / $2M. Supplemental General Conditions SG-21 (revising GC G.3.2 and G.3.3) requires CGL of $2,000,000 per claim / $4,000,000 per occurrence and Auto of $2,000,000 per claim / $4,000,000 per occurrence. Which limits govern for the contract? Please also confirm whether an umbrella or excess policy may be used to meet the CGL and Auto limits. Separately, RFP 1.4.1 lists both "Builder's Risk Insurance for New Construction" and "Builder's Risk Installation Floater" for the full Agreement amount. Since this is an interior remodel of an existing building, which one is required?
**22. A – The insurance requirements in the Supplemental General Conditions SG-21 are to be followed. For all other insurance requirements not listed in the Supplemental General Conditions please follow the General Conditions section G.3 Insurance.**

23. Q – RFP section 1.12 refers to CM/GC. Is this a CM/GC selection or a straight general contractor award?
**23. A – This will be a straight general contractor award.**

24. Q – Who is the correct PSU contact for this RFP, Bethany Garcia or Bethany DeMello?
**24. A –Please contact Bethany Garcia at Proposals@pdx.edu only.**

25. Q – At the site walk, PSU offered a list of contractors who have worked in the building over the last 3 to 5 months. Could you please send that list?
**25. A - PSU - Capital Projects & Construction Subcontractor list for recent work in the Richard & Maurine Neuberger Center (RMNC):**

- **Chino Floor Coverings**
- **Culver Glass**
- **Rubenstein's Contract Carpet**
- **NW Abatement**
- **MacDonald Miller Facilities Solutions**
- **HMS Commercial Service (Owner's contracted controls service provider for RMNC)**

26. Q – Please confirm that (Contractor) is recorded on the October 22 site walk sign-in sheet.
**26. A – Please see addendum #01 for the completed site walk sign-in sheet.**

27. Q – Please confirm all appliances are owner-furnished, contractor-installed.
**27. A – Yes, appliances for the kitchen, breakroom, sink area are owner-furnished, owner-installed.**

28. Q – Please confirm all AV equipment is owner-furnished, owner-installed.
**28. A – Yes, AV equipment is owner-furnished, owner-installed.**

29. Q – Section 01 45 00, 1.04 Contractor Quality Control Requirements. Can the CQC Manager be the Contractor's Project Manager or Project Engineer, or is the CQC Manager to be its own position?
**29. A – Yes.**

30. Q – Section 088000, please confirm STC requirements for glazing/door relites and doors/frames.
**30. A – See final specifications, Section 088000 issued in Addendum 3. See Section 088000, 2.2,D,1. for glazing STC, acoustic performance.**

31. Q – A901 keynote 2 says to see doors/frames/hardware section for door hardware schedule. A901 does not contain door hardware groups. Section 087100 does not contain hardware groups; section 087813 also does not contain a door hardware schedule. Please advise.
**31. A – See final specifications and final drawing set sheet A901 for door hardware groups, both issued in Addendum 3. Hardware groups are defined in Section 087100.**

32. Q – Please confirm if any doors have STC requirements.
**32. A – See final specifications issued in Addendum 3. Reference Door Hardware Section 087100. Doors acoustical enhancements are designed as a system using the solid core door, door frame, frame insulation,**

**door hardware and gasketing to achieve the desired STC properties even though a specific STC target requirement may not be specified or tested.**

33. Q – A805 calls for 8x5 marker boards, interior drawings show marker boards at 4x8, please confirm size.
**33. A – Please provide 8x5 marker boards shown on sheet A805.**

34. Q – Please provide basis of design for magnetic display rail.
**34. A – Basis of Design for magnetic display rail: Art & Picture Hanging Systems New Casso® Magnetic Display Rail is a Two-in-One Wall Organizer. Designed to display papers using a double rubber clamping mechanism in the rail and a magnetic area at the front of the rail. 4 mouse-shaped picture magnets are included with each rail.**

35. Q – Please confirm backing/blocking requirements for OFCI projector screen.
**35. A – Projector screens are mounted in the suspended ceiling grid as shown in detail 5/A603 of the Bid Documents. Suspension wires to structure above shall be per manufacturer's recommendation.**

36. Q – Please confirm what the Strykr is? Is this Owner Furnished Owner Installed?
**36. A – The Strykr chair and its related metal cabinet is an emergency rescue chair. This will be Owner furnished, Contractor installed. Dimensions and details are included in the detail drawings of the bid documents. Ref. Drawings 3/A305, 1,2/A503 and 1/A604: The Stryker Chair indicated in the drawings shall be located as shown. The Stryker Chair and its 24"x48" dedicated metal cabinet will be Owner Furnished, Contractor Installed. (OFCI)**

37. Q – Please confirm that the page following A307 is, which is labeled A306, is actually A308. Plan set has two pages labeled A306.
**37. A – The page following sheet A307 shall be changed from "Enlarged Ceiling Plans, A306" to "Enlarged Ceiling Plans, A308"**

38. Q – There are detail call outs for page A404, however there is no A404 in the set. Please provide.
**38. A – The details referencing Sheet 404 or A404 shall reference sheet "A403, Sections".**

39. Q – Demo note 13 refers to an ACM Test Report. Please provide this report.
**39. A – ACM Test Reports have been included in Addendum 3.**

40. Q – There is a note to demo carpet tiles over vinyl tiles. Is this only in Sm Conf Room 421? Please provide the extent of hidden vinyl tiles that will need to be demolished.
**40. A – See Sheet "SPHR_A100 Rev 2" revised sheet with cross hatching floor areas at select demolition areas. Replace current A100 sheet with this Rev2 sheet.**

41. Q – Demo plan is showing a dashed line just to the side of the partition with no call out. Please confirm this represents wood wall panels to be demolished.

**41. A – Sheet A100 shows a dashed line adjacent to a partition to remain, reference room 406. Dashed demolition line represents an additional decorative layer of gypsum board. Add the following note: "Remove decorative second layer of gypsum wall board wrapping around the northwest corner of room 406. Patch to align with new work shown in other plans and details."**

42. Q – There is an alternate listed on demo sheet for removing ceramic floor tile in RR 405. This alternate is not listed on the bid form, please advise where to include this alternate on bids.
**42. A – Delete requirement for 'alternate' demolition of floor tile work at existing restrooms in Architectural drawings. The existing floor tile will remain in place at RR 405.**

43. Q – Do the elevator lobby walls remain as is, no demo?
**43. A – Elevator lobby walls, wall coverings, wood panels, and elevator related accessories are to remain in place.**

44. Q – Note 12 on ceiling demo plan refers to plaster ceilings. Are these ceilings plaster or GWB?
**44. A – Existing ceilings in the rooms listed in Note 12, A110, are a suspended plaster ceiling consisting of a gypsum backing board with a plaster finish layer, suspended on metal struts; this is typical in original areas of this building from the 1960s.**

45. Q – What is the difference between wall type B&C?
**45. A – There is no difference between Wall Types B & C. The details for the two wall types merged in the final stages of design.**

46. Q – What is the difference between wall type G&G1?
**46. A – There is no difference between Wall Types G & G1. The details for the two wall types merged in the final stages of design.**

47. Q – What is the wall type for the wall between IT/AV 406 and the 3 small viewing rooms 412, 413, 414?
**47. A – Provide Wall Type C at the north-south wall between rooms 406, 468 and rooms 412, 413, 414.**

48. Q – There appears to be a half height wall at the island cabinet of Student Work/Study 460. Please provide details.
**48. A – For the half height wall at the island in area 460, see Interiors documents, sheet I5.24.**

49. Q – Wall type A is called out at Video 431A; however, those are new walls not existing. Provide correct wall type.
**49. A – At Video 431A, change the Wall Type callout to read: "B" instead of "A" at two locations.**

50. Q – RCP for rooms 421 & 422 calls out Type C High CAC tiles. Please confirm these should be Type 2 High CAC tiles, which matches the callouts in the specs.
**50. A – The High CAC tiles shall be the "Type 2 High CAC tiles" as specified. Type C was an older callout.**

51. Q – "SAW panels 1 to 6 are shown on elevations with heights ranging from 7' to 8'-6"" tall. Some walls that receive SAW panels are not shown on elevations, such as East wall of room 465. Please provide information on what height the panels are when not shown on elevations."
**51. A – Refer to typical elevations for that specific space. For room 465 reference sheet I3.05 elevation 1B. Small viewing room, reference sheet I3.02 elevations 3C and 3D. Typical Office, reference sheet I3.07 elevation 1A. Typical Research Lab, reference sheet I3.08 elevation 1B.**

52. Q – SAW panel call outs are missing on finish floor plan at some areas, such as the North wall of Office 6 - Director 449. Another example is Research Lab 1 456, finish floor plan does not call out the SAW panel, elevation shows a SAW panel but does not call out the panel number, and room finish schedule directs you to the elevations. Please update finish floor plan with all SAW callouts.
**52. A – If there is an elevation, we do not show the finish floor plan call out for SAW. Refer to all drawings for SAW locations.**

53. Q – Finish floor plan callouts for wall coverings do not match interior elevations. Please update finish floor plan with all callouts for wall coverings. Example is the North wall of reception.
**53. A – If there is an elevation, we do not show the finish floor plan call out for wallcovering. Refer to all drawings for wallcovering locations.**

54. Q – Which governs the abatement scope, the RFP 1.3.2.A narrative or A100 notes 10-14? Please show locations and quantities for Thermal System Insulation on DCW/DHW, joint compound/plaster, sealants and lead-based paint on A100.
**54. A – See final Architectural drawings and Architectural specifications issued in Addendum 3. Drawings & Specifications shall govern over RFP scope of work summary. See Addendum 3 for full ACM and Lead Paint report.**

