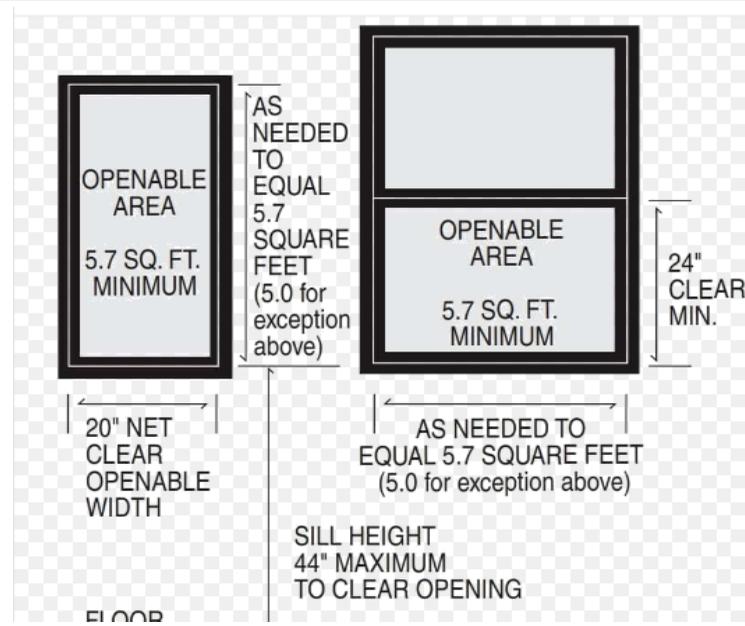


BRFI #	BID RFI	BID RFI RESPONSE	
		by owner / representant	by Architect
1	Are we replacing the sheetrock in the ceiling and walls?	I'm asking for all ceilings and walls to be replaced	Yes, all walls and ceiling to be replaced. Also, all electrical receptacles, switches and plates to be replaced. Plans will be updated to reflect all notations on this
2	Will the attic be R-30 or R-38?	This is to be confirmed with the architect, however with the roof pitch, I think it's R-30	Insulation R value, shall be equal to R38 or higher. Plans will be updated to reflect all notations on this regard.
3	There are no returns or transfers shown in the plans for mechanical. Can we get this updated?	The architect will address this	A 12"x24" return grill shall be located at the AHU closet as return, and a 6"x8" transfer grill shall be located above bedrooms and bathroom doors. Plans will be updated to reflect all notations on this regard.
4	Are the counter tops to be granite or quartz?	The architect will address this	Granite countertops are recommended for cost efficiency. Plans will be updated to reflect all notations on this regard.
5	Under the mechanical, are we to design with a condensate pump or drain?	The architect will address this	No. Condensate piping to be provided from AHU to existing sanitary drain line at 3/4" size. Gravity drainage to be used in lieu of condensate pump. Plans will be updated to reflect all notations on this regard.
6	Are the drain lines cast iron? If so, are we to change them out?	The drain lines are cast iron in the unit and transition to PVC outside. They need to be changed to PVC throughout	See Owner response
7	Is there a septic tank present?	Yes, this needs to be cured and filled. It is not hooked up and the drain lines go to the City of Alachua sewer	See Owner response
8	Is there an alternate for painting the exterior?	I think this is listed as an alternate, however we want the exterior painted	Exterior to be painted. Paint color and brand to be selected and approved by owner
9	If we notice items that are not to code, are we allowed to alter the plans?	The architect will address this	All construction / remodeling must comply to code. No changes shall be made without the approval of the architect.
10	Is the plan to keep the LP gas service or remove it and go with all electrical?	The architect will address this	The current service to the stove / range is gas based. No need to convert it to electrical.
11	Depending on the gas question and altering plans to meet code, can the tankless water heater be moved away from the washer dryer area? It's too close per code.	The architect will address this	Yes, It should be moved or shifted towards the door. Plans will be updated to reflect all notations on this regard.
12	Is the curb needed on the sidewalk? Why?	The architect will address this	Curbs are required as preventers for Wheelchair falling over. If platform is higher than 6" from finished grade, hand rails need to be provided.
13	Is it necessary to remove all of the sidewalks as shown on the plans? They already have the proper width.	The architect will address this	It is recommended to remove as the existing sidewalk slopes down along with existing grade elevation. In order to achieve the adequate slope for the ramp (per code), it would be more cost efficient to pour new sidewalks with proposed slope needed to meet entry platform.

14	Do the current windows meet egress requirements? Will they need to be changed and, if so, with what type?	The architect will address this	Windows to be replaced to a double pane - low -e type. One new egress window (48"x48") to be installed in each bedroom. Existing window sill to be lowered by 6"-8". Plans will be updated to reflect all notations on this regard.
15	Is it okay to use Delta as an approved alternate for the fixtures?	The architect will address this I'm fine with this.	Value engineer (Delta) is fine if also approved by owner.
16	The plans don't show any return ducts. Will the return duct be ducted with returns in each bedroom and the main area. Or will it be a free pull return through a louvered door with transfer ducts from each bedroom into the main space?		Yes, A 12"x24" return grill shall be located at the AHU closet as return, and a 6"x8" transfer grill shall be located above bedrooms and bathroom doors. should be moved or shifted towards the door. Plans will be updated to reflect all notations on this regard.
17	The existing drain is done by using a condensate pump. Will we be able to utilize a new condensate pump system, 115volt electric outlet will be required in the closet if so. Or do they want the slab cut and a drain run out that way?		Condensate piping to be provided from AHU to existing sanitary drain line at 3/4" size. Gravity drainage to be used in lieu of condensate pump.
18	Please verify the installing HVAC contractor will be required to provide a manual j, d & s. Or will it be provided, per code requirements?		KEM to provide energy code calculation that validifies and satisfies all load and energy based calculations and designs for this project.



denotes revisions to be done on plans

The Florida Building Code says that the minimum net-clear opening requirement for an egress window is 5.0 square feet for any bedroom window on the first floor and 5.7 square feet for any bedroom window above the first floor. A net-clear opening is the unobstructed opening of your window.