



ANDREW GOODWIN DESIGNS

DESIGN | ARCHITECTURE | PLANNING

REQUEST FOR INFORMATION

Date: 8/26/2024

Project: 378 Royal Theater

Subject: Specification

RFI: #001

1. Is there specifications for division 210000 Fire Protection / Fire Sprinkler System?
 2. Is there specification for division 270000 communications?
 3. Is there specification for division 280000 Fire Alarm, Safety and Security?
-

Answer:

1. No
2. No
3. No



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RFI: #002

1. Will the Masonry wall on the southwest side of the Amphitheatre be a part of the deductive #4?
 2. Please confirm the area of the Amphitheatre deduct. Will the Amphitheatre deduct area be from the wall between the Plaza & Amphitheatre to the wall with the slide gate between the Amphitheatre & the parking lot?
 3. I assume the earthwork will not be a part of the deductive for the Plaza and Amphitheatre alternate, correct?
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Answer:

1. Yes. The wall between the plaza and amphitheater will require a small portion of that wall to remain. Refer to the grading and drainage plans.
2. Yes.
3. Yes.



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RFI: #003

1. Specification 087105 mentions acoustical door gaskets but there is no call out for the acoustical gaskets model # on the hardware schedule. Please clarify the model type of acoustical gaskets for each door opening.
2. On sheet A6.10 there is a door & hardware note 34 that says , Doors must be designed and installed for sound attenuation levels per owners standards . Contractor to verify with owner prior to purchase. Please supply sound attenuation levels and STC rating for each door opening and please provide product types / models in the hardware schedule.

Please note we need this information to bid the project properly. It could be \$1,000.00's of \$ more per opening depending on the levels of the sound attenuation, STC rating & products

Answer:

1. Provide closed cell neoprene sponge gasket for entire frame that is BHMA certified and acoustical tested to ASTM E283. Minimum .375" thickness.
2. Provide closed cell neoprene sponge gasket for entire frame that is BHMA certified and acoustical tested to ASTM E283. Minimum .375" thickness.



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RFI: #004

In deductive alternates #5 & #6 it says deduct all associated mechanical, power, lighting, finishes, fixtures, and equipment for the 2nd & 3rd floors. This does not include the two story space associated with the stage or the elevator, and the outdoor patio / deck or mechanical space on the roof.

1. With the elevator and stairs that remain in the base bid for the new addition will we also have to included all the insulation, drywall. 2 hour assemblies, power, lighting, signage, doors and machine room that is associated with the elevator and stairs in the new addition base bid only? No deductive alternate correct?
 2. Will the all the duct shafts and duct that go through the 2nd & 3rd floors to the roof be included in the new addition base bid only? No deductive alternate correct?
 3. Will the HVAC equipment for the 2nd & 3rd floors be included in the new addition base bid only? No deductive alternate correct?
 4. Will any emergency lighting and exit signs be include in the base bid only? No deductive alternate correct?
 5. Will the exterior insulation envelope be included in the new addition base bid only? No deductive alternate correct?
 6. Will the gypcrete underlayment be included in the new addition base bid only? No deductive alternate correct?
 7. Will the fire alarm and fire sprinklers be included in the new addition base bid only? No deductive alternate correct?
 8. Please provide a detailed list of all items / finishes and there locations that are to be included in deductive alternates #5 & #6
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Answer:

1. Yes that is correct.
2. Yes.
3. Yes.
4. Yes.
5. Yes.
6. Yes.
7. Yes.
8. For deductive alternates 5 and 6 provide a cold shell as stated to include:
 - The structural skeleton, foundation, and external walls
 - Connection points for utilities: sewer, water, electrical, and gas
 - Fully operational core assets: elevator, sprinkler system, and electrical switchboard
 - Stair assembly, guardrail, and handrail
 - Egress lighting and exit signs only
 - Finished balcony and guardrail
 - Finished roof assembly and guardrail