55. Q – Please issue Section 099123/099124 Interior Painting, or confirm the paint products, sheens, coat count and systems for P1-P5 on walls, GWB ceilings and HM frames, including painting of existing walls and frames
**55. A – See final Architectural specifications issued in Addendum 3.**

56. Q – Please confirm the extent of the Wiremold ALDS4000 perimeter raceway (NW wall only per E201, or all exterior window walls per the RFP), plus device spacing and whether the data channel is used.
**56. A – Type and extend of Wiremold shall be as indicated on E201, Key Note 9, and as specified in Section 260533.23. This is consistent with A609. Signed electrical drawings shall govern over RFP 1.3.2.E scope of work summary.**

57. Q – I1.01/I1.02 Interior Finish General Note 8 says 'all interior relites and windows will also receive a roller shade'. The I6.01 schedule lists RS-M/SBM-1 only for selected perimeter rooms, and Spec 122413 1.1.A covers only shades 'for windows'. Clinic and office entry sidelites, the viewing-room observation glazing (411-414, 467) and the research labs are not scheduled. Please confirm whether every interior relite and sidelite (including

observation windows in viewing rooms 411-414 and 467) gets an RS-M shade, provide a shade schedule or quantity.
**57. A – Only exterior windows are to receive roller shades. No interior sidelites or relites are to receive roller shades. All existing vertical blinds at exterior windows shall be removed in demolition work, salvage 10% of vertical blinds to Owner. There are no observation glazing or relites into rooms 411, 412, 413, 414, or 467 (viewing refers to video monitor viewing only). No blinds required at Elevator Lobby sidelite glazing.**

58. Q – Finish floor plan show a DWC1 call out, however there is no DWC1 in the finish schedule. Please provide information.
**58. A – The DWC1 finish was removed from the scope and on the plan and interior finish schedule late in design.**

59. Q – Tile callouts between room finish schedule and finish schedule do not match. Please provide clarity or corrections.
**59. A – Refer to sheet I1.11 and I1.12 for tile information.**

60. Q – Room finish schedule is showing new tile on the walls of all (3) existing restrooms. Demo plans indicate no work in the existing restrooms except for possible floor tile alternate and men's RR ceiling. Please provide clarity on what is desired.
**60. A – At existing restrooms 403, 404, 405 wall tile and floor tile shall remain. On sheet I1.12, strike details 2, 3, 4 and delete requirement for new wall tiles in these three rooms. Delete requirement for 'alternate' floor tile work at existing restrooms in Architectural drawings. RR ceiling work shall be as shown on A211-A212.**

61. Q – What is the ceiling material in storage room 468?
**61. A – Sheet A211, provide suspended gypsum board ceiling in Storage Room 468, finished similar to Janitor 403A.**

62. Q – Do the existing paint grade doors that remain get new paint?
**62. A –Reference A901: At existing doors - metal frames currently noted for "Repaint", shall also have the full door, both sides, noted for "Repaint" as well, and finished per the painting spec.**

63. Q – Are there any drywall areas that require level 5 finish?
**63. A – Spec Section 092900 Gypsum Board, Delete subsection 2.2, I, 5 - "Level 5" finish. Level 5 finish not required on project. Provide Level 4 gypsum board wall finish typical at all wall areas exposed to view, below ceilings, and on suspended gypsum board ceilings.**

64. Q – Please provide hardware schedule and specs for doors L400-1 & L400-2.
**64. A – See final specifications issued in Addendum 3.**

65. Q – It is acceptable to use the rollup garage doors east of the loading area to access the freight elevator on Level B2 for loading?

**65. A – Level B2/P2 is not available for loading.**

66. Q –A100 Keyed Note 13 and Demo Notes 7 and 8 refer to "recent ACM test reports provided by PSU / Owner PM" and to abatement reports for the type of materials to be abated, and RFP 1.3.4 says to "refer to the Appendices for existing asbestos and lead paint inspection reports". No hazmat report is in Appendices 4.01–4.13. Please issue the asbestos survey(s), any lead paint survey, and the two rounds of testing mentioned at the 10/22 walk.
**66. A – The Asbestos & Lead Paint Reports were issued in Addendum 3 on 10/30/2026.**

67. Q – P002 General Note B says the plumbing insulation "has not been tested for asbestos, testing shall be made before any connections". Who performs and pays for that testing? If it tests positive, is the abatement a change to the contract?
**67. A – The plumbing insulation has been tested and is included in the Asbestos & Lead Paint Reports issued in Addendum 3 on 10/30/2026.**

68. Q – Where is lead-containing paint expected, if any? Is lead-safe work (as opposed to full abatement) expected?
**68. A – Refer to the Asbestos & Lead Paint Reports were issued in Addendum 3 on 10/30/2026. Yes, lead safe work practices are required.**

69. Q – Div 01 Section 01 31 00 requires the Contractor to confirm that each area is free of ACM and lead before each phase. Please confirm that the Contractor may rely on PSU's survey for this confirmation.
**69. A – Yes, reference the Asbestos & Lead Paint Reports issued in Addendum 3 on 10/30/2026.**

70. Q – RFP 1.3.2.A requires continuous ambient air monitoring and air clearance testing certificates before containment is torn down, and refers to coordination with PSU's "hazardous materials consultant." Does PSU's hazardous materials consultant perform and pay for the ambient monitoring and the final clearance air sampling? Or must the Contractor hire an independent, accredited air-monitoring firm that is separate from the abatement contractor? If the Contractor carries it, what credentials are required?
**70. A – Fourth floor containment structures must remain in place until the air monitor report(s) and certification is received by the Owner and the abatement site has been inspected by the PSU Project Manager in coordination with the PSU Environmental Health & Safety representative.**

**Owner, not contractor, will provide the independent air monitoring for floors 3 and 5. The air monitoring on 4 will be completed by a Certified Oregon Abatement Contractor at the completion of their work and prior to the dismantling of their negative air containment.**

81. Q – Section 3.02 requires a pre-construction baseline test and a pre-Substantial Completion test of air contaminants, sampled on three separate days. The contaminants are CO, mold/mildew, formaldehyde, TVOC and total particulates. Section 3.03 requires ventilation effectiveness testing of each air handler zone per ASHRAE 129.

a) Is this testing by the Contractor or by the Owner's Testing Agency (01 45 23)?
b) If it is by the Contractor, what firm qualifications or credentials are required (for example, CIH or an accredited laboratory)?

**81. A –**

**a) It is not the Owner's intention to hire a third-party testing agency for the testing outlined in 01 45 23.**
**b) Division 1 does not require specific qualifications or credentials.**

82. Q – The work appears to be a tenant improvement on the existing building air system with no new air handling unit. Which "air handler zones" and spaces must be tested?

**82. A – Only TI scope area requires testing (fourth floor).**

83. Q – Section 3.01.E requires temporary ventilation of 1.5 air changes per hour, exhausted "directly to outside", without using the building HVAC. Please identify an approved exhaust route (windows, shaft or louver) for the 4th floor of an occupied building.

**83. A – Ventilation is via the upper louver found in each of the stairwells.**

84. Q – P002 Fire Protection Note J.1 requires the 4th-floor sprinkler system to be demolished back to the floor control valve, and Note J.2 refers to "Division 21 Fire Protection Performance Specifications", which were not included in the bid documents. E002 requires the fire alarm and detection systems to be demolished back to the 4th floor source and reinstalled.

**84. A – Performance specifications referenced in drawings are specification 210500 & 211000 which were submitted with IFC & Permit packages.**

85. Q – Please issue the Division 21 performance specification, and confirm that the new sprinkler system is a design-build item in the base bid, with drawings and hydraulic calculations by the fire protection subcontractor.

**85. A – Performance specifications referenced in drawings are specification 210500 & 211000 which were submitted with IFC & Permit packages.**

86. Q – Is a specific fire alarm vendor or programmer required for the extension of the existing system (Section 28 46 00 lists Notifier)?

**86. A – System is IFP 2000ECS (Farenheit). Western States and Advanced are the two vendors PSU is aware of that can do the programming. But we are open to anyone who can work on the system.**

87. Q – Who carries the costs of the PSU Fire System Impairment process and of testing with PSU Facilities and the Fire Marshal?

**87. A – The impairment process is by Owner and the system testing is by the Contractor.**

88. Q – SOUND BOOTHS #1300 / #1301. S301 shows sound booths SB-1300 and SB-1301 relocated and installed per ETS-Lindgren shop drawings, which were not included in the bid documents. Who disconnects, moves, installs and recertifies the booths: the Contractor, PSU, or ETS-Lindgren under a PSU contract? Where are the

booths now, and will they need temporary storage? Please provide the booth model numbers, the ETS-Lindgren shop drawings and the ETS-Lindgren contact.

**88. A – PSU has contracted e3 Diagnostics to disable, move, and re-assemble the sound booths. The Contractor is responsible for preparing the spaces, per the RFP #1753 documents.**

89. Q – RFP 1.6 shows contract 12/1 and construction start 12/14/2026. At the 10/22 walk, PSU said construction would run January–August and that the permit would take 6–8 weeks. What is the expected start date? May abatement and demolition (for example, under a separate demo permit) begin before the building permit is issued? Will the whole 4th floor be turned over at once, or does PSU require phasing? Please confirm that Substantial Completion remains 8/13/2027 if the permit or NTP is delayed.

**89. A – Refer to Addendum 3 issued on 10/30/26 regarding the expected start date. The entire 4th floor will be turned over to the contractor. The substantial completion date has been revised to 08/20/2027.**

90. Q – Div 01 sets normal hours at 8 AM–5 PM, and RFP 1.3.4 requires high-noise work outside core hours or between 5 PM and 8 AM.

a) Which activities does PSU consider "high-noise"? Specifically, do demolition, core drilling, powder-actuated fastening and anchor drilling into the waffle slab count?
b) Are nights and weekends allowed, and are there blackout dates (for example, finals or clinic sessions)?
c) Will after-hours work require a PSU escort or security at the Contractor's cost?
d) GC C.5 limits work to 10 hours per day and 40 hours per week. Will PSU allow overtime for after-hours shifts?

