



NOTIFICACIÓN NÚM. 2

SUBASTA FORMAL 23J-12467 SERVICIOS DE REMODELACIÓN DE EDIFICIO CARIBE PLAZA PROPIEDAD DEL SISTEMA DE EMERGENCIAS 911, ADSCRITO AL DEPARTAMENTO DE SEGURIDAD PÚBLICA DEL GOBIERNO DE PUERTO RICO

ASUNTO: CONTESTACIÓN DE PREGUNTAS

Se notifica a los licitadores interesados en participar de la subasta de referencia, de las siguientes preguntas y respuestas:

AIREKO CONSTRUCTION

GENERAL:

1. Please provide the following: (1) Specs – Division 5: Metals

Answer: See document *05 METALS Binder1.pdf* attached to Amendment No. 6.

2. We would greatly appreciate a site visit with the demolition consultants. With whom can this be coordinated?

Answer: See Amendment No. 6.

ARCHITECTURAL:

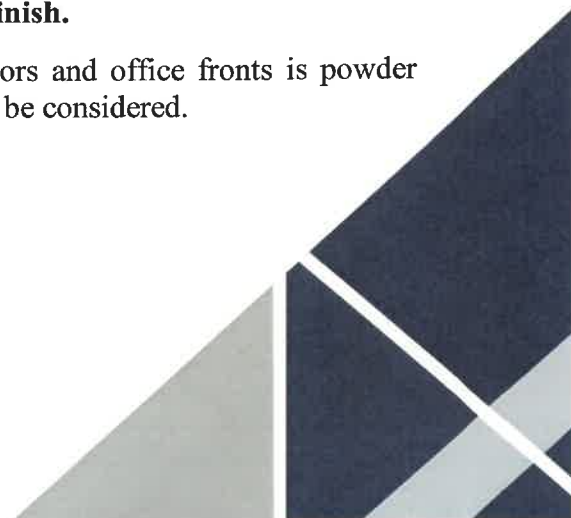
3. Please indicate which hardware set number corresponds to which type of door.

Answer: Please see sheets A-4.01, A-4.21, A-4.31, A-4.41, A-4.42, A-4.51, A-4.52, A-4.61, A-4.62 and A-4.71 as amended attached in Amendment No. 6, which information was added.

4. Please confirm if the aluminum doors type XVI must have a black finish.

Answer: Yes, aluminum door type XVI must be black color finish.

5. Please indicate if the aluminum black finish for the doors and office fronts is powder coated. If not, please confirm which type of finish should be considered.



Answer: Yes, black aluminum finish for the doors and office fronts is powder coated.

6. Please confirm if doors type 'EX' are hollow metal doors that must be painted. Do they have to be removed & reinstalled?

Answer: Yes, the method for the painting process must be established by the General Contractor but the finish will be as specified.

As requested by a supplier, please provide the following:

7. The required wind loads on the building envelope.

Answer: The required wind loads for the building envelope is +/- 75 psf.

8. The required glass composition for the store-front & curtain wall systems.

Answer: See added notes on sheets A-2.00, A-2.20, A-2.30, A-2.40, A-2.50, A-2.60, A-3.00, A-3.10, A-3.20, A-3.30, A-4.80 as amended attached in Amendment No. 6.

9. Who will certify the existing fenestration system?

Answer: The existing fenestration system was certified when constructed. The new fenestration system will be certified by the contractor.

10. Please confirm the quantity and dimensions of the shower glass panels for the bathrooms found on the 4th and 6th level.

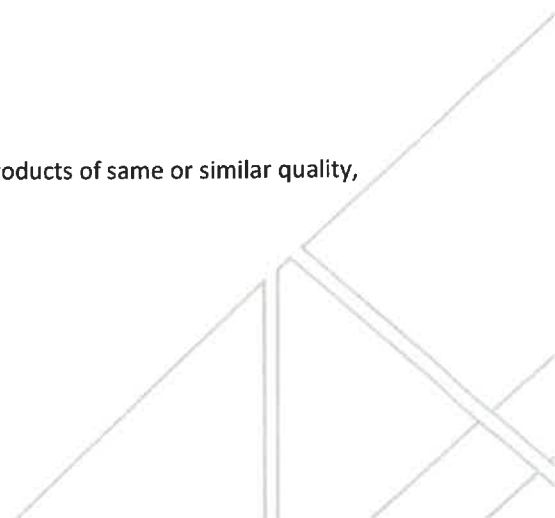
Answer: See sheets A-5.40 & A-5.60 as amended attached in Amendment No. 6. Crystal size: 2 feet, 8 ¼ inches wide. 6 feet, 5 7/8 tall.

11. Please provide the required model for the acoustical wood panel veneers, for the ceilings.

Answer: The model required for acoustical wood panel veneers is Acoustiwood Standard Ceiling Plank. 1" X 12" X 48". Color Smoky Maple. Tile Bond Acoustic Ceiling Tile Adhesive. Liquid Nail. By Audimute.¹

12. Please provide models for the bathroom accessories needed on the 4th level. (Please refer to page A-5.40.)

¹ The brands included in this Auction are for reference. Bidders may present products of same or similar quality, and which comply with the specifications.



