

SNHD-21ITB004 Construction Services Lab Expansion
Addendum #1 - Questions and Answers, issued 07/23/2021

Question Number	Date Received	Question	Answer
CC-1	7/5/2021 2:48 PM	The project drawings Sheet G000 – Fire Notes #2 states the “Contractor is responsible to contract with Owner approved...fire protection company to provide tenant fire sprinkler and alarm buildout”. Please provide a list of the Owner’s approved Fire Sprinkler and Fire Alarm subcontractors that will be allowed to bid on this project.	Any Fire Sprinkler and Alarm contractors licensed in Nevada are acceptable.
CC-2	7/5/2021 2:50 PM	Sheet G000 states there are NO deferred submittals. Please confirm that the Building Authority having jurisdiction over this address does not want to review and approve the Fire Alarm drawings and the Fire Sprinkler Drawings.	There are no deferred Structural submittals only. Fire Alarm and Fire Sprinkler drawings will be required to submit for building department review.
RC-1	7/8/2021 9:45 AM	Is there still a warranty on the roof?	No
RC-2	7/8/2021 9:45 AM	Will there be an area for staging?	Yes. We will set up staging in the south parking lot.
RC-3	7/8/2021 9:45 AM	Will there be on-site parking?	No. Street parking will be available on Wellness Way.
RC-4	7/9/2021 9:18 AM	What are the badging and security requirements for subcontractors and construction personnel during the construction of the project?	Contractors and subs will be allowed free access during bussiness hours through the one man door located in the construction area.

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BU-1	7/9/2021 8:21 AM	I understand that we are to have payment and performance bonds, are we to also have a bid bond? If we are, would you like that submitted along with our bid forms as well?	Yes. As the Project exceeds the simplified acquisition threshold and is federally funded, a bid bond (guarantee) is required as follows: A bid guarantee from each Bidder equivalent to five percent (5%) of the bid price. The “bid guarantee” must consist of a firm commitment such as a bid bond or certified check accompanying the bid as assurance that the bidder will, upon acceptance of the bid, execute such contractual documents as may be required within the time specified.
BU-2	7/9/2021 8:21 AM	Are we required to provide a list of our 1% and 5% subcontractor lists?	Yes, Bidder shall submit the name of each Subcontractor which will be paid an amount exceeding one percent (1%) and five percent (5%) of the total base bid amount. Bidder must verify prior to submitting its bid that all subcontractors listed are properly licensed. Bidders may use the Nevada Office of the Labor Commissioner's SUBCONTRACTOR LIST FOR PUBLIC WORKS PROJECTS form as a template.
BU-3	7/9/2021 8:21 AM	The required bid documents seem extensive, can you provide an example of everything you would like typed out as far as what you have called out for? A template or something?	Section IV: Instructions to Bidders is the template. IV.A indicates, "Bid must fully answer all questions and include all required information and documentation presented as follows." Refer to attached Sample Bid Format. Bidders may use this format or choose another format.
BU-4	7/9/2021 8:21 AM	Please provide us a list of any proprietary contractors; fire alarm, fire sprinkler, roofing, mechanical controls, etc.	We have no proprietary contractors. Any contractors licensed in Nevada are acceptable.
BU-5	7/9/2021 8:21 AM	As far as permits, who will be pulling them and paying for them?	The permits are currently ready for pick up with the city. The awarded contractor will pay the fee of \$11,321.40
BU-6	7/9/2021 8:21 AM	Will we be required to have our subs get badged?	All contractors will be provided with a contractors badge for identification only. The badge will not be needed for or allow access.
BU-7	7/9/2021 8:21 AM	What is the parking situation?	Parking will be on the street, Wellness Way.
BU-8	7/9/2021 8:21 AM	Where is the laydown area for our material and where we can put our dumpster(s)?	The staging area will be in the south parking lot.
BU-9	7/9/2021 8:21 AM	What are the working hours?	The working hours should be no earlier than 6:00 am and no later than 4:00 pm.

