

Enoch Pratt Free Library
Washington Village Branch Refresh
Questions from Prospective Bidders
Pre-Bid Conference – October 16, 2025, 3:00 p.m.
Written Questions Due October 20, 2025, 5:00 p.m.

I. Questions and Answers – Pre-Bid Conference

	Question	Answer
1	Is the building occupied?	No.
2	What is the status of the building permit?	EPFL will submit for a building permit with assistance from the architect. The GC license number is required for E-permits. The permits will be applied for once the GC is selected.
3	Is the building sprinkler?	No. The bid documents do not include a sprinkler system.
4	Will there be another site visit?	The site visit was 10/17/2025. There is no other site visit scheduled. If that changes, a new date will be posted on the Pratt website.
5	Will there be a fire alarm system	Yes.
6	Does Pratt have a preferred vendor for the fire alarm?	No.
7	Is the project subject to prevailing wage?	No.
8	What hours can the contractor work in the building?	Contractor will be allowed to work after the traditional workday, subject to Pratt approval.
9	When was the library last occupied?	October 2023.
10	Is there a fence around the property now?	Yes.
11	What year was the library built?	1970
12	Are there hazardous materials in the building?	See attached document.
13	Can Pratt share the branch-wide hazardous waste report?	See attached document.
14	Is there exterior work?	No.
16	Laydown area for materials	Will be provided.
15	Where can we park a Dumpster and a porta-potty?	There is space on the site to locate a Dumpster and porta-potty

	Question	Answer
17	How hard is the three-month deadline?	The three-month duration includes time for permitting; however, bidders should propose a schedule they consider achievable.
18	Who is responsible for the low-voltage work?	Pratt will handle wiring; the electrician to provide pathways.
19	What furniture or fixtures are in the building?	There are shelves shown on the plan.
20	Does Pratt have a preferred vendor for room signage?	Pratt has no preferred vendor. Pratt used Strategic Factory on recent projects.
21	Is there power in the building?	Yes.
22	Is the bathroom functional?	Yes.
23	Should the Section 4 – Bid Form be the first page of the response?	Yes.

II. Questions and Answers – Written Questions

	Question	Answers
1.	The ITB mentions Section 5 - Bid Documents, but no Document List is provided. Please provide/confirm.	Document List to include Bid Drawings and Project Manual.
2.	The ITB mentions Exterior Work in the scope, but nothing is indicated on the Bid Drawings. Please clarify.	Exterior scope is excluded from bid.
3.	Please confirm the project is NOT a Davis-Bacon Wage Scale project	Confirmed.
4.	Please confirm the project is NOT Sales Tax Exempt	The project is exempt from sales tax. The selected contractor will be provided a copy of the library's tax-exempt certification.
5.	The Project Manual contains the following discrepancies;	See below.
6.	012600 - CONTRACT MODIFICATION PROCEDURES - Listed on TOC, Not in Manual	Specification will be issued with Addenda 1
7.	012900 - PAYMENT PROCEDURES - Listed on TOC, Not in Manual	Specification will be issued with Addenda 1
8.	013516 - ALTERATION PROJECT PROCEDURES - Listed on TOC, Not in Manual	Specification will be issued with Addenda 1
9.	014339 - MOCKUPS - In Manual, Not listed on TOC	Specification to be removed from scope. This will be noted in Addenda 1
10.	016000 - PRODUCT REQUIREMENTS - Listed on TOC, Not in Manual	Specification will be issued with Addenda 1
11.	014510 - INDOOR AIR QUALITY MANAGEMENT PLAN - Listed on TOC, Not in Manual	Specification section will be removed from TOC in Addenda 1
12.	017900 - DEMONSTRATION AND TRAINING - Listed on TOC, Not in Manual	Specification will be issued with Addenda 1