Answer: See Sheet A-5.40 as amended attached to Amendment No. 6 for more details. See reference image:

TOILET & KITCHENETTE FIXTURES SCHEDULE					
MQD.	DESCRIPTION	MODEL NO.	COLOR	MANUFACTURER	REMARKS
P-1	TOILET (HANDICAPPED)				CONTRACTOR MUST SUBMIT TOILET FIXTURE FOR ARCHITECT APPROVAL.
P-2	LAVATORY (HANDICAPPED)				CONTRACTOR MUST SUBMIT LAVATORY FIXTURE FOR ARCHITECT APPROVAL.
P-3	SHOWER				CONTRACTOR MUST SUBMIT UTILITIES SINK FIXTURE FOR ARCHITECT APPROVAL.
P-4	KITCHEN SINK	DUK2115	STAINLESS STEEL	EUKAY	UNDER MOUTH SINGLE BOWL SINK DEPTH 8" DRAIN OPENING 3 1/2" W/ TALBOTTE PULL-DOWN KITCHEN FAUCET W/ SOAP DISPENSER

TOILET & KITCHENETTE ACCESSORIES SCHEDULE				
MQD.	DESCRIPTION	MODEL NO.	MANUFACTURER	REMARKS
1	MIRROR	B-293	BOBRICK	TILT MIRROR W/ ST. S.T. FRAME 18"x30"
2	GRAB BAR	B-26806	BOBRICK	1/2" # ST. S.T. GRAB BAR W/ SNAP FLANGE 36" min.
3	TOILET PAPER HOLDER	ASI 9030		SURFACE MOUNTED DUAL ROLL TOILET PAPER DISPENSER DIST BY ACHIA TRADING
4	SOAP DISPENSER	44080-22 OR B-2888	DELTA OR BOBRICK	
5	-			

13. Please confirm if accessories must be considered for the bathrooms found on the 5th level. (Please refer to page A-5.50.) If so, please indicate the required models.

Answer: See Sheet A-5.50 as amended attached to Amendment No. 6 for more details. See reference image:



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TOILET FIXTURES SCHEDULE					
MKD.	DESCRIPTION	MODEL NO.	COLOR	MANUFACTURER	REMARKS
P-1	TOILET (HANDICAPPED)	C43901-WH	WHITE	DELIA	PRELUDE 2-PIECE 1.28 GPF
P-2	LAVATORY		WHITE		CONTRACTOR MUST SUBMIT LAVATORY FOR ARCHITECT APPROVAL.
P-3	SHOWER HEAD	G-8301		CAL GREEN	POLISHED CHROME
P-4	SHOWER FAUCET	G-7030 - LM 455-T NOTE: VALVE-G-7005 (CRAFT)		CAL GREEN	POLISH CHROME CRAFT
P-5	KITCHEN SINK	DUH2115	STAINLESS STEEL	ELKAY	UNDER MOUTH SINGLE BOWL SINK; DEPTH 8" DRAIN OPENING 3 1/2" W/ TALBOTT PULL-DOWN KITCHEN FAUCET W/ SOAP DISPENSER

SHOWERS & KITCHEN ACCESSORIES SCHEDULE				
MKD.	DESCRIPTION	MODEL NO.	MANUFACTURER	REMARKS
1	SHOWER CURTAIN ROD			CONTRACTOR MUST SUBMIT SHOWER CURTAIN ROD FOR ARCHITECT APPROVAL.
2				
3				
4				
5				

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14. Please confirm if the following are part of the scope of work. If so, please provide the exact location, quantities, dimensions & required model: Lockers found in the 3rd and 5th level from page A-4.30 & A-4.50.

Answer: Not included in contract.

15. Closets found in the 4th and 6th level bedrooms from page A-4.40 & A-4.60.

Answer: Not included in contract.

16. Reception furniture from page A-2.00 FR.

Answer: Not included in contract.

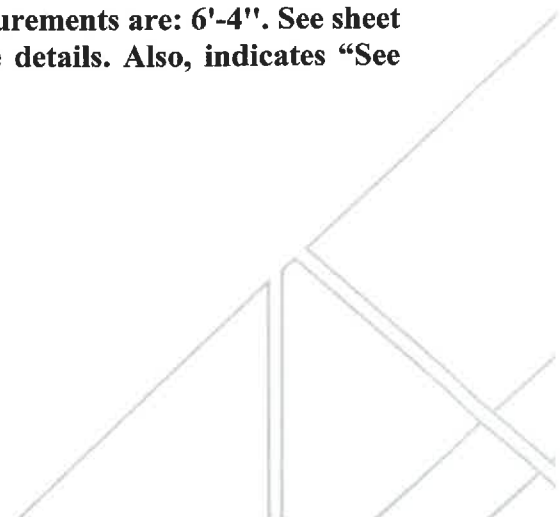
17. Island found in the 2 nd level kitchenette from page A-4.20.