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BU-10	7/9/2021 8:21 AM	What are the security requirements? For example, are we to leave our material outside in our laydown area or can we leave in the working area? Also, if we are to leave it outside, will SNHD provide a security guard to watch the material or are we to provide our own temp fencing?	You can leave material outside or in the work area as needed. SNHD will not be providing after hours security.
BU-11	7/9/2021 8:21 AM	Are we allowed to use existing facilities such as restrooms or should we provide our own temp facilities?	Contractors will need to provide temporary facilities in the south parking lot.
BU-12	7/9/2021 8:21 AM	As per keynote 17 on A100, GC is to provide a stainless steel wall mounted pegboard. Please provide a spec on this pegboard otherwise we will all be carrying something different and the prices will vary.	Grainger pegboard, wall mounting, 32 number pegs. Item#55NZ97. Mfr model#GRV2430 UNSPSC#41122805
BU-13	7/9/2021 8:21 AM	On the door schedule on A150, it calls for doors listed as door type A to receive a ST-1 finish, but the finish legend does not define what ST-1 is. What is ST-1; stone, paint, etc?	Please see attached revised door schedule SK-1.
BU-14	7/9/2021 8:21 AM	On the door hardware set on A150, it calls for hardware set 01CR to have a card reader that is to be by the security contractor, who is the security contractor you would like us to use?	The card reader will be installed by SNHD staff. Please provide box with pull string.

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BU-15	7/9/2021 8:21 AM	As per keynote 1 on D100, the chain link fence is to be removed by owner, who will be responsible for patching back the concrete from where the posts are removed? Will the owner also be demoing the footings? If so, who will be responsible for pouring new concrete in those areas?	The current fencing is secured to the floor with wedge anchors. Contractor will be responsible to fill holes. There are no footings.
BU-16	7/9/2021 8:21 AM	As per keynote 3 on MD100, GC is to relocate return grille per new work plan in room 131 (computer assembly room). However, on the architectural floor plan, it says that the area is NIC (not in contract). Please verify the wall, floor and ceiling finish in the area so we know what needs to be patched back and maybe a photo of the existing condition of the room since we did not go into it during the job walk.	There is no mechanical work required in Room 131.
BU-17	7/9/2021 8:21 AM	Please provide RCP of second floor as well so GC can know what to patch back when bringing power from panel on second floor to first floor (if necessary) and what to patch back when removing RTU and doing associated mechanical work on second floor.	Architecturally, there is no work at the second floor RCP. Electrical engineer's response: There is an electrical connection to a panel in the Storage Room on the second floor. This new feeder should drop down through the floor and I don't see where there will be any impacts with the second floor ceiling. M&P engineer's response: There is no mechanical or plumbing scope on the second floor. All roof work occurs on the low roof and does not pass through level 2.
BU-18	7/9/2021 8:21 AM	On sheet A300, the hot lab is being called for ACT-2, yet the pattern that is around it looks like ACT-1. Which type of ceiling will be used in the Hot Lab (room 144)?	There is no pattern difference between ACT-1 and ACT-2. They are both 2x4 tiles. Hot Lab ceiling will be ACT-2, see finish tag on RCP.

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BU-19	7/9/2021 8:21 AM	On sheet A100, it shows that the reception and office (rooms 131 and 132) will not be in contract, yet on the reflected ceiling plan (A300), it shows us re-doing the ceiling. What is the complete scope of work that will be done in the 'Not In Contract' areas?	Room 131 and 132 are not in contract. There is no ceiling work in these two rooms.
BU-20	7/9/2021 8:21 AM	Please provide a detail for the concrete pour backs where the new waste and vent lines will be installed in the existing slab on grade	Please see attached SK-2.

SECTION IV: INSTRUCTIONS TO BIDDERS

Bids that do not comply with the ITB requirements will be rejected as nonresponsive.

A. Preparation and Submission:

Bid must fully answer all questions and include all required information and documentation presented as follows:

1. Cover Letter *(Prepared/submitted a cover letter including the elements indicated)*

Bid must include a cover letter containing the ITB number, subject and issue date; Bidder's name, address, telephone number, and website, if available; Bidder's authorized representative's (principal-in-charge) name, mailing address, telephone number, fax number, and email address; and a concise, sufficiently detailed statement of interest.

2. General Requirements (Tab 1)

1. Complete and submit Attachment B - Bid Form.

Attachment B - Bid Form (Completed Form submitted)

2. Provide Nevada Business License and Nevada Contractor's License.

Nevada Business License (Copy submitted)

Nevada Contractor's License (Copy submitted)

3. Has Bidder ever been terminated from a project before it was completed? If yes, concisely describe the circumstances related to the termination(s).

