



ANDREW GOODWIN DESIGNS

DESIGN | ARCHITECTURE | PLANNING

REQUEST FOR INFORMATION

Date: 9/11/2024
Project: 378 Royal Theater Subject: Specification

RFI: #007

During the job walk it appeared there is Lead paint, mold, and Asbestos

1. Is there a hazardous material survey? ACPD will require a hazardous material survey before issuing a permit.
 2. If no hazardous material survey has been conducted, will one be furnished before the bid date?
 3. Please confirm that all interior wall, ceiling, flooring finishes and all roofing are to be removed and replaced to perform the structural upgrades. Please advise on the scope of work of the demolition of the finishes and the replacement material. (drywall, plaster, insulation)
 4. On lines A & C in the existing theatre the existing URM has a plaster finish on the walls is this to be removed to do the Structure steel upgrades and the epoxy injection?
-

Answer:

1. There is a Hazardous Survey. The City will perform the mitigation prior to construction and this is not part of the bid.
2. No
3. Please refer to demolition plans for scope to be removed and items to be protected in place. Remove ceilings and wall finishes accordingly. See floor plan wall legend, reflected ceiling plan, and specific details for finish requirements. The theater ceiling will need to be removed in order to perform structural requirements.
4. Yes.



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REQUEST FOR INFORMATION

Date: 9/11/2024
Project: 378 Royal Theater Subject: RFI

RFI: #008

1. The structural wall behind the amphitheater stage calls for prime and paint a decorative mural per detail 54- A5.07.
 - A. Is this decorative mural by others?
 - B. Is this painted mural on one side?
 - C. If not by others please provide design of mural.

2. Also on the wall between the amphitheater and plaza call for a stucco mural on sheet LC1.0 note 13.
 - A. Is this decorative stucco mural by others?
 - B. Is this decorative stucco mural on one side?
 - C. If not by others please provide design of stucco mural.

3. Also the planter wall between the Amphitheater lawn area and the existing theatre calls for a decorative wall per architect. See sheet LC1.0 legend note (W-01). Please note this wall is 0" to 24" tall above finish grade.
 - A. Is this decorative wall by others?
 - B. If not by others please provide design.

4. What is the finish on the site walls, retaining walls, and planter walls?
 - A. Will all walls be natural concrete with sacked & patch on exposed side?
 - B. Any form liners?
 - C. Any color?



5. The amphitheater seating on sheet C6.0-18 calls for 12" wide and 36" tall seat wall on 4" class 2 base and on sheet A5.07-43 the amphitheater seating is 16" wide x 18" tall from finish surface.
 - A. Please provide size of seat walls.
 - B. Is concrete flatwork at seat walls 4" thick or 6" thick?
 - C. Will a detail be provided on how seat walls tie in with the concrete flatwork?
 - D. Any expansion joints?
-

Answer:

1. A) Painted mural is by others B) Mural is on street side C) Design by others
2. A) Disregard stucco. Seal, prime, and paint concrete. B) Mural is on street side C) Design by others
3. A) See Civil plans for site wall designs B) See Civil plans for site wall designs
4. A) All walls be natural concrete with sacked & patch on exposed side B) No form liners C) No color
5. A) Detail 43/A5.07 takes precedence B) 6" thick. C) Each seat wall is separate per Civil. Dowel in the flatwork to prevent movement. D) Provide control joints full length at the edge of all amphitheater aisles.



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Date: 9/11/2024
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RFI: #009

1. The BOD is no longer available and I will be presenting Kwik-Wall as an equal equivalent per 102226.2.2.B for approval by the architect.
2. 102226.3.3 Field Quality Control – I will present an alternate for a 3rd party acoustician to provide a field NIC test after the partition is installed if it is required.
 - a. 102226.2.1.A.1.b details that if the test is required the minimum NIC is 45. This number is unattainable with a 50STC partition as required per 102226.2.1.A.1.a-50 STC.
 - b. Typically a field NIC test range 8-10 points lower than the laboratory STC test. In this case with a 50STC partition the NIC test will typically fall between 40-42.
 - c. ***Please confirm the following:***
 - i. ***Is an NIC test is required.***
 - ii. ***If NIC is required and we use a 50STC partition, please confirm that an NIC test ranging between 40-42 is acceptable.***
 - iii. ***If an NIC 45 is required, please confirm that we should use our 56STC partition, which comes at a substantially increased cost.***

Answer:

1. Kwik Wall is acceptable
2. C) NIC test is not required



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REQUEST FOR INFORMATION

Date: 9/11/2024

Project: 378 Royal Theater

Subject: RFI

RFI: #010

1. On line 6 of the existing theatre the existing URM wall is to be removed in its entirety. Will the structural engineer of record be supplying a engineered design for the temporary shoring needed? (need before bid date)
-

Answer:

1. Provide a lump sum for shoring to be determined by future analysis and design approved by engineer.



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REQUEST FOR INFORMATION

Date: 9/11/2024
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RFI: #011

Has there been any discussion of either using HDG primed or a shop applied High Performance Paint System on the fabrications for the stairs and architectural “fin” wall parts?