**90. A –**

**a) Core drilling and work equal to or louder are required to be performed outside of working hours. Activities such as demolition, drilling into the slab, or powder-actuated fastening are allowed during working hours.**
**b) Night and weekend work is allowed on a case-by-case basis in coordination with the PSU Project Manager. There are no scheduled blackout dates in the Richard and Maurine Neuberger Center.**
**c) Owner does not require a PSU escort or security. Access badges will be provided to Contractors needing after-hours access, at no cost to the Contractor.**
**d) No, PSU does not allow for overtime on after hours work. The Contractor is to schedule their workforce accordingly.**

91. Q – RFP 1.3.2.D names HMS as the controls provider, and 23 09 00 requires integration with the existing LonWorks system. Is HMS a required subcontractor carried in our base bid?

**91. A – HMS Service is contracted by the Owner to provide controls services for the Richard and Maurine Neuberger Center. Contractors are not required to use HMS Service.**

92. Q – E203 and E002 define the scope (two new card readers at the main elevator lobby, a new access control panel and boards, and preparation of three doors for future card readers). Who is the required access control manufacturer or integrator? Will the card-reader addendum mentioned at the walk change the E203 scope?

**92. A – The access control will be procured by the Owner and installed in a coordinated effort with the Contractor. The additional card reader mentioned during the mandatory walk is excluded from the RFP. There is no change to the E203 scope.**

93. Q – Are lock cores and keying by the PSU Lock Shop or by the Contractor?
**93. A – The door hardware lock cores and keying are by the PSU Lock Shop.**

94. Q – Several architectural and electrical sections are issued in a folder titled "ARCH - ELECT DRAFT SPECS for Review" and contain unresolved bracketed options and "<Insert>" placeholders. Are these the bid specifications?
**94. A – See final specifications for Architectural and Electrical issued in Addendum 3.**

95. Q – A211 shows "BAFFLES @ 7'-10"". Please identify the baffle product and specification.
**95. A – See Sheet A307, Enlarged Ceiling Plans and specifications Section 098436 for all information relating to the sound absorbing ceiling units shown.**

96. Q – Section 01 91 13 General Commissioning, which 26 08 00 references. Who is the Commissioning Authority (CxA), and is the Contractor responsible for any commissioning cost beyond trade checklists and testing?
**96. A – Commissioning will be covered by Owner as needed. Contractor will coordinate resolving issues identified by CxA.**

97. Q – Please confirm which trade or section carries each of the following:
a) Grab bars: RFP 1.3.2.F (plumbing) vs Section 10 28 00.
b) Access doors: RFP 1.3.2.D.
c) Door-lite glazing: 08 80 00 vs 08 14 16.
d) Roller shade fascia color, which is shown as TBD.

**97. A –**
**a) Drawings and specifications (final documents issued in Addendum 3) shall govern over summary scope of work in RFP 1.3.2.F. Grab bars are as specified in Section 102800.**
**b) Drawings and specifications (final documents issued in Addendum 3) shall govern over summary scope of work in RFP 1.3.2.D.**
**c) See final specifications for Architectural issued in Addendum 3. Section 088000 specifies glazing for use in doors.**
**d) Roller shade fascia color shall be determined in submittals.**

98. Q – The drawings tag items OFOI, OFCI, CFOI and NIC per the I1.00 legend (for example, the copier OFOI, existing lockers OFCI, and symbol communication signs/boards OFCI). For the OFCI items, who receives and stores them, and when will they be delivered? Are there any owner-furnished items not tagged on the drawings (appliances, AV displays, furniture, IT/Wi-Fi equipment)? For AV, please confirm that the Contractor scope is limited to backing, boxes, conduit and floor boxes.

**98. A – The Owner furnished items will be coordinated with the Contractor and delivered at a time appropriate to the Work schedule. Regarding AV equipment, the Contractor scope is as outlined in the Electrical Drawings and Specifications, including those issued in Addendum 3.**

99. Q – A213, P230, M230 and E100 show piping, ceiling, mechanical and electrical work in the occupied Level 3 ceilings, including restoring Level 3 ceilings and plaster, and Room 305 is included under Alternate 1.

a) Will access to occupied Level 3 rooms, including Room 305, be limited to after hours? Who coordinates access with tenants and provides escorts?
b) Where are the approved staging and laydown area and the dumpster location?
c) What is the elevator schedule and car capacity, and is there a dedicated freight car?
d) How is the Market Street turnout scheduled?
e) Is any contractor parking available, given that P1/P2 is prohibited?

**99. A –**

**a) No, work may occur during regular working hours. The PSU Project Manager will coordinate access, and once access has been approved escorts will not be required.**
**b) Refer to bid document 4.13 RMNC SPHR Loading & Dumpster Location Map for the dumpster location. The staging and laydown area is within the project site on Floor Level 4.**
**c) The elevators operate all hours every day of the week. The car capacity is capacity is 3,000 pounds. The service/freight elevator is not dedicated. Sole access is an option for specific days, times, and activities. Advanced coordination with the PSU Project Manager is required.**
**d) The turn out belongs to the City of Portland.**
**e) Contractors are responsible for purchasing parking through PSU Transportation and Parking Services for PSU parking structures, or the City of Portland for on street parking. Carpooling is encouraged.**

100. Q – RFP 1.4.3 references the BOLI rates for Multnomah County effective 10/5/2026. At the 10/22 walk, PSU said the "most current rates" would apply. Please confirm that the rate book in effect at the time of the RFP (10/5/2026) governs for the life of the contract, and identify any later amendment that PSU intends to apply.
**100. A – The BOLI rates in effect at the time of advertised are those that apply for the duration of the project. October 5, 2026 is the rate date for this solicitation.**

101. Q – RFP 1.4.5 states there are no liquidated damages, while the Division 00 agreement contains an LD clause ("(Insert Dollar Value) per Day"). Please confirm there are no LDs.
**101. A – Confirmed that there are no liquidated damages.**

102. Q – Is a First-Tier Subcontractor Disclosure form required after proposal closing?
**102. A – No. A First-Tier Subcontractor Disclosure form is not required, although we hold the right to ask for first-tier subcontractors' information.**

103. Q – Are there any owner allowances or contingencies to include in the base bid?
**103. A – Only the base bid and alternates are requested.**

104. Q – RFP 2.2.4 refers to "Safety, Logistics, & Coordination Section, Page 8, Item 7". Please identify the exact item intended.
**104. A – RFP 2.2.4, second bullet no longer applies.**

105. Q – RFP 2.2.8 says the proposer with the "lowest base bid on alternates 1 through 4" receives full points. Please confirm that each alternate is scored separately on its own alternate price, not on the base bid.
**105. A – Base Bid is worth 60 points. Each alternate is worth 3 points.**

106. Q – Please confirm whether Alternates 1–4 are additive and how the Alternate 5 savings formula is applied.
**106. A – All alternates are deductive and the formula updated on Appendix 4.06 PSU Bid Form and Bid Security Form REV 11.05.26.pdf.**

107. Q – Please provide the estimated construction value or budget for the project.
**107. A – The budget information is not available.**

108. Q – RFP 1.4.1 lists CGL $5M/$5M, auto $1M/$2M and pollution $1M/$2M. GC G.3.2(b) lists CGL $5M per claim/$5M aggregate and G.3.3(b) lists auto at $1M combined single limit. SGC-21 lists CGL $2M per claim/$4M per occurrence and auto $2M per claim/$4M per occurrence, and Division 00 Agreement item 9 says insurance is per the Supplemental General Conditions. Please confirm the CGL, auto and pollution limits to be priced and carried for this contract.
**108. A – See question and answer number 22.**

109. Q – RFP 1.3.3.B requires a revised schedule every Friday. SG- 24 requires an updated full schedule with each payment request and a three- week look ahead twice monthly. Please confirm whether the weekly Friday update may satisfy the SG-24 lookahead and pay-request update requirements, or whether separate submissions are required.
**109. A – Project meetings will occur every week which will include a three-week look ahead. If scheduling changes occur, a full schedule will be issued to the PSU Project Manager. Submitting a timeline schedule is not required as part of the payment application.**

110. Q – RFP 1.3.1, SG-8, Specs 210500/211000/220500/230500 and the M001/P000 general notes place trade permits on the Contractor, while Division 01 Section 01 31 00 3.08.B states the Owner will provide Building, Electrical, Mechanical and Plumbing permits. Please confirm which party obtains and pays for the electrical, mechanical, plumbing, fire sprinkler and fire alarm permits and plan review fees under the Owner's FPP building permit.
**110. A – Owner will obtain FPP Building Permit, including Mechanical, Plumbing & Electrical. Contractor responsible for Trade Permits as stated in the M001 & P000 general notes.**

111. Q – Specs 084313, 088000, 2605xx-2846xx, 024119 and 260800 reference Sections 014000, 014339, 017419 and 019113, which are not in the bid documents. Please confirm that PSU Division 01 Sections 01 45 00, 01 45 23,

01 74 00 and 01 77 00 govern in their place. For 260800, please identify who engages the Commissioning Authority and whether Contractor commissioning checklists and functional testing are in the base bid.
**111. A – See updated Architectural and Electrical specification sections in Addendum 3. Sections 014000 Quality Requirements, 014339 Mockups, 017419 Construction Waste Management and Disposal, 019113 General Commissioning Requirements are not included in the Contract Documents set. PSU Division 01 sections govern in their place. Commissioning agent will be engaged by Owner.**