No

4. Has Bidder ever been **Sample** State Contractors' Board or another state or federal agency for inability to perform work like this ITB? If yes, conc **Sample** to the occurrence(s).

5. Has Bidder ever been **B1d** with a federal or state agency? If yes, concisely describe the circumstances leading to the occurrence(s).

- | | | |
|--|----------------------|---|
| 6. Has Bidder ever been involved in any litigation, arbitration, or contract pursuant to NRS 338.017, 338.13895, or 338.13900 that may describe the circumstances related to the occurrence? | <p>Format</p> | <p>contract pursuant to NRS 338.017, 338.13895, or 338.13900 that may describe the circumstances related to the occurrence?</p> |
|--|----------------------|---|

3. Company Description and Qualifications (Tab 2)

- ### 1. Description of Company (Bidder)

- a. Company name:

Preferred Construction Co. LLC

- i) How many years has Bidder operated under its current name?

24 years

DOOR SCHEDULE

NUMBER	PAIR	W	H	T	DOOR TYPE	DOOR MATL.	DOOR FINISH	FIRE RATING	FRAME TYPE	FRAME MATL.	FRAME FINISH	HARDWARE	REMARKS
143A		4' - 0"	7' - 0"	0' - 1 3/4"	B	SC/GL	PL		1	KD	PT - 2	01CR	PROVIDE CARD READER
143B		4' - 0"	7' - 0"	0' - 1 3/4"	B	SC/GL	PL		1	KD	PT - 2	01CR	PROVIDE CARD READER
144		3' - 0"	7' - 0"	0' - 1 3/4"	C	SC/GL	PL		1	KD	PT - 2	01	
145		3' - 0"	7' - 0"	0' - 1 3/4"	A	SC/WD	PL		1	KD	PT - 2	02	
146		3' - 0"	7' - 0"	0' - 1 3/4"	A	SC/WD	PL		1	KD	PT - 2	02	
147		3' - 0"	7' - 0"	0' - 1 3/4"	A	SC/WD	PL		1	KD	PT - 2	03	
148		3' - 0"	7' - 0"	0' - 1 3/4"	A	SC/WD	PL		1	KD	PT - 2	03	
149		3' - 0"	7' - 0"	0' - 1 3/4"	A	SC/WD	PL		1	KD	PT - 2	04	

SC/WD: SOLID CORE/ WOOD DOOR SC/GL: SOLID CORE WITH GLASS KD: KNOCK-DOWN FRAME P: PAINT FINISH PL: PLASTIC HIGH-PRESSURE DECORATIVE LAMINATE
T: TEMPERED GLASS F.L.: FRAMELESS EX.: EXISTING DOOR TO REMAIN SS: BRUSHED STAINLESS STEEL