13	078443 - JOINT PENETRATION - List on TOC, JOINT FIRESTOPPING in Manual	TOC will be updated to Joint Firestopping in Addenda 1
14	087111 - DOOR HARDWARE - Listed on TOC, 087100 in Manual	TOC will be updated in Addenda 1
15	099123 - INTERIOR PAINTING - Listed on TOC, 099124 - INTERIOR PAINTING (MPI STANDARDS) in Manual	TOC will be updated in Addenda 1
16	Dwg G.001 - The Sheet Index does not correlate with the actual drawing numbers and titles. Also, the Sheet Index lists 34 Bid Drawings. We have only received 30 Bid Drawings. Please clarify.	A revised drawing Index will be issued with Addenda 1.
17	Dwg AD.100 - Demolition notes indicate to salvage (SX) existing Shelving. Is the GC responsible for dismantling and temporarily storing the shelving materials on-site, and then for re-assembling and re-installing them?	Yes.
18	Dwg A.001 - Please confirm there is no proposed Floor Type 1 (FLR-1), but rather slab infills, as needed, for underslab plumbing work. Unless further details are provided, Trident will assume slab infills will be 4" thick, 3,000psi non-air-entrained concrete, on compacted subgrade material, with a 6-mil poly vapor barrier., doweled into existing concrete at 48" o/c, staggered each side.	FLR-1 will be updated in Addenda 1. The intent was for this construction type to cover slab infills.
19	Dwg A.100 - Please confirm "Staff Lockers" are NIC.	Confirmed. A.100 will be updated in Addenda 1 to clarify scope.

20	<u>Dwg A.500</u> - Handrail details indicate both 'steel pipe' and 'stained wood' handrails. Details A4 & A7 indicate 'stained wood'. Please confirm what material/detail is desired. Please provide a detail of the material/finish for the top of the F4 walls to the right of the Platform Steps.	Typical handrail details have been updated. Handrails to be stained wood with metal handrail bracket. A detail reference has been added for wall cap to the right of platform steps. Per the note on A4, wall to have a painted wood wall cap. MDF is acceptable at SIM conditions.
21	<u>Dwg MD.100</u> - Demolition Note #1 indicates to remove "associated controls, piping, ductworks.....". But the note is only shown in the Mech/Utility Room, giving the impression that all other ductwork is "Existing To Remain". However, M.100 appears to show entirely new, proposed ductwork. Trident believes the work scope is to remove all existing ductwork [except exh fan ductwork] and HVAC equipment/exhaust fans, and to provide all new ductwork and HVAC equipment/fans. Please confirm this assumption is correct.	Correct.
22	<u>Dwg M.100</u> - The First Floor Plan identifies proposed "equipment pads". What material, and size, are these pads to be?	Pads shall be concrete, minimum 3.5" thick, extending 6" beyond the footprint of the equipment. Provide for both AHUs and HPs.
23	<u>Dwg P.100</u> - An existing Floor Drain [FD] is shown to remain. It appears this element will end up being covered by the proposed platform. Please confirm the Floor Drain is to remain, as shown, and is NOT to be relocated.	Floor drain may remain in place; provide barrier type trap seal protection device.