The spec is really not clear, (see question below). The spec does call out a minimum of SP-6 Commercial blast on the exterior steel. The Plans also show Powder Coated steel on the fin wall and structure. All powder coating is not created equal. The only method of powder coating that will hold up in this environment is one that is done starting with abrasive blasting and then a zinc undercoat and a polyurethane top coat, (not a polyester top coat as is typical). The fin wall and stairs are too large to powder coat in shop in one piece.

Or, ideally for Shop applied coatings the steel could be bundled into a “one stop shop”, steel fabrication facility with an AISC specialty paint certification.

Another option, at the minimum, the fab shop that does blasting and coating could apply one coat of Zinc Primer and all steel could be completed in the field with 2 coats of epoxy sealer and high build polyurethane top coat, with less worry of call backs by the owner for repairs in two years.

Finally, if all the steel was HDG, it could also be finished in the field with 2 coats brush and roll. In both of these last two cases of field applied coatings.

Please advise on the method of the finish on the fin wall and stairs.



Answer:

Provide one coat of Zinc Primer from fabrication shop and field apply 2 coats of epoxy sealer and a high build polyurethane topcoat.



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REQUEST FOR INFORMATION

Date: 9/11/2024
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RFI: #012

1. Looking at the Theatre seating on the job walk it appears that there is at least 3 different types of theatre seats and different colors /material.
 - A. What seat type or types are we to restore ? (Send picture of type and quantity?)
 - B. What's color and type of fabric will be required for restoration of theses seat?
 - C. Is there a procedure for the restoration of these seats?
-

Answer:

- 1) A) Restore 196 seats to match existing to be determined. B) Procedure: Strip seat down to frame, provide new padding, provide new fabric, paint metal frame, refinish wood.



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REQUEST FOR INFORMATION

Date: 9/11/2024

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Subject: RFI

RFI: #013

1. Will this project have an HVAC BMS (building Management System) or EMS (Energy management System), or is it a Stand-Alone Controls System?
 2. What Manufacturer are the HVAC Controls to be by?
-

Answer:

- 1) Thermostats are Stand-Alone Control system.
- 2) HVAC manufacturer provided controls.



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RFI: #014

On C line of the foundation plan S1.1 it calls out details 12 & 15 on sheet S2.2 which call for slot cutting the excavation for the under pinning and the under pinning foundation is calling for continuous #5 reinforcing steel, which cant not be performed due to the slot cutting.

1. Can reinforcing steel couplers be used?
 2. If, yes what type and brand will be acceptable?
-

Answer:

- 1) Yes, couplers are acceptable.
- 2) Any brand with test data showing that they develop the full tensile strength of the bar is fine. Alternately, if a strategy for installing bar laps is feasible, that works too.



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Date: 9/11/2024

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Subject: RFI

RFI: #015

1. On sheet S1.2 there is a call out for Pre-Fabricated stairs and landings **BY OTHERS**. Will the owner be purchasing and installing these stairs & landing from a Pre-Fabricated Stair manufacture? Please advise

Answer:

- 1) The stairs are to be provided and installed by a prefabricated stair company and purchased by the contractor.



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Date: 9/11/2024

Project: 378 Royal Theater

Subject: RFI

RFI: #016

1. On the exterior elevations Sheet 3.10 note #13 Calls out to Patch, Repair, Repaint and remove & replace damaged brick. Please confirm that this scope of work is for the exposed brick on the exterior elevation only.
-

Answer:

- 1) This is for the exterior exposed brick only.



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REQUEST FOR INFORMATION

Date: 9/11/2024

Project: 378 Royal Theater

Subject: RFI

RFI: #017

1. Is Existing Fire Alarm Manufacturer/Equipment currently installed?
 2. Is this new fire alarm system considered stand alone or is it required to interface with existing fire alarm system/equipment?
-

Answer:

- 1) No.
- 2) Provide new standalone fire alarm system compatible with the local fire department



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Date: 9/11/2024
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RFI: #018

1. Please clarify the order of precedence of contract docs.

Plans shall take precedence over written specifications

2. Refer to detail C on sheet LP5.0, tree drain shall be 3" perforated pipe. However, in tech specs section 329000/ 8.23/ C, tree drain standpipe shall be 4" rigid perforated pipe. Please clarify.