REVISED DOOR SCHEDULE DURING BIDDING

Scale: N.T.S

Date 07/14/2021

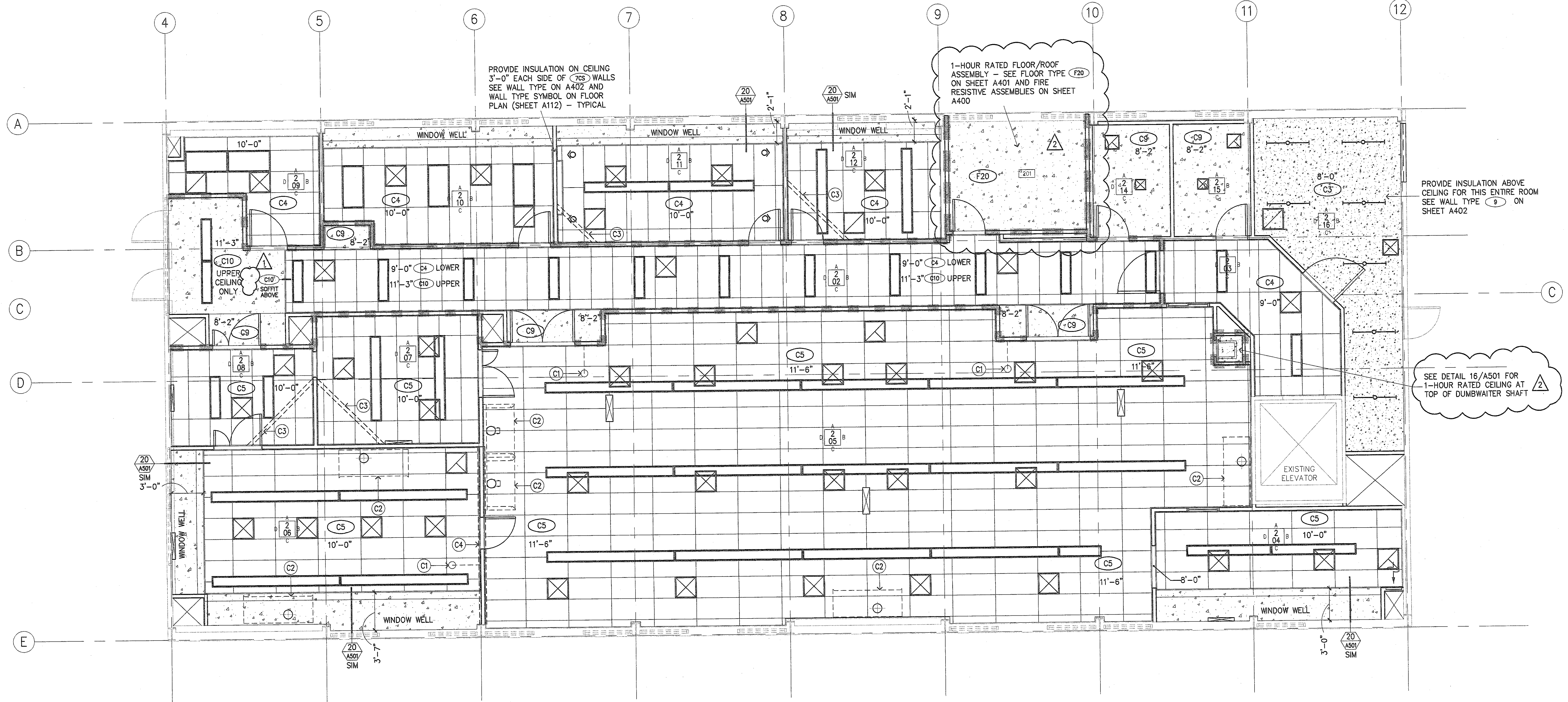
SK1

SNHD LAB EXPANSION

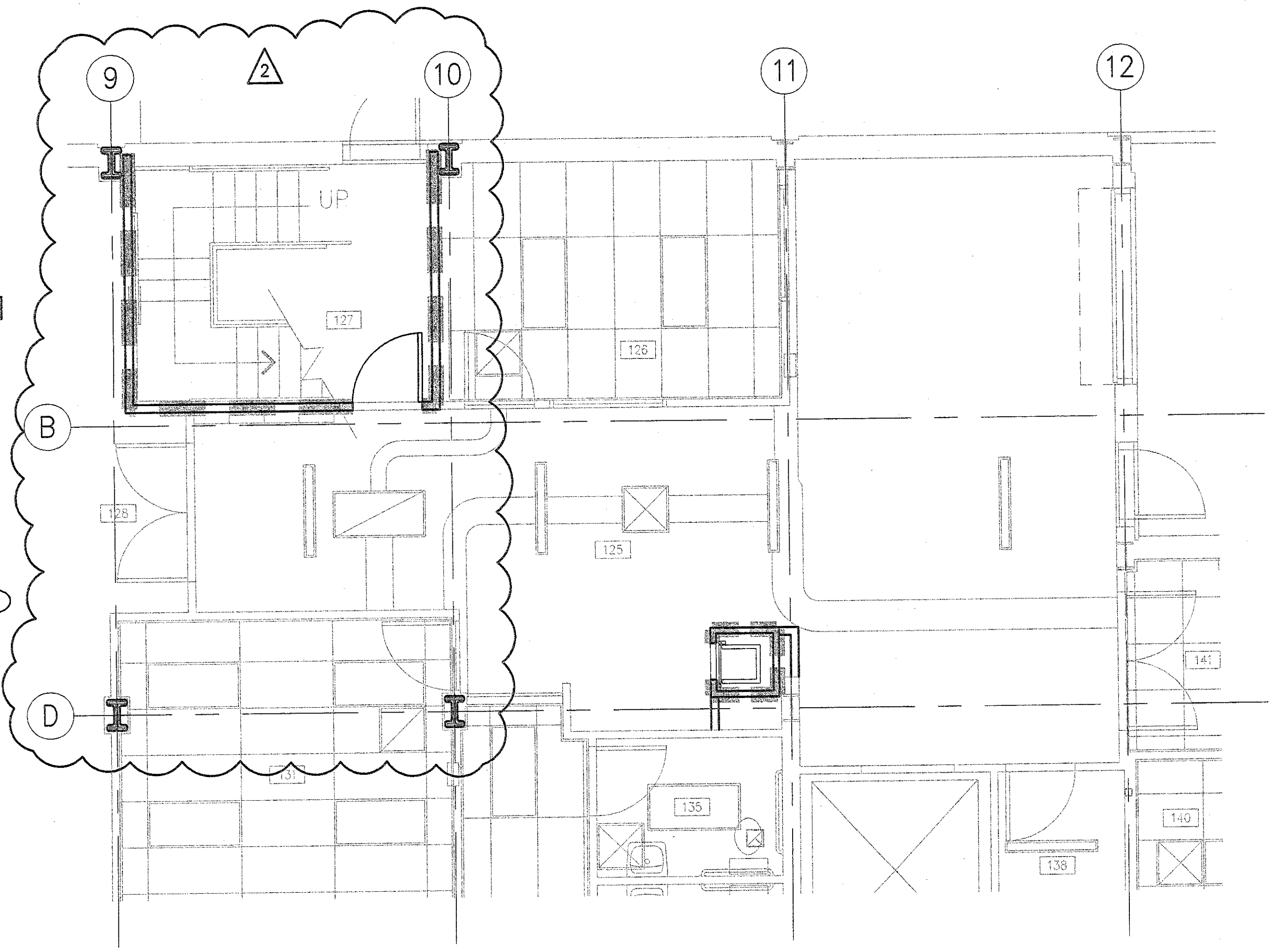
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SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"
0 2 4 6 8 10 12



