

**Campus House Renovations**  
**University of Puget Sound**  
**March 27, 2017**  
**University Response to Request for Clarifications**

***Pre-Bid Walk Questions***

1. If a window sill(s) should be replaced, but is not called out on the drawings, should the contractor provide pricing to replace?

*Owner Response: During construction, the contractor shall bring the unknown damaged window sill(s) to the owner's attention for review and direction.*

2. Should appliances be salvaged and returned to owner?

*Owner Response: All appliances proposed to be reused in the houses will be moved out by the owner prior to the start of construction. Any appliances left in the houses after move out are the responsibility of the contractor to remove and dispose.*

3. Should exhaust fans be included in the new washer / dryer partition areas?

*Owner Response: An exhaust fan is preferred in the washer / dryer partition areas. Exhaust fan could be located in existing window or alternative location approved by the owner.*

4. What is university's plan to address electrical components not currently meeting code?

*Owner Response: During construction, the owner will evaluate electrical upgrades on a case-by-case basis for possible repair and/or replacement.*

5. If not in good condition, should ductwork insulation be repaired or replaced?

*Owner Response: During construction, the owner will evaluate ductwork insulation on a case-by-case basis for possible repair and/or replacement.*

6. Can the proposed siding material at 1210 N Alder be an alternative material from cedar planks?

*Owner Response: The siding material at 1210 N Alder may be an alternative material, as long as the exterior profile and finish matches the existing siding. Any alternative material requires owner approval.*

## ***Formal Request for Clarifications***

### 3207 N. 11<sup>th</sup> Street

1. The shower location on the first floor will cause the drain for the shower to interfere with the existing ductwork. Can we move the shower, so that the drain is in the existing tub drain location?

*Owner Response: Shower location will be shown in SK drawing to be issued.*

2. Will the Refrigerator require an ice maker water connection?

*Owner Response: No water connection is necessary as no ice maker is proposed.*

3. Drawing indicated to replace selected windows, TBD. Please confirm what windows shall be replaced.

*Owner Response: This note has been deleted on the drawings. Only windows to be replaced are called out.*

### 1120 N. Alder Street

1. Will the Refrigerator require an ice maker water connection?

*Owner Response: No water connection is necessary as no ice maker is proposed.*

2. An exhaust fan is not shown in the Bathroom 103. Shall we include one?

*Owner Response: An exhaust fan is not needed, as there is an operable window in the bathroom.*

### 1210 N. Alder Street

1. Will the Refrigerator require an ice maker water connection?

*Owner Response: No water connection is necessary as no ice maker is proposed.*

### 3207 N. 17<sup>th</sup> Street

1. Will the Refrigerator require an ice maker water connection?

*Owner Response: No water connection is necessary as no ice maker is proposed.*

2. Please provide specifications/schedule for the new hydronic heater proposed in Bathroom 202.

*Owner Response: This heater in Bathroom 202 is electric and can be replaced with an appropriately sized cadet type electric wall heater. There is an existing thermostat and existing wiring. The size of the new unit would need to match the wire size.*

3. Existing siding appears to be asbestos tiles, however the Good Faith Survey did not provide information for the siding. Please provide Good Faith Survey for siding, or confirm if siding is assumed to be ACM and removed/abated.

*Owner Response: The existing siding was tested on March 24, 2015 and no asbestos was detected. A copy of the test report will be provided for contractor record.*

### 3211 N. 17<sup>th</sup> Street

1. Will the Refrigerator require an ice maker water connection?

*Owner Response: No water connection is necessary as no ice maker is proposed.*

### General

1. Windows Blinds: Per the jobsite walk discussion the removal/re-install of windows blinds is by Owner. Please confirm.

*Owner Response: Removal and re-installation of all existing windows blinds are the responsibility of the contractor. Proper preparation and protection shall be taken prior to any painting. The owner will install window blinds only where new blinds are proposed.*

2. Bidding documents indicate to remove replace subfloors as needed. The condition of the subfloors is undermined until the existing floor coverings are removed (unforeseen black mold discovered in previous summer projects). Is the university open to an allowance?

*Owner Response: The Owner is having the general contractor carry an allowance for this scope item.*

3. Does the university intend to award the houses to one General Contractor, or multiple General Contractors? Please confirm intent.

*Owner Response: The owner intends to award the entire project to one General Contractor. The owner reserves the right to select any bidder and is not restricted to select the lowest bid or partial bids. The owner also reserves the right to determine the final scope of work.*