24	GENERAL: a. Can Metal Framing be used ILO Wood Framing, for both the Partitions and the Raised Platform? b. Existing partitions to remain only extend to the Lay-In ceiling. However, proposed Type W partitions are shown to be constructed to the Roof Deck/Structure. Please confirm/clarify, as the Reflected Ceiling Plan on A.200 indicates/assumes ALL existing & proposed partitions extend above ceiling, and the separate ceiling grids do not align between rooms/areas.	A. Metal framing is acceptable ILO Wood framing for both Partitions and the Raised Platform. B. A.200 will be reissued in Addenda 1. Intent is to maintain existing top of wall condition at existing and new partitions for BOH/ existing Toilet Rooms. New walls at Office 106A will terminate at ACP similar to existing partitions.
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25	Dwg AD.100 - a. A Demo Note for the existing restrooms states to remove “toilet partitions, accessories, finishes, and fixtures”. Does this mean also to remove <u>all</u> gypsum board (gypsum board is a ‘finish’), and replace with new? Or, are we to remove the wall tile, and patch and prep any remaining gypsum board to accommodate new wall tile/paint? It may be difficult to remove the wall tile without fully damaging the gypsum board. b. Demo Note states to “RX Floor Sink” near the Proposed Janitor’s Closet. PD.100 identifies both a Floor Sink and Floor Drain as “Existing-to-Remain”. Please clarify if the Floor Sink is to be removed. NOTE: It appears once new partitions are constructed, the existing floor sink would reside <u>IN the Janitor’s Closet</u>, below the proposed Mustee Service Sink, so it may be desirable to keep the existing floor sink “as-is”..	a. Intent is to remove wall tile, patch and prep and remaining gypsum board to accommodate new wall tile/ paint. Scope will be clarified in Addenda 1. b. Floor sink note will be updated to ETR in Addenda 1.
26	Dwg A700 - Are the Lavatory Mirrors to sit flush to the drywall, with the ceramic wall tile ‘biting’ around them? Or, are the mirrors to be “padded” off of the drywall, resting flush on the wall tile? If padded off, how should the gap between mirrors and drywall be addressed?	Mirror to be “padded” off of the drywall. A note has been added to provide trim to match wall finish where visible in Addenda 1.

27	Dwg P.100 – SK-1 is specified as a Kohler Model RH-20912-NA which is an undermount sink (and, also noted as the same on A.701). The schedule on this drawing notes it as a ‘drop-in.’ Please clarify.	The schedule on P.100 will be updated in Addenda 1.
28	There are existing floor boxes within the front area floor. Are these to remain or be removed with the floor to be infilled?	Existing floor boxes are to remain.
29	Please confirm we are to remove all existing flooring, including multiple layers of existing flooring where found.	Confirmed.
30	Sheet A.001 lists two floor types. Are there any instances of new floor type FLR-1? If so, please clarify where.	See response 18.
31	Where the wall is being infilled as shown on D7/A.701 are we to provide brick to match the existing, or just drywall as shown on F4 (A3/A.001)	Drywall as shown on F4, paint to match brick.
32	Please provide a detail of the material/finish for the top of the F4 walls to the right of the Platform Steps.	See response 20.
33	DIV 01 - General Conditions	See below.
34	Please confirm this project does not have certified payroll or wage scale requirements.	Confirmed.
35	Please confirm this project is not tax exempt.	EPFL to confirm.
36	Please provide update on permit submission process.	EPFL will submit for building permit with assistance from architect. GC license number is required for E-permits. It will be applied for once GC selected.
37	Please confirm if the proposed 12 weeks starts at award or at permit release?	Yes.

38	Please confirm if existing site security fencing is to remain or if GC should provide pricing to furnish new site fencing.	Existing site security fencing to remain.
39	Please confirm existing parking lot can be used for contractor parking and material storage/laydown area.	Confirmed.
40	Please confirm all utilities are in working order.	Confirmed.
41	Please provide working hours.	The time restrictions are anticipated to be 7:30am - 3:30pm. The selected partner is expected to identify and abide by all working hour restrictions specific to the project location. No
42	Please confirm there are no noise restrictions for the building. DIV 02 -	The noise restrictions are anticipated to be consistent with the anticipated 8hr work day (7:30am - 3:30pm). The selected partner is expected to identify and abide by all noise restrictions specific to the project location.
43	DIC 02 - Demolition	
44	Please provide most recent hazardous materials report.	EPFL –
45	Please advise if urinal is to be included in demolition.	AD.100 has been updated to specify urinal demolition in Addenda 1.
46	DIV 07 - Roof/Insulation	See below.
47	Please clarify scope of work to be completed at exterior soffit area as noted in RFP but not shown on plans.	See response 2.
48	DIV 09 - Finishes	See below.
49	Please clarify scope to be completed and paint color for exterior handrail and smoking area.	See response 2.
50	DIV 10	
51	Please confirm the signs shown on page A.800 shows the entire room signage scope.	Scope updated in Addenda 1.
52	Please confirm that sign type A1 and sign type C are not in scope of work.	Scope updated in Addenda 1.