112. Q – Please confirm the following site-walk items (the clinic-entry card reader is covered in Question 54) by addendum: (a) Appendix 4.13 shows a Loading and Dumpster Zone on SW Market Street, while Division 01 01 50 00 1.11.B states no on-site roll-off area is available. Please confirm a roll-off may remain in that zone for the duration of demolition and whether a City right-of-way permit or meter hooding is required.
**112. A – The Market Street turn out belongs to the City of Portland. Consult with City officials regarding the type of permit required. PSU does not have a specified roll-off area.**

113. Q – Please identify which exterior fencing requirements apply to this interior renovation: Division 01 01 50 00 1.03.N and 1.13.E (site enclosure fencing), 0155 29 1.01.C.1(n) (opaque-covered laydown fencing) and 01 56 39 (tree- protection fencing at limits shown on landscape drawings, which are not in the set). RFP 1.3.4.B cites Section 01 58 00 for security fencing, but TDS 01 58 00 covers temporary signage only. If exterior fencing is required, please identify locations and extents, for example at the Appendix 4.13 loading and dumpster zone.
**113. A – No exterior fencing is required. Dumpsters with locking covers are required.**

114. Q – Parking and staging. RFP 1.3.1 and Division 01 Sections 01 55 00 1.01.A and 01 50 00 1.16.D.2 state that contractor parking and delivery permits may be purchased from PSU Transportation and Parking at standard rates. TDS 01 10 00 1.4.A states PSU no longer issues parking permits to contractors for any PSU lot. Please confirm whether contractors may purchase PSU parking or delivery permits. Please also confirm whether the Appendix 4.13 Market Street zone is the only exterior loading/staging area, and whether material staging is allowed within the 4th-floor work area.
**114. A – Contractors are responsible for purchasing parking. This may be done through PSU Transportation and Parking Services for PSU parking structures, or the City of Portland for on street parking. Due to the potential of limited parking, carpooling is encouraged.**

115. Q – Schedule and work hours. Please confirm:

a) The earliest date abatement and demolition may begin after contract execution, notice to proceed and permit issuance (RFP 1.6 lists a tentative December 14, 2026 start)
b) Whether work and building access, including elevator and loading-zone use, are available during the PSU winter break, and if so the dates
c) The permitted work hours on the 4th floor, including whether shifts beginning at 6:00 AM are allowed, given RFP 1.3.4.C and Division 01 01 35 45 3.01.C
d) Whether the abatement work plan follows the 14-day submittal review in Division 01 01 33 00 1.05.B or a separate PSU EHS review period.

**115. A –**

a) **The abatement may start immediately after the Abatement Safety & Logistics Plan is approved by the Owner.**
b) **Yes, all areas listed are available over PSU winter break, December 14, 2025 – January 4, 2026.**
c) **Work is permitted to start at 6am.**
d) **The abatement work plan follows the 14-day review process.**

116. Q – Specs 081113, 081416, 087100 and 084313 retain unselected options '[Owner will engage][Engage]' for door, hardware and storefront inspectors and testing agencies, and 284600 retains 'burn-in for [30][60] days.' Division 01 01 45 23 assigns building-permit testing to the Owner and AHJ-required testing to the Contractor but does not resolve these options. Please identify:

a) Who engages and pays for the door, hardware and storefront inspections and testing
b) The fire alarm burn-in period and acceptance criteria
c) Whether the 084313 preconstruction laboratory mockup testing (1.9) and field water-spray and air-leakage testing (3.4) apply to this interior work, and if so, where.

**116. A – See final Architectural & Electrical specifications issued in Addendum 3.**

a) **Inspections for the doors, hardware, and storefront/entry doors is not required.**
b) **Owner is not 100% sure what is meant by burn-in period. When system is down for construction, Contractor will be responsible for any necessary fire watch or oversight. Contractor is responsible for turning over a complete and functional fire alarm system. Acceptance criteria is set by the AHJ and Owner representative.**
c) **Section 084313 is no longer included in the specifications. See section 084126.23 for Interior All Glass Entrances.**

117. Q – Schedule detail and format. SG-24 (replacing GC H.2.1) rejects schedules with activities under one day or under 1% of the Contract and limits each activity to 5% of value or time. Division 01 01 31 00 3.01.E requires the schedule to show which work occurs on a particular day, and RFP 2.2.3 asks for procurement, submittal, lead-time, trade installation and testing activities. RFP 1.3.3.A refers to TDS Section 01 10 00, which contains no scheduling requirements. Please confirm:

a) Whether SG-24 applies to this contract
b) Whether submittal, review, procurement, inspection and notice activities are excluded from the SG- 24 value and duration limits
c) Whether the proposal schedule may be provided as an appendix outside the 20-page limit under RFP 2.1.1.5.d
d) Whether the baseline schedule must be cost-loaded to the schedule of values.

**117. A – a, b and d are not questions I can answer. For PM to answer if this is what they want to require or not. Requirement regarding schedule is usually for CM/GC projects and not followed up my CAPS. (Same as above.)**

**a) An SG-24 type schedule is not a requirement of this project.**

**b) Submittal, review, procurement, inspection, and notices activities are part of the project timeline schedule.**

**c) The Proposals Proposed Project Schedule, requested in section 2.2.3 of the RFP should be provided in the Proposal and may not be provided as an appendix outside the 20-page limit.**
**d) Submitting a timeline schedule is not required as part of the payment application. The baseline is not required to be cost loaded to the schedule of values.**

118. Q – Sound booths #1300 and #1301. S200 note 3 identifies these as relocated existing booths, and A304/A305 label them Owner Furnished/Owner Installed. RFP 1.3.2.C assigns booth support framing and floor clearance assemblies to the contractor and says to ensure isolation pads are installed, while S502 detail 4 shows the neoprene pad and booth panels 'by others.' Please confirm which party disassembles, moves, reinstalls and tests the booths, and which party furnishes and installs the neoprene pads, floor channels and the 3/8 inch KB-TZ2 anchors shown on S301. Please also provide the Owner/vendor release date, installation window, required notice and predecessor conditions. Programming (4.12) lists each booth at about 6,000 lb, while S301 and the NBZ calculations use 3,650 lb and 2,900 lb, and S301 note 2 requires the contractor to verify weight. Please confirm the design weights, and provide the ETS- Lindgren installation drawings referenced in S301 note 1.
**118. A – Owner will handle moving & installation of the two sound booths, including attachment and neoprene isolation pads. Structural details relating to booth anchoring are no longer required. Scheduling of installation will be coordinated during construction between Contractor and Owner. Weights of booths are as shown on Structural drawings.**

119. Q – Existing restrooms 403, 404 and 405 (shown as 4XX on the interiors sheets): A100, A101, A110 note 12, A112 note 10, A211 and A503 say to protect the existing wall and floor tile in place. I1.12 and I6.01 say to demolish the existing ceramic wall tile and install new ceramic tile patterns CTP1/CTP2 with P1 paint. Please confirm which scope applies to each restroom. A101 also calls for removing the RR 405 floor tile, with mastic abatement, as an 'alternate bid item,' while A100 and I1.12 keep that floor tile, and the Bid Form lists no such alternate. Please confirm whether the RR 405 floor tile removal is base scope, an added alternate, or not in scope.
**119. A – At existing restrooms 403, 404, 405 wall tile and floor tile shall remain. On sheet I1.12, strike details 2, 3, 4 and delete requirement for new wall tiles in these three rooms. Delete requirement for 'alternate' floor tile work at existing restrooms in Architectural drawings. No alternate is needed on the Bid Form for this work.**

120. Q – Please issue definitions and governing details for wall tags B, C, G1 and X. B and C share an A402 detail without a stated distinction, while G1 at the core near 406 and X at Telecom 406 do not have an unambiguous corresponding assembly. Please identify framing, board layers and heights, insulation, acoustic components and any fire rating for each tag, and clarify which existing walls are retained. No equivalency between these tags is assumed. Please also reconcile the wall types listed in RFP 1.3.2.B (A1/A2, B1/B2, C1/C2 and a 1-hour Type D) with the types on A402, since none of them match.
**120. A – See Drawings A402, A201 for wall type details. Type G1 shall be the same as Type G. Disregard notes in RFP 1.3.2.B relating to wall types and wall ratings - signed Drawings and Specifications shall govern over RFP scope of work summary.**

121. Q – S501 detail 6 schedules 362S125-30 (30 mil) studs for all partitions, including acoustical walls at 24 inches o.c. A402 wall types B/C, D/E and G call for 18 mil (25 ga) studs, and PSU TDS 06 00 00, 2.2.2 sets a 20 gauge minimum. Please confirm that the S501 stud schedule governs for all partition types.
**121. A – Stamped drawings govern over TDS guidelines for suggested gauge minimum. For bidding purposes, assume providing the stud & track thicknesses scheduled on Structural S501.**

122. Q – A402 labels wall types N and A as '1HR,' and RFP 1.3.2.B describes a 'Type D (1-Hour Fire-Rated)' wall at elevator lobbies, stairs and shafts. However, the A002 code summary lists nonbearing interior walls at 0 hours, A003 shows no rated partitions, and the A901 rating label columns are blank. Please confirm whether any new partitions, doors, frames or glazing are fire-rated, and if so, identify their locations, ratings and listed assemblies. Please also confirm the requirements where new work meets the existing 2-hour stair and shaft enclosures (for example, tags G and G1 at Stair S401).
**122. A – For wall types N and A, the 1 HR rating is informational. Disregard notes in RFP 1.3.2.B relating to wall types; Signed Drawings and Specifications govern over RFP scope of work summary. Per A002, Code Summary shaft enclosures for stairs and elevators are 2-hour rated existing construction; non-bearing interior walls are 0-hour non-rated construction. Existing 2-hour rated walls shall be maintained and penetrations through those walls shall be fire sealed as noted in specifications.**