Plans take precedence. 3" perforated pipe.

3. Refer to detail C on sheet LP5.0, tree drain shall be used plastic atrium drain grate and flat grate within DG planter. While, in tech specs section 329000/ 8.23/ F, cap for tree standpipe shall be flat-type drain grate and section 3.20/ G, install atrium drain grate for shrub, flat drain grate for turf areas. Please clarify.

Plans take precedence.

4. In tech specs section 329000/ 8.19, drainage material shall be 3/8" crushed rock. While, in the same tech specs at section 8.23/ G, gravel for tree drain shall be 3/4" size. Please clarify.

Plans take precedence.



5. Based on paving materials on sheet LC3.0, the aluminum header shall be 3/16" X 8" X 16' and 3/16" X 5" X 16' from Permaloc. However, on tech specs section 321513/ 5.2, edging shall be 3/16" x 5 1/2" from Sure-loc. Please clarify.

Plans take precedence.

6. According to tech specs section 329000/ 3.17/ B, cobble decomposed granite shall be installed over weed barrier fabric as shown on details. However, detail B and D sheet LC4.0 are not required weed barrier below cobble and decomposed granite.

Plans take precedent.

7. In tech specs section 329200/ 20.21/ C, place imported soil according to section 329113 soil preparation, but this section was not provided in the technical specs. Please provide.

Plans take precedent. No section will be provided.

8. Please provide size of pea gravel, rock as shown in detail 10 on sheet C6.0.

3/8" typical diameter.

9. In tech specs section 328000/ 2.6/ A, PVC pipe fittings shall be sch. 40. While, in irrigation legend on sheet LI2.0, irrigation mainline fittings shall be sch. 80. Please clarify.

Plans take precedence.

10. Refer to irrigation legend on sheet LI2.0, controller Calsense CS3000 shall be a conventional wire option. However, in tech specs section 328000/ 2.9/ A, conventional wired and two-wired systems. Please clarify.

Plans take precedence.

11. Refer to irrigation legend on sheet LI2.0, ball valve at manifold isolation valve shall be from Lasco true union valves V----N-SC. In tech specs section 328000/ 2.16/ B, ball valve for manifold isolation shall be Spears SBBV. Please clarify.

Plans take precedence.



12. According to irrigation legend on sheet LI2.0, model for backflow preventer shall be Wilkins 975XL. While, tech specs 328000/ 2.17, model for backflow shall be Febco 825Y-BV. Please clarify.

Plans take precedence.

13. According to tech specs section 328000/ 2.18, the wye strainer shall be rated at 300 PSI. However, in irrigation legend on sheet LI2.0, the model provided Wilkins YBXL has rate 400 PSI per manufacturer specification. Please clarify.

Plans take precedence.

14. In tech specs section 328000/ 2.21, tubing stakes shall be Pepco PS8-100, Toro TIS6. While, in detail C on sheet LI5.0, tubing staple shall be Salco DTS. Please clarify.

Plans take precedence.

15. Refer to tech specs section 328000/ 3.8/ E, master valve/ flow sensor wire conduit and sweep shall be 1 1/4" size. While, in detail C and D sheet LI3.0, conduit with sweep shall be 1" size. Please clarify.

Plans take precedence.

16. Please clarify if the landscape irrigation system shall be domestic or reclaimed?

Domestic

17. Please provide model and detail of installation of 1" irrigation water meter as shown in irrigation legend on sheet LI2.0.

Provide 1" irrigation water meter. No model is specified. No detail is specified.

18. Refer to water key note #5 on sheet C5.0, reduced pressure backflow device shall be installed per City standard detail WA-29. While, in irrigation legend on sheet LI2.0, backflow preventer shall be installed per detail B on sheet LI3.0. Please clarify.

Landscape plans take precedence.

19. Is there a staging location for materials? Please provide location.

Location TBD by City.



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RFI: #019

1. On sheet S1.2 there is a call out for a special moment frame by Simpson shown on sheet MF-1. With talking to Simpson they said they do not manufacture / supply moment frames any more as of this month. They have revised software for structural engineers to design to and incorporated the design into their drawings. Please advise on how we are to proceed.
-

Answer:

Simpson has moved from prefabricating moment frames and factory inspecting. Simpson still provides the frame parts to be installed on site and inspected on site.

Provide equivalent moment frame to be installed and site inspected at the cost to the contractor.