53	Please confirm lockers will be furnished and installed by owner. If GC is to install, please provide spec.	See response 19.
54	Please advise location of new extinguishers and cabinets.	FECs indicated on A2/A.100. Provide surface mounted cabinet where required by existing wall type.
55	Please confirm that a Knox Box install should be included in pricing, not shown on plans but listed in specs.	Provide surface mounted knox box adjacent to front entry. AHJ to confirm location.
56	DIV 22 Plumbing	
57	Please advise if American Standard Cadet Pro 215FA104.020 is an acceptable alternate for the Zurn 2-piece water closet?	EPFL
58	DIV 23 HVAC	See below.
59	Please confirm if existing oil tank is full or empty.	EPFL
60	DIV 26 Electric	
61	Please confirm there is no existing fire alarm and Enoch Pratt does not have a preferred fire alarm vendor.	Confirmed.
62	Please confirm data and low voltage will be by client, contractor to provide power poles.	Confirmed.
63	Please provide part number for power pole. Sheet E.200 Note 3 shows verification with owner is needed.	EPFL – confirm requirements for power pole (outlet /data per station or blank off plates for coordination with furniture installer)
64	Structural. Note 49 states lintels are required for cutting and patching into the existing building façade, and to refer to the structural drawings. Please confirm if structural drawings are forthcoming.	I don't know where this note 49 is Structural drawings are not forthcoming. Platform, stair and ramp are delegated design. There is no scope to cut and patch into existing building façade.

65	Demo. A6/AD.100 states the existing soffit and exterior light fixtures are to remain. The project overview narrative states the exterior soffit is to be replaced. Please confirm if this is to remain, or to be replaced.	See response 2.
66	Fire Protection . AD.100 does not make any mention of demolition of any existing fire sprinkler. Please confirm if the existing sprinkler system to remain as is.	There is no sprinkler system.
67	Partitions . The project overview narrative states that the staff room is to receive modular walls. Please confirm if these are shown in plan, and if these will be furnished and installed by the contractor or owner.	Confirmed – staff room walls to be furnished and installed by contractor as indicated on project documents.
68	Handrail clarification. Sheet A.500 has a typical detail for steel handrails, however, stair section detail (A4/A.500) notes that the handrails are to be stained wood. Please confirm if all handrails at the ramp/stair are to be wood or metal.	See response 20.
69	Ramp construction. Please confirm if the ramp between the main level and the elevated platform is to be wood framed, or cast in place concrete	Intent is for wood framed ramp.
70	Incoming Gas Service. project overview narrative states the HVAC system is to be converted from oil to natural gas. The M/P drawings do not indicate if there is an existing gas meter, or where the existing service comes into the space. Please clarify the location and design intent for the updated HVAC system	Gas service is not required.

71	Mockups. Please confirm if mock-ups are required for any of the updated room finishes	See response 9. Mockup is not required.
72	There are existing floor boxes within the front area floor. Are these to remain or be removed with the floor to be infilled?	See response 28.
73	Please confirm we are to remove all existing flooring, including multiple layers of existing flooring where found.	See response 29.
74	Sheet A.001 lists two floor types. Are there any instances of new floor type FLR-1? If so, please clarify where.	See response 18.
75	Where the wall is being infilled as shown on D7/A.701 are we to provide brick to match the existing, or just drywall as shown on F4 (A3/A.001)	See response 31.
76	Can you specify the countertop material for my numbers? 410-925-9206.	BOD is Hanstone, Imagination Group per project documents. We left the color selection open.