123. Q – Acoustic batt thickness: 072100 2.2.A.2 specifies 3 inch batts. A402 wall types A, B/C and D/E show 3-1/2 inch batts in the stud cavity. For the waffle-slab cavity, A602 detail 2 shows 3-1/2 inch and A602 detail 3 shows 'min 3 inch.' Please confirm the required thickness for the wall cavities and for the waffle- slab cavities.
**123. A – Provide 3 inch acoustic batts as specified in Section 072100. Provide 3 inch where 3-1/2" Sound Batt Insulation or Acoustic Batt Insulation is noted on details.**

124. Q – No door hardware sets are provided. 087100 3.9 is an unfilled template, the A901 hardware group and function columns are blank (A901 key note 2 refers to the spec schedule), and 087100 1.2 refers to a door hardware allowance with no amount defined anywhere in the bid documents. TDS 087100 gives PSU's preferred products and functions by room use. Please issue hardware sets by opening, or confirm that bidders should price TDS 087100 products and functions by room type. Please also confirm whether a hardware allowance applies and, if so, its amount.
**124. A – See Revision-3 drawings issued in Addendum 3. Sheet A901 has door hardware types called out in the updated Door Schedule. See final specification Section 087100 issued in Addendum. Signed documents govern over TDS guidelines.**

125. Q – Please issue a complete door schedule. On A901, C411-1, C414-1 and C415-1 have no size, style or new/existing status, and C415-1 is used for two different openings. 409-1 to 414-1 have no style, and 467-1 (LTS) has no lite size. The key note column is blank, so key notes 6 (acoustical enhancements) and 7 (card reader / stair security) are not assigned to any opening. Plan tags 404-1, 405-1, 405A-1, 406-1, 431A-1, C410-1 and V401-1 are not on the schedule. Please confirm which of these are existing doors to remain unchanged, and provide schedule data for any that are new or altered (for example, 431A-1, and V401-1 which shows card reader prep

on A201). Please also confirm whether C410-1 on the plan is the same opening as C414-1 on the schedule, and where door 428-1 is located.

**125. A – See Revision-3 drawings issued in addendum, sheet A901 has final door schedule. Change door number in room 404A (electrical room) from "405A-1" to read "404A-1" to coordinate with door schedule where door number is indicated as existing door "404A" on floor plans. Door Schedule Key Notes 6 and 7 are covered by notes within door hardware specifications and listed by Door Hardware Group. Existing door number "431A" shall represent door "431A-1" on floor plans; this is typical at 12 existing door numbers. Card reader prep reference is for Door C410-1 not for V401-1; reference hardware schedule and specifications. Door number C410-1 has been coordinated on the Revision-3 drawings, sheet A901 door schedule.**

126. Q – Door 427-1: the A304 note calls for a 40 inch wood door with mortise hardware and card access. A901 schedules a 40 inch metal, painted, 3-lite door (style LT- 3, shown as 'LTM' on A401 detail 1 and '3-LT' in the A901 legend) with no hardware listed. Please confirm the door material and finish, and confirm the mortise lockset and card access for this opening.

**126. A – See Revision-3 drawings, sheet A901. Door shall be a metal door as specified in Section 081113, with properties and hardware group as noted on A901 Door Schedule. Delete note on sheet A304 referencing door 427-1.**

127. Q – Door 461-1: A401 detail 2 and A608 details 2 and 4 show a 7'-6" high door in an aluminum frame with a 40 inch dimension at the door and a full-height lite. A901 lists the door as 36 x 84 inches with a 24 x 60 lite in a painted metal frame. Please confirm the door size, lite size and frame material.

**127. A – Sheet A901, Door Schedule: Door size is correct. Change frame material to Aluminum, no paint, factory finish as specified in Section 081116.13. Drawing detail 2/A401 shows dimension for outside of frame at 40", not door. Door shall be 36" wide, 7'-6" high as specified in Door Schedule. Door lite size is as noted in Door Schedule.**

128. Q – Lobby glass entrances L400-1 (clinic) and L400-2 (academic) are not on A901. Please confirm:

a) The sidelite and door height: the A304 note gives 8'-6" sidelites, while A401 details 3 and 4 show a 7'-8" finished soffit height
b) The glass: 084126.23 specifies monolithic fully tempered glass, while A401 and A608 show 1/2 inch tempered laminated
c) Whether the academic door L400-2 gets an ADA auto operator and card reader as noted on A303, or only the concealed manual closer shown on A504 detail 2 and A608 detail 6
d) Whether closers are floor-concealed per 084126.23 or overhead-concealed per A608.

**128. A – (a-d) See Revision-3 drawings in Addendum 3. Doors are now listed on Door Schedule, A901.**

129. Q – Sections 084313, 088000, 081113, 081213, 081416, 081116.13, 084126.23, 087813 and 079100 were issued with unresolved bracketed options and '<Insert>' placeholders. Please issue the project-specific selections. In particular: identify where 084313 storefront applies (no storefront is identified on the drawings); select the hollow metal and wood door construction and performance options; define glass types, thicknesses, safety glazing and any fire or acoustic ratings for door lites, sidelites and lobby glass; state

where 079100 preformed joint seals are used; and identify any testing or delegated- design provisions that do not apply.

**129. A – See final Architectural specifications issued in Addendum 3.**

130. Q – Wood doors: please confirm factory finish vs field finish for the 'CLEAR' finish on A901. Also confirm whether AWI QCP (081416) or the WI Certified Compliance Program (064023, 064100, 064216) applies.

**130. A – Reference final Wood Door spec. Provide transparent finish at all wood doors. Please provide 3rd party verification that the casework complies with AWI. This can include a 3rd party review to the shop drawings or to the work done once it's installed on site. Usually, the shop drawing review is preferred.**

131. Q – Sheet numbering and references:

a) PDF pages 22 and 24 are both numbered A306. Page 24 (enlarged ceiling plans at 463/464/465, 443/445, 421/422 and 403) appears to be the A308 called out on A201 and A211. Please confirm the correct sheet numbers.
b) Detail 1/A404 is called out on A201 and A307 (detail 3) at the window wall in 460 and 428, but no A404 was issued. Please issue it.
c) S200 note 7 and S305 detail 2 reference 1/S504, which was not issued. Please confirm whether 1/S503 (Typical Waffle Slab Opening) is intended.
d) A211 cites detail 1/A608 for the +6 inch ceiling transition, but 1/A608 is a door frame detail. Please confirm the intended detail (possibly A606).
e) A001 lists A203 and A204 Furniture Plans, which are not in the set. Please confirm whether they will be issued.

**131. A – Response:**

**a) On sheet following A307, change sheet number "A306" on the sheet titled "Enlarged Ceiling Plans" to "A308".**
**b) Detail references for A404 and 404, refer to 1/A403.**
**c) Sheet S200, note 7: Change detail reference from 1/S504 to 1/S503. On Detail 2/S302, Delete reference to detail 1/S504. Install anchors for shelving as detailed in notes.**
**d) A211, change note detail reference (pointing to 6" ceiling transition at Youth Area) from 1/A608 to "5/A606".**
**e) A001: Sheets A203 & A204 are Furniture Plans that are not relevant to the Bid Documents, and will not be issued. Furniture on those sheets is by Owner. Lines A203 & A204 can be stricken from the Sheet Index.**

132. Q –

a) Reception 427 ceiling: 095113 2.3.F.3.a.3) specifies a curved 12 inch Axiom transition with a 12'-0" inside radius, while A307 detail 2 notes an 11'-0" radius. Please confirm the governing radius and whether it is measured to the inside or outside of the trim.
b) Separately, A211 labels the Clinic 421/422 tiles 'Type C High CAC'. Please confirm this is the 095113 Type-2 High CAC panel (Armstrong Lyra PB #8752PB), as the enlarged ceiling plan for those rooms indicates.

**132. A –**

a) **The 11'-0" radius is correct. It was changed from the 12'-0" radius to avoid conflict with the adjacent light fixture. Detail 2/A307 is correct and in this instance governs over the radius noted in the spec.**
b) **Sheet A211, Spec for ceiling tiles: High CAC tiles noted on the drawings shall be the "Type-2 High CAC" panels scheduled in the specifications, Section 095113.**

133. Q – (a) I1.02 tags 'DWC1' on walls of Zoom Rooms 455a and 455b and Video Room 431A. DWC1 is not defined in the abbreviations, the I6.12 schedule or the specifications, and I6.01 lists only SAW5 and P3 for these rooms. Please identify the product and extent, or confirm that SAW5 is intended. (b) At the locker alcove wall (462), I1.01 tags HPWC2 and I3.06 elevation 1C tags HPWC3. Please confirm the governing wallcovering. (c) TWC1: 097200 2.3 describes a 3.25 mm polyester felt with aluminum edge trim (2.4.C), while I6.12 schedules Designtex Wannabe Stripe 8630-109 and I5.12 detail 5 shows hardwood (WD1) trim. Please confirm the product, thickness and edge trim.
**113. A – A.) SAW-5 and P3 for Rooms 455a and 455b and 431A are intended per I6.01. B.) HPWC2 C.) The product is Wannabe Stripe by Designtex, Elevation 1D/I3.01 is showing product applied to wall with hardwood trim per detail 5/I5.12. At the reception desk elevations and details on sheet I5.23 the product is being applied to the reception desk, a aluminum trim would be installed at this location.**

134. Q – Wood flooring: the spec calls for a 6-mil poly vapor retarder and an unnamed sound underlayment under a fully glued floor. Please confirm the installation method and the underlayment product.
**134. A – Refer to Manufacturer specific installation method for the BOD wood flooring.**

