

# Gramoll Construction

## Questions on SWTHZ - Architect Response 02-04-2025

### General Questions:

- Please cloud any and all changes made from the original drawing set. **No-Response**
- Have drawings been submitted for building permits? **Yes**
- Missing D-4 Drawing – **Drawing D4 has been added to the new drawing set**
- Can we confirm the sauna you are ordering? It mentions Jacuzzi Saunas and there is a website jacuzzi.com, but the ClearLight sanctuary 3 is from an infraredsauna.com – **ClearLight Sanctuary 3 in all but the ADA suite. Sanctuary retreat for ADA.**
- East wall has a note for insulation, wall type K1 does not call for insulation. Is this batt insulation or spray insulation. **Any K1 Wall is Not Insulated. B and H are Insulated.**
- Does the North and East wall need a fur out wall to allow for insulation and room to run power? **Yes**
- Fire Alarm – What is currently installed and what is the requirement for the new space? **GC will need to Visit the Space to Determine. This Will Be a Separate Permit by the GC Subs. Sheet A-1 Calls for Separate Permits if Needed.**
- The gas piping plan and layout are not provided. **See sheet P-3**
- Confirming drywall ceilings at all locations. It appears other locations have drop ceiling throughout. If drywall ceilings are required, multiple access panels will need to be installed in each room. **Bid alternate will be ACT throughout.**
- Finish plan in Rooms – are rooms to be paint finish or tile? Are these considered wet area and to be dense rock/green rock or standard drywall? **Drawing D4 to clarify tile locations.**

### Architectural:

- A1.3 - says building permits and fees are to be furnished and installed by contractor. Are we pulling and paying for the building permit? Have costs been determined for those? **No, This Will be an Estimate or Call the City for an Estimate. This is a Cost Carried by the GC.**
- A1.3 - Just confirming the notes in the matrix under Demising Partition, Mechanical, Electrical and Plumbing are referring to the understanding the GC is furnishing these items, but the costs will need to be broken out separate from the Tenant scope. **That's Correct**
- Is an alternative pocket door manufacturer an option? **No, the pocket door frame has to be Eclipse, and the hardware comes from Lienna. The solid core door slab, we do not have a required vendor for this item.**
- The existing demising wall shown on A-3 is not currently there. Please correct. **Floor Plan is A-2 – Plan Calls for New Demising Wall. Wall Type J is Listed.**
- FF-3 floor finish. The contractor is concerned about the ability to grind and polish the existing slab. The slab is in rough shape and where it is an existing topping slab on top of existing double t's, it will be more cost effective to patch and cover with different flooring options. There are also some areas that are plywood infills that may not be able to be ground down and polished like the rest of floor. **In the past when the slab is not in great**

shape they have elected to do a cementitious overlay and then proceed with the scope that is being installed, a 2 step grind, stain and seal with polyaspartic and the H&C shark grip additive.

- Note 2 on A-2 mentioned film on the windows and film above ceiling if required and leave top open for heat escape. There are 6 punched open windows above the ceiling. Are they to have film, or not? **Window film - both construction blackout and permanent graphics are to be handled by the signage vendor installer.**
- Can we add a note on A-2 for demolition of the west wall inside face of drywall? **The Plan Calls for Cleanup, Patch and Repair of all Gypboard, So This is Covered.**
- Confirming rooftop units don't need any structural support below the units. The Matrix on A-1.3 mentions the GC is to verify. Has a structural engineer confirmed with the existing structural drawings for the building about roof top unit placement? **They are Under 750# and Not a Comment from the City.**
- Can we confirm that the topping slab and double t's can be cut in to for the trench drains by a structural engineer? The cut sheet on the trench drains calls for an 1-1/2" at the deepest cut. This will probably end up in the top of the double t. All but one trench drain also runs perpendicular to the double t's which might impact multiple double t's. We will also want to lay out the trench drains to verify where the main plumbing line runs downstairs to avoid double t's. Has this been verified? **Sheet P-1 has been revised to floor drains.**
- A-2 note 33 refers to Cementous backer board at wet locations and note 20 refers to water resistant gypsum board at restroom and showers. Where is the Cementous baker board to be installed? **It Can be Either. We Want a Water-Resistant Material at all Wet Location. This Gives the GC Some Flexibility on Costs and Availability.**
- Note 4 on A-2 mentioned the millwork is owner provided, and contractor installed. The bid narrative mentions that the millwork order form should be submitted as soon as possible. Is the owner filling out the order form or is that the contractor? **GC is to purchase and install millwork.**
- Sheet A-2, Note 11 – Mentions existing service sink. There is no existing service sink. **Provide New as Shown in the Plumbing Plans**
- Do you have a preferred roofing contractor for patch and repairs? **This Would be a LL Question**

## **Plumbing/Mechanical:**

- Public restrooms will require a floor drain. **Floor drain has been shown on P-1**
- Is a floor drain required next to each cold plunge location? **Yes, Sheet P-1**
- Do cold plunge pools need a hose bib or water supply at each location? **No, this is not required. Please provide bid alternate to add a single hose bib each room.**
- Page P-2, Note 1 – Mentions an existing 1-1/2 water supply. This currently does not exist in this space. Please confirm where the water tie-in is to occur. **GC Will Need to Visit Site and Verify. Note 1 States That GC is to Verify Final Location.**

- The water isometric appears to show water hammer arrestors in the ceiling. Are these required at each fixture? **Water hammer arrestors are required as directed on Sheet P-0, note 28 and as revised on Sheet P-2.**
- Do the existing roof top units remain in place? **Sheet M-2 has been revised to indicate roof top condensing units on floor plan. Keynote #13 and general notes have been updated to indicate this as well as that existing HVAC equipment to be demolished.**

## **Electrical:**

- Will power be required for exterior building signage? **Yes, Sheet E-1**
- Where is the power meter located. Needed to determine feeder length for the new panels. **Existing electrical service has been clarified on keynote #11. Contractor shall field verify and coordinate with landlord existing service equipment prior to bid and construction.**
- Please Provide additional information on the back lit suite numbers for the rooms. Is the GC to provide the LED driver and controller along with wiring for these? Is a raceway or conduit required? **Detail provided on sheet A-2.1**
- Note 13- Sheet E2 states to mount sauna clocks at 90" AFF. Are these timers for the saunas or just time clocks? Please provide details. **Wall Mounted and Remote-Controlled Room Timer. GC to Provide Receptacle.**
- E-2 Roof plan has changed. Please provide the correct electrical roof plan. **Correct roof plan shown on sheet E-2 HVAC equipment locations shall be coordinated with mechanical contractor.**