FIRST FLOOR REFLECTED CEILING PLAN (PARTIAL PLAN)
1/4" = 1'-0"
0 2 4 6 8 10 12

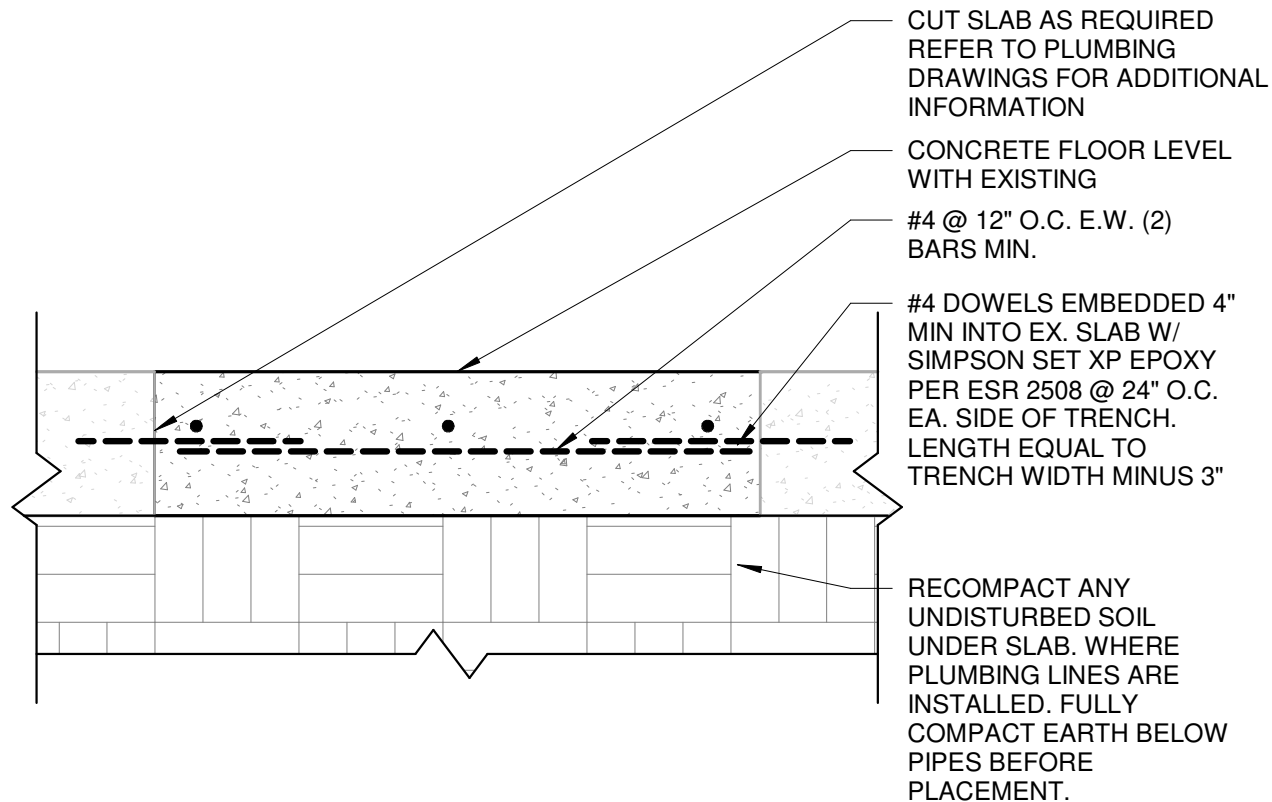
LEGEND:

- | | | | | | |
|--|--|--|---|--|--|
| | GYPSUM BOARD | | SURFACE OR PENDANT MTD. STRIP LIGHT | | 2' x 2' ACCESS PANEL, COORD. LOCATION w/ MECH. EQUIP. (I.E. FCU OR FSD) - ALL DISCIPLINES TO MAINTAIN CLEAR ACCESS PANEL & SERVICEABLE PARTS (FILTERS, CONTROLS) OF EQUIP. |
| | EXISTING - GYPSUM BOARD CEILING TO REMAIN | | STRIP LIGHT IN SOFFIT | | SPEAKER |
| | 2 LAYERS GYPSUM BOARD w/ SOUND BATT (R-1 UNFACED) | | EXIT SIGN, SEE ELECTRICAL DWGS. FOR DIRECTION | | SMOKE DETECTOR |
| | 2' x 2' LAY-IN SUSPENDED ACOUSTICAL PANEL CEILING - SEE FINISH SCHEDULE FOR TYPE | | FLUORESCENT LIGHT FIXTURE | | SUPPLY AIR DIFFUSER |
| | 2' x 4' LAY-IN SUSPENDED ACOUSTICAL PANEL CEILING - SEE FINISH SCHEDULE FOR TYPE | | INDIRECT FLUORESCENT LIGHT FIXTURE | | RETURN AIR GRILL |
| | FIRE-RATED CEILING. SEE CEILING TYPE FOR RATING AND DETAILS | | DIRECT/INDIRECT COMBINATION FLUORESCENT LIGHT FIXTURE | | EXHAUST AIR GRILL |
| | | | CEILING MOUNTED DOWNLIGHT | | LINEAR DIFFUSER |
| | | | WALL WASHER OR DIRECTIONAL DOWNLIGHT | | SPRINKLER |
| | | | WALL MOUNTED LIGHT FIXTURE | | FIRE ALARM |
| | | | UNDER CABINET LIGHT | | FIN. CEILING HEIGHT (A.F.F.) |
| | | | | | CEILING TYPE SYMBOL-REFER TO SHT. A401 FOR DESCRIPTION OF CEILING TYPE |

NOTE: REFER TO DETAIL 4/A501 FOR TYPICAL FIRE SPRINKLER HEAD LAYOUT.

KEY NOTES-REFLECTED CLG. PLAN

- (C1) SHOWER HEAD @ EYEWASH/SHOWER REFER TO PLUMBING DRAWINGS & DETAIL 6/A705 FOR MORE INFORMATION.
- (C2) LAB EQUIPMENT w/ EXHAUST THROUGH CEILING. REFER TO A700 SERIES DRAWINGS FOR EQUIPMENT TYPE AND MECHANICAL DRAWINGS FOR CONNECTION TO MECHANICAL EXHAUST SYSTEM.
- (C3) WALL BRACE - SEE DETAIL 20/A402.
- (C4) 6" x 22 GA. INVERTED TOP CHANNEL PER WALL TYPE (76S) REFER TO WALL TYPE SHEET A402.



FLOOR TRENCH

Scale 1 1/2" = 1'-0"

Date 07/15/2021

SK2

SNHD LAB EXPANSION

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