135. Q – Countertops SSM1 (Dekton) and SSM3 (Gilasi recycled glass) are not covered by 123600, and the casework details label countertops '064100 Solid Surfacing.' Please confirm the spec section and requirements for each.
**135. A – Reference finish schedule for product information and manufacturer's installation methods; revised spec section will be issued after bidding.**

136. Q – I1.01/I1.02 note 8 states that all interior relites and windows receive a roller shade, while the I6.01 room finish schedule lists shades only by room. Please confirm whether shades are required at the interior glazed sidelites, the study room relite (A401 detail 2) and the glass sidelites at the Academic and Clinic entries (A401 details 3 and 4). If so, please confirm the mounting at those openings.
**136. A – Only exterior windows are to receive roller shades. No interior side lites or relites are to receive roller shades.**

**Shades are NOT required at the interior glazed sidelites, the study room relite (A401 detail 2) and the glass sidelites at the Academic and Clinic entries (A401 details 3 and 4). No blinds required at Elevator Lobby sidelite glazing.**

**All existing vertical blinds at exterior windows shall be removed in demolition work, salvage 10% of vertical blinds to Owner. There are no observation glazing or relites into rooms 411, 412, 413, 414, or 467 (viewing refers to video monitor viewing only).**

137. Q – Please confirm responsibility for:

a) Refrigerators, shown as OFOI on A604 and I3.03 but OFCI on I3.06 and I3.07
b) The mailboxes drawn at 463 and 433 (A302; S200/S202 give 12x37.5x36.5h), which have no specification or OF/CF designation. Also please confirm that the 39 lockers are the Owner's existing lockers, owner furnished and contractor installed (A502, I3.06), since A201 uses 'OSCI'.
c) The 105 inch wall-mounted monitors at Grad Seminar 465/466 (S305 detail 3; S201). S201 places them on the same walls where A301, A502 and I3.05 show three markerboards and a recessed projection screen. Please confirm which is intended, and who furnishes the monitors and brackets. Also please confirm that the 39 lockers are the Owner's existing lockers, owner furnished and contractor installed (A502, I3.06), since A201 uses 'OSCI'.

**137. A –**

**a) Owner will provide refrigerators in two locations, for Owner Installation.**
**b) Mailboxes shall be provided by owner, Contractor installed - including primarily anchoring to the wall.**
**c) The Owner provided 105-inch wall mounted monitors have been removed from the project. The AV system changed to an Owner provide ceiling mounted projector with a ceiling mounted manual projector screen. The 39 lockers are OFCI, with wall anchoring per structural details. OSCI (Owner supplied, Contractor installed) shall be the same as Owner provided, Contractor installed.**

138. Q – Toy Workroom 464 shelving: A302 and S305 give unit widths, a 16 inch depth and a 7'-0" height, but 105613 2.2.A leaves shelf quantity, depth options (12/18/24 inch, none matching 16 inch), finish/color, accessories and steel gauges unselected, and 2.1 calls for delegated seismic design. Please confirm the shelf quantity per unit, finish, accessories and depth, and whether S305 replaces the delegated design requirement.
**138. A – See final Architectural specifications issued in Addendum 3. Anchoring shall be per S305 structural design. Overall shelf unit depth has been updated in spec.**

139. Q – P002 Fire Protection note J.1 requires the fourth-floor sprinkler system to be demolished back to the floor control valve, J.2 refers to the Division 21 performance specifications, and A100 demo note 6 requires the existing system to be protected during demolition and abatement. No fire protection drawings are included. Please confirm:

a) The base bid includes contractor design (hydraulic calculations and layout per 211000 1.5 and 1.6) and installation of a complete new fourth-floor system downstream of the existing floor control valve;
b) The existing system is to stay in service through demolition and abatement and is impaired only for the demolition and new installation, with a fire watch per P002 J.3
c) The provisions in 211000 for standpipes, fire pumps (Section 213100, which is not in the bid set), fire department connections, double detector check assemblies, underground piping and trenching do not apply to this tenant improvement. Also, 211000 calls for white semi-recessed and concealed heads,

while PSU TDS 210000 2.7.B calls for chrome finish or recessed heads. Please confirm which head finish governs.

**139. A –**

a) **Confirmed, base bid includes new fourth floor layout and hydraulic calculations. Design shall include all downstream piping and appurtenances downstream of existing floor control valve.**
b) **Demolition and new work phasing shall be determined by construction team to align with all trade coordination. A fire watch shall be provided while system is inactive per sheet note.**
c) **The spec references in 211000 for work specified elsewhere can be removed from spec and do not apply. Fire sprinkler head listing for semi-recessed and concealed heads shall be updated to PSU standards for chrome finish or recessed head, PSU spec shall govern this listing.**

110. Q – P242 shows two new 4" sanitary lines down through the fourth-floor slab at the WC-1 water closets (keyed note 4), continuing as 4" SS on P230 at rooms 360A/360B. S200 note 7 and detail 1/S503 (S200 note 7 references 1/S504, which is not in the set) limit slab cores to 3" diameter between joists. A 4" cast iron line needs a core larger than 3". Please provide the structural approval or detail for these two penetrations (core size, location relative to joists and beams, and any reinforcing or framing), or confirm a revised routing.

**140. A – Per coordination with structural a single 5" core for the 4" waste will be acceptable. Only one core permitted per waffle slab cell.**

141. Q – The P002 T.I. waste and water calculation lists 4 new general sinks and no other new fixtures. The plans show 5 new sinks (S-1 x2, S-2 x2, S-3 x1 on P241/P242), plus a new MS-1 mop sink and two FD-1 floor drains on P242. Please confirm the calculation and the connection sizes at the existing core stubs are adequate for the fixtures shown.

**141. A – The calculation is confirmed to summarize fixtures as intended. The calculation is to reflect demands to water and waste based on fixtures being removed and added into scope. Floor drains are emergency drains and do not contribute to waste demands, the mop sink is a replacement of the existing fixture so no new demands to plumbing will occur from that fixture. 2 water closets and 2 lavatories are noted in the new fixtures section as well.**

142. Q – Section 230530 requires cleaning of 'all ductwork and plenums', 'all evaporator and condenser coils', fans and dampers, but does not say which systems. On the drawings, only M140 keyed note 2 calls for cleaning (existing split system AC-401 and its ductwork and grilles). Please confirm whether 230530 is limited to AC-401 and its ductwork, or also applies to retained existing ductwork, terminal units and the hot and cold deck mains, or to any base-building air handler or shaft. Please also state any required cleaning standard (for example NADCA) and the inspection or acceptance requirements.

**142. A – 230530 applies to AC-401 system and the existing ductwork to remain on Level 4. It does not apply to base building equipment in shafts or in the Penthouse. No specific standard is required. Inspection and acceptance to be by Owner's Representative after work is completed.**

143. Q – 230500 2.5.A calls for acoustical blanket wrap on each VAV terminal and on ductwork located above noise sensitive rooms such as conference rooms, lobbies and offices. The drawings call for external acoustical

lagging only at five terminal units (M002 TU schedule note 8: TU-407, 412, 416, 422, 424) and for mass loaded vinyl lagging on one duct section above the Adjunct Office (M242 keyed note 6). Please confirm whether the drawings define the full extent of lagging, or whether the 230500 2.5 wrap applies to the other terminal units and ductwork above noise sensitive rooms.
**143. A – The drawings define the full extent of the wrap and lagging.**

144. Q – M901 detail 3 (Dual Duct VAV Terminal) calls for a neoprene pad for all new units and refers to 230548. The 230548 isolation table lists Type H-1 spring hangers (1.0 inch minimum deflection on floors up to 30 ft span, 1.75 inch over 30 ft) for dual duct terminal units. Please confirm which isolation is required for the new terminal units.
**144. A – Only neoprene pads are required for the DDTUs, Mason MBSW or equivalent.**

145. Q – 233113 2.14 specifies duct silencers sized per a silencer schedule, and RFP 1.3.2.D calls for 1-inch liner or inline sound attenuators/silencers on branches serving the audio booths, seminar rooms and speech therapy rooms. No silencer schedule is in the drawings and no silencers are shown on M241/M242. Please confirm that no duct silencers are required, and that the 2-inch liner, lined boots and lagging shown on the drawings satisfy the RFP acoustic attenuation requirement.
**145. A – Confirmed, drawings take precedence over RFP and no silencers are required based on final design and incorporation of criteria from Project Acoustical Report.**

146. Q – M140 sheet note D requires demolition of all dual duct distribution mains, capped at the shaft penetration. M140, M241 and M242 keyed note 4 retain the existing 22 inch and 26 inch hot and cold deck segments at the shaft (new insulation, sheet metal to remain), and the new mains connect to them. RFP 1.3.2.D describes demolishing branch ductwork back to the primary distribution mains. Please confirm that the base bid demolishes all existing dual duct mains on Level 4 except the 22 inch and 26 inch segments tagged with keyed note 4, and that no capping is required where the new mains connect to those segments.
**146. A – Confirmed, drawings take precedence over RFP and open mains should only be covered protected as needed during construction to mitigate debris entering building risers and central air handling equipment.**

147. Q – M140 keyed note 3 includes demolition of AC-402 and all of its refrigerant piping through the shaft to the condensing unit in the garage in the base bid. Alternate 4 (Bid Form and M141 keyed note 1) instead abandons the shaft piping in place, which reduces the base scope, yet M141 labels it an 'Add Alternate' and the Bid Form does not label it deductive. Please confirm whether Alternate 4 should be entered as a deduct from the base bid, how a deduct amount will be scored under the RFP 2.2.8 formula, and whether the AC-402 fan coil and garage condensing unit are still removed under Alternate 4.
**147. A – All alternates are deductive and the formula has been updated on Appendix 4.06 PSU Bid Form and Bid Security Form REV 11.05.26.pdf. AC-402 and associated condensing unit should be removed in all scenarios.**

148. Q – RFP 1.3.2.D names HMS Commercial Service as the RMNC controls service provider. 230900 describes the existing building system as LonWorks and lists Schneider Electric or Siemens as acceptable BAS

manufacturers, while PSU TDS 230900 1.3 describes Siemens Insight as the central system and calls for Siemens Desigo on major remodels. Please confirm:

a) Whether the controls work must be performed by HMS or may be performed by any qualified installer of an acceptable manufacturer
b) Which manufacturer and product line are required for the new terminal unit controllers
c) Whether the existing RMNC front end is LonWorks or Siemens Insight, and who provides the front- end integration and graphics.

**148. A – RMNC BAS has not yet been upgraded to the PSU standard, Siemens Insight. Project specific drawings and specifications take precedence over RFP.**

**a) Controls work to be performed by current RMNC controls service provider.**
**b) Preference is to match existing building controllers, Schneider Electric.**
**c) Existing front end is LonWorks, serviced by HMS.**

149. Q – The Division 26, 27 and 28 sections contain unselected bracketed options and placeholders. Examples are 260519 3.1.B and 3.2, 271513 2.3.E and F, 281000
3.1.C, 284600 2.3.B and 087100 3.9. 260943.16 also references Section 260011, which is not in the set. E002 contains generic notes that do not appear to apply, such as Electrical General Notes 14, 18, 19, 22 and 23 (dwelling units, Division 15). Please issue edited project-specific sections with the options selected and the testing responsibilities stated. Please also confirm which E002 notes do not apply. Where E002 and the specifications still differ after editing, please confirm the Owner's interpretation under GC A.3.2.

**149. A – See final Electrical specifications issued in Addendum 3.**

150. Q – The drawings show replacement of MCB-N2P3B3/MCBNT3B3, MCB-E4P4B3 and MCB-N4P4B2 as scope. See E002 SOW Demo 5 to 11 and Install 4.5 to 4.8, E200 KN 2, and E201 KN 7, 8 and 27. Bid Form Alternates 1 to 3 cover the same equipment, and the Division 01 012300 1.01.G schedule of alternates is blank. Please confirm whether this work is in the Base Bid with Alternates 1 to 3 as deducts, or excluded from the Base Bid with Alternates 1 to 3 as adds.
Please list the associated demolition, feeders, breakers, reconnections, supports, studies and testing that go with each alternate. Please also reconcile the following and issue coordinated one-lines and schedules:

a. MCB-E4P4B3: E002 4.7 says minimum 40A and 30 poles. E003 shows a 100A, 42-pole panel with a 100A main. E403 shows a 225A bus with a 40A main.
b. MCB-N4P4B2: E002 4.8 says minimum 70A and 30 poles. E003 shows a 100A, 18-pole panel and no 60A breaker. E402 and E301 show a 60A 3P subfeed to MCBN2P4B3.
c. MCB-N2P3B3 main breaker: 150A on E003 versus 125A on E402. Also, E003 lists a 125A 3P subfeed breaker that E402 does not show.
d. The panel is called MCB-N2P3B3A in E002 Demo 5 and Install 4.2, and MCB-N2P3B3 elsewhere. E002 4.4 and E201 KN 5 also use MCB-N2P4B2B.

**150. A – Due to permitting, the drawings cannot show alternates. CoP will refuse to permit if any alternate is shown. Please include MCB-N2P3B3/MCBNT3B3, MCB-E4P4B3 and MCB-N4P4B2 in base scope with deductive**

**alternates to remove them from scope. No studies are associated with this (other than providing equipment info to MKE for ArcFlash). Included is the full scope to replace the the panels and transformers.**

a. **E002 is general scope, not specific. E403 has been updated.**
b. **E002 is general scope, not specific. E003 has been updated to show the 60A subfeed breaker.**
c. **E402 has been updated to reflect 150A. E003 subfeed breaker removed.**
d. **This is correct. There is currently an A and B panel. One is being relocated and renamed. We are dropping the additive letter off the remaining panel.**

151. Q – Fire alarm scope is described three ways: E002 Fire Alarm SOW says demolish and reinstall the existing system.; RFP 1.3.2.E says extend the existing system and supply new smoke and heat detectors, strobes and horn/strobes.; 284600 2.4.B names a new Notifier addressable control unit, while PSU TDS 28 46 00 1.1.A names Silent Knight as the campus standard. No fire alarm device layout is shown on the E-sheets. Please confirm whether the scope is reuse of the existing devices, extension of the existing panel, or a new control panel. If new, please confirm the manufacturer. Please provide device locations, or confirm that fire alarm design and permit drawings are a contractor-delegated design.
**151. A – Existing system is Fahrenheit and needs to remain as such. As the floor is a full demo and remodel, everything is being demoed on the floor. Please provide new devices and hand over smokes, speakers, and strobes to Owner. Fire alarm is design, build by the contractor including permitting.**

152. Q – Lighting controls: E002 calls for Acuity nLight AIR, while 260943.16 specifies a DALI addressable system. Which governs?
**152. A – E002 governs. This building is already using Acuity nLight. Preference is specifically nLight Air.**

153. Q – Existing receptacles: E002 says demolish all, while E101 and E201 show some existing devices to remain and be re-fed. Please clarify.
**153. A – E002 applies to where demolition work is occurring. The receptacles on E101 and E201 will indeed remain and be refed as necessary.**

154. Q – E002 Service and Distribution E.1 requires all power wiring as conductors in conduit, while E002 F.3.b lists Type MC cable. RFP 1.3.2.E allows EMT or MC for branch circuits. PSU TDS 26 05 00 2.3.C allows MC for branch wiring with 30 ft maximum runs and not for distribution from panels. 260519 3.2 leaves the wiring method options unselected. Please confirm whether MC cable is acceptable for branch circuits on this project, and under what limits.
**154. A – Confirmed with signing electrical supervisor to follow the TDS. MC Cable is allowed for branch wiring but not distribution from branch panels. Individual MC Cable runs shall be limited to 30 ft. in length. If there are other scenarios where MC Cable is being considered it shall be reviewed with PSU Project Manager and Electrical Maintenance Team.**

155. Q – E201 KN 23 calls for a 1-gang box with 1" conduit for camera installation, tagged in the clinic and observation rooms, with locations to be coordinated with the Owner. No camera device symbols or camera

specification section are included. Please confirm whether these are clinical AV observation/recording cameras (Programming 4.12) or security cameras under PSU TDS 28 10 00
2.11. Please confirm the contractor's scope: rough-in only, or cabling, devices, recording equipment, licensing and commissioning. If more than rough-in, please identify the equipment and specification and the number of camera locations per room.
**155. A – KN 23 is prepping the space for a third-party camera system specific to the clinic going in. Contractor will be responsible just for rough in as third party will install cameras and wiring. Exact model camera is unknown. Vendor asked for this rough-in. Only one camera per room called out.**

156. Q – Please confirm Owner/contractor responsibilities for wireless access points and provide the required locations, outlet counts, cable category, pathways and termination requirements. Please identify whether PSU OIT furnishes and installs the WAP equipment and which cabling, testing and activation work remains in the contractor scope.
**156. A – PSU OIT will handle all Telecom contractor responsibilities. This includes WAPs, cabling, and data ports. Winning contractor is only responsible for wall rough-in of data receptacles.**

157. Q – E201/E202 KN 2 and 270528 3.1.C.1 set a 3/4 inch minimum for data outlet conduit. E002 N.1, RFP 1.3.2.E and PSU TDS 27 05 28 call for 1 inch. Please confirm the governing minimum and any outlet-specific upsizing. 271513 2.3 specifies Category 6 but leaves shielding and riser/plenum rating unselected, and PSU TDS 27 15 00 calls for Category 6A to WAPs. Please confirm the cable category for data outlets and WAPs, the shielding, and the plenum rating. KN 2 says the number of ports to activate will be confirmed with the Owner. Please confirm the activation count, or confirm that activation is by PSU OIT. Physical port quantities will follow the plan subscripts.
**157. A – PSU OIT will handle all Telecom contractor responsibilities. This includes WAPs, cabling, and data ports. Winning contractor is only responsible for wall rough-in of data receptacles.**

**OIT covers Telecom and A/V. For both disciplines, PSU will handle wiring and devices while winning contractor handles rough-in. For Telecom, minimum is 3/4"C. For A/V, minimum is 1"C. When in doubt, follow drawings.**

158. Q – RFP 1.3.2.E calls for Wiremold perimeter raceway along the exterior window walls, and A609 Detail 1 shows Wiremold ALDS4000 at windows. E201 KN 9 shows Wiremold only along the north wall of room 466 and the west window wall of rooms 466, 465, 463 and 460. No Wiremold is shown on the other exterior walls on E201 or on E202. Please confirm the extent of Wiremold. If it extends beyond the E201 locations, please confirm the device and data outlet quantities and the circuiting within the raceway.
**158. A – Type and extend of Wiremold shall be as indicated on E201, Key Note 9, and as specified in Section 260533.23. This is consistent with A609. Signed electrical drawings govern over RFP 1.3.2.E scope of work summary.**

159. Q – Please confirm the total new card-reader scope, including the additional clinic- entry reader discussed at the site walk; identify the affected doors and distinguish new readers from future-reader preparations and retained readers. Please confirm lock type, power supplies, door contacts, request-to-exit and operator

interfaces at each opening and resolve the reader/key requirement at 463-1. Please identify which device/system quantities in the generic 281000
3.1.C list apply, including any server or turnstile requirement.
**159. A – Electrical drawing E203 accurately depicts existing, new, and future card readers as well as a new backend panel. It was missing a future card reader for C415 but has been updated. For card reader scope, reference A901 door hardware schedule for hardware types and Section 087100 Door Hardware. For Section 281000 list, see final electrical specs in Addendum 3. For door 463-1, door shall be prepared for a future card reader as specified and scheduled in the bid documents. Future card reader full installations will be discussed during construction.**

160. Q – 260010 1.9.A, 2.4 and 3.3 require Facility Electrical Maintenance Program (EMP) binders per NFPA 70B, developed by a qualified EMP specialist. For renovations, 3.3.B.1 requires facility diagrams that include connected existing equipment for the entire facility. Please confirm whether the EMP and binders are required for this project and, if so, whether they are limited to new and modified 4th floor equipment.
**160. A – Please provide an EMP, but yes limit it to the scope of work.**

161. Q – E301 KN 3 states the Owner will provide arc-flash calculations and labels through a third-party consultant. PSU TDS 26 05 00 1.2.D assigns arc flash, available fault and TCC to the design team. 260573 1.1.A lists short-circuit, coordination, load-flow/voltage-drop, motor-starting, arc-flash and digital-twin studies. Please confirm which, if any, of the 260573 studies are contractor scope, and whether the contractor is to supply equipment data to the Owner's consultant.
**161. A – Contractor is not responsible for any of the studies but will be responsible for providing equipment data to Owner's consultant. The consultant has been selected and is MKE.**

162. Q – The E003 Lightswitch Schedule totals 69 devices (types 1 to 5: 26, 29, 10, 1, 3). Our count of switch symbols on E211 and E212 is approximately 73: about 27, 29, 12, 1 and 4 by tag suffix. Several switch tags repeat between and within E211 and E212 (for example Y1, AF1, AG, AH, AJ, AK and AL). Please confirm the governing quantity and type for each wall station and issue corrected schedule or plan tags. RFP 1.3.2.E calls for ceiling occupancy/vacancy sensors and daylight sensors, but none are shown on E211 or E212. Please confirm whether the integral nLight AIR (LLLC) fixture sensors satisfy this, or whether separate sensors are required.
**162. A – Your counts are correct. As for repeated zone tags, they are just to show separate control zones on the same sheet. So all of the tags repeat from sheet E211 to sheet E212, but the goal is to not repeat on the same page. The only tag I found repeating on the same page was Y on E212. Reference updated electrical sheets for updated counts and updated tagging. Please note that we are removing wall switch type 3 and replacing it with wall switch type 2.**

**The integral nLight AIR fixture sensors satisfy this requirement.**

163. Q – Hazardous materials. RFP 1.3.4.A and 1.3.1 refer to asbestos and lead paint inspection reports in the Appendices, and A100 Notes 7, 8 and 13 refer to ACM test and abatement reports. No such report is included in Appendices 4.01-4.13. Please issue the reports with sampling locations. P242 Keyed Notes 1 and 2 and the P002

narrative state the existing hot and cold-water riser insulation has not been tested and must be tested before connection. Please confirm who performs and pays for that testing, and how any abatement it identifies will be priced, since the Bid Form has no unit prices or allowances. Please also reconcile RFP 1.3.2.A (abatement by Contractor) with Division 01 01 74 00 3.01.F (unforeseen hazardous material removed by Owner under separate contract, with 10 days of Contractor slack).

**163. A – See Addendum 3, Asbestos and Lead Paint inspection reports have been issued. Div 01 text is correct, further abatement identified to be handled following notification of Owner. No unit prices at this time for covered ACM.**

164. Q – M001 Basis of Design states NC/RC targets are 'as indicated in the Project Acoustical Report' and lists NC values by room type. The report is not included in the bid documents. Please issue it, or confirm the M001 values are the complete acoustical criteria for the mechanical work.

**164. A – Confirmed, mechanical BOD incorporates project specific criteria from Project Acoustical Report.**

165. Q – Section 064216 3.2.E refers to Section 099300 'Staining and Transparent Finishing' for final finishing of paneling, and 099300 is not included. Please issue it or identify the required transparent finish.

**165. A – Shop finishing is included in 064216, paragraph 3.2E will be removed and a new specification will be issued after bidding.**

166. Q – Please confirm the base-bid requirement for each of the following differences between RFP 1.3.2 and the drawings: (a) RFP 1.3.2.B calls for new porcelain floor tile with waterproofing membrane in reconfigured restrooms, while I1.12 shows existing restrooms 403, 404 and All User with floor tile to remain. Please confirm whether new floor tile and membrane are required only at new Toilets 457 and 458 (I1.11).

**166. A – Stamped Architectural drawings shall govern over items in RFP scope of work summary. Item (a): At existing restrooms 403, 404, 405 wall tile and floor tile shall remain. On sheet I1.12, strike details 2, 3, 4 and delete requirement for new wall tiles in these three rooms. Delete requirement for 'alternate' floor tile work at existing restrooms in Architectural drawings. At new Toilets 457 and 458 (Sheet I1.11) floor tile system shall be as specified in Interior specifications, including all tiles and any membrane.**

167. Q – Please confirm the base-bid requirement for each of the following differences between RFP 1.3.2 and the drawings: (b) RFP 1.3.2.D calls for 1-inch duct liner or silencers, while M241 Keyed Notes 7 and 8 call for 2-inch liner. (c) RFP 1.3.2.D allows flexible duct connections up to 5 feet, while M241 Keyed Note 6 and M242 Keyed Note 5 require hard duct connections at diffusers.

**167. A – Confirmed, drawings take precedence over RFP notes. Liner requirements shall be provided as indicated on drawings and no silencers are required based on final design and incorporation of criteria from Project Acoustical Report. Rigid connections are required at all diffuser connections served by the TUs as indicated on the drawings with standard flex connections are acceptable as typical diffuser connections, similar to Detail 7/M900, for the remainder of TUs.**

168. Q – Please confirm the base-bid requirement for each of the following differences between RFP 1.3.2 and the drawings: (d) RFP 1.3.2.B calls for FRP in Janitor Closet 403, while the I6.01 finish schedule shows paint (P1) in 403A Jan. Sink and no FRP is shown. Please identify FRP locations, heights and extents if FRP is required.
**168. A – Stamped drawings shall govern over RFP scope of work summary. FRP (Fiber Reinforced Plastic wall covering & related trims) shall be installed in Janitor Closet 403 as noted per Architectural Detail 4/A301. Wall paint is only required above wall panels if they do not extend fully to the ceiling. Paint Ceiling where gypsum board materials are reinstalled per Ceiling Plans.**

169. Q – Section 098436 1.7.A.1 leaves the mounting-device extra stock as '[5]
percent ... but no fewer than [five] devices.' Please confirm the required quantity and the device types it applies to.
**169. A – See final Architectural specifications issued in Addendum 3. The requirement for additional mounting devices has been removed.**

170. Q – 092900 2.5.E prohibits solvent-based non-curing butyl acoustical sealant, while 079219 2.1.C allows a non-hardening synthetic-rubber sealant for concealed joints. Please confirm that the latex sealant in 079219 2.1.B is required at all joints, exposed and concealed.
**170. A – See final Architectural specifications issued in Addendum 3.**

171. Q – Alternate 5 removes wood flooring 'at the Academic Entry' and replaces it with 135 SF of CPTT1 in the hallway and 465 SF of RFT1 in the kitchen area. 'Academic Entry' is not identified on the drawings, and I1.01 shows WDF1 at Reception 428, Elevator Lobby L400 and Student Work/Study 85. Please identify the plan limits of the alternate, which WDF1 areas would remain if it is accepted, and the transitions and substrate preparation required at the new CPTT1/RFT1 edges.
**171. A – The "Academic Entry" area begins at door L400-2, west of the Elevator Lobby L400. The wood floor change would be around the kitchen area of Work/Study 460 area (Interiors area #85). Utilize square footages listed in Alt. 5 description of work. Transition details will be further clarified during construction based on details provided in Interiors drawings.**

172. Q – Youth Area 428 circle-pattern felt ceiling tiles: 098436 2.3.A leaves the manufacturer, facing construction, thickness and NRC unselected, and the drawings do not name a product. Please identify the basis-of-design product, thickness and minimum NRC. Please also confirm how the 36-inch diameter fixture shown on A307 detail 3 is supported, since it is wider than a single 2x2 flat tile.
**172. A – See Addendum 3, Architectural specifications for felt ceiling panels, Section 098436. For the 36" diameter light, it is suspended below the ceiling, reference Electrical drawings and specifications.**

173. Q – Architectural sheet "A306 - ENLARGED CEILING PLANS", sheet number is a duplicate.
**173. A – Architectural sheet "A306 - ENLARGED CEILING PLANS", CHANGE sheet number A306 to A308.**

174. Q – Electrical sheet "E003 - LIGHTING SOO", sheet number is a duplicate.
**174. A – Electrical sheet "E003 - LIGHTING SOO", CHANGE sheet number from E003 to E004.**

175. Q – Detail Modification - Sheet A402, Details A, B and D

**175. A – For wall types details, Details A, B and D (Covering wall types A, B/C, D/E) Add the note at the base of the wall: "Install Acoustic Sealant full length of wall at base of wall, Typical. Acoustical Sealant at head of wall per details sheets A602 and A603"**

176. Q – Note Modification - Sheet A100, A101, A102 - Demo/Salvage of Doors

**176. A – On Demolition Sheets A100, A101, A102, "Demo Notes #3" removed note and replace it with the following: "3. Demo doors, frames and glass lites in walls shown to be removed. (Dashed lines). Existing doors to remain are listed on Door Schedule, Sheet A901."**

**E-mail questions regarding this procurement to: proposals@pdx.edu**

**END OF ADDENDUM #04**