Answer: Yes, it must be included. A single island, whose measurements are: 6'-4". See sheet A-4.20 as amended attached to Amendment No. 6, for more details. Also, indicates "See Kitchenette enlargement plan on Sheet A-5.20."

18. Mecho shades found in details #1 & 9 from page A-6.80.



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Answer: Not included in contract.

19. Projection surface found in detail #11 from page A-6.80.

Answer: Yes, it must be included. See detail number 8 on sheet A-6.80 as amended attached in Amendment No. 6.

20. The 13" X 13" access door found on detail #5 from page A-6.80.

Answer: Not included in contract.

21. Furniture found on all furniture floor plans.

Answer: Furnishing plans are for reference only. They are not part of this process.

22. Is there anything that needs to be redone/considered for the bathroom found in the parking building, on page A-2.00?

Answer: Yes, see Sheet A-2.00 as amended attached to Amendment No. 6. The bathroom shall be pressured wash and painted, door in this space shall also be cleaned and painted.

ELECTRICAL:

23. Where can we find the specifications for the new generator?

Answer: See Amendment No. 6. Also, see sheet E-804 that includes the specifications for the Sub-Base Fuel Tank for C27 and C32 Enclosure.

ARCHITECTURAL:

24. Is traffic coating (weather proofing) needed for the last slab of the multilevel parking building? If so, please provide specification.

Answer: The HEAVY DUTY SYSTEM type vehicle traffic system will be used by the same or similar TUFFLEX POLYMERS and distributed by DANOSA.² See attached specifications. Please refer to sheet SA.6 where the parking tray marked as "LEVEL 'K'"; "LEVEL 'J'" and the two ramps that go up and down respectively to levels K&J and the one that goes down to level 'I'. This area is approximately 9,600 square feet. These must be verified by the Contractor. The lines of the car spaces in the parking lot must be painted again as they were located before the application of this new system.

² The brands included in this Auction are for reference. Bidders may present products of same or similar quality, and which comply with the specifications.



<u>CAPA</u>	<u>PRODUCTO</u>	<u>RENDIMIENTO</u>	<u>DESCRIPCIÓN</u>
1	Tuff-Poxy	300 pc/gl	Primer epóxico
2	Elasta-Tuff 5000	50 pc/gl	Capa Base Uretano Elástico
4	Elasta-Tuff 6000 AR o AL	50 pc/gl	1ra Capa Desgaste
	Arena #20 mesh	0.15lb/pc	
6	Elasta-Tuff 6000 AL o AR	100 pc/gl	Capa Protección Final

IMPORTANT NOTES:

- In areas of curves and ramps an additional wear layer is used.
- Elasta-Tuff 6000 AL should be used in areas exposed to the sun.

25. Please confirm if the weather proofing for the office building roof is ‘danosa’ system, with its respective accessories.

Answer: The brands included in this Auction are for reference. Bidders may present products of same or similar quality, and which comply with the specifications.

26. Do all floor levels need 2’’ roll insulation over the entire ceiling area?

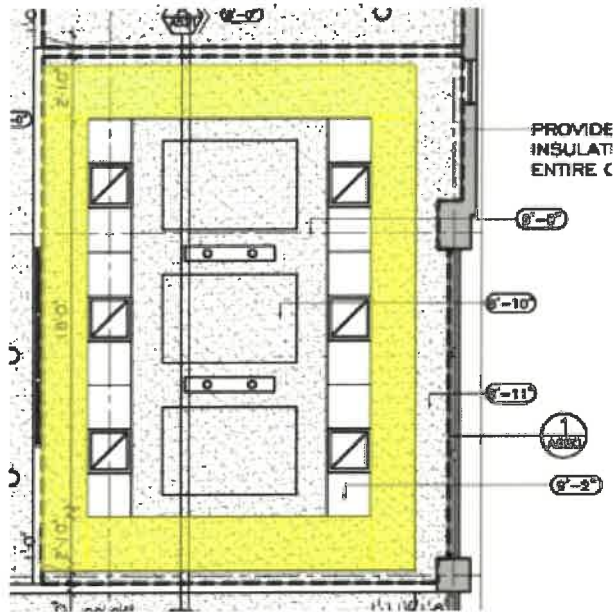
Answer: Only in the areas that are marked on sheets A-6.20, A-6.30, A-6.40, A-6.50, A-6.60 as amended attached to the Amendment No. 6.

27. Some of the ceiling heights are not provided in the reflected ceiling plans, therefore creating a confusion regarding the heights of the possible transition/fascia that may be needed. One example is the ceiling from conference room #210 (found on page A-6.20). The marked ceiling (in yellow) does not have an assigned height. Please provide these dimensions, to develop a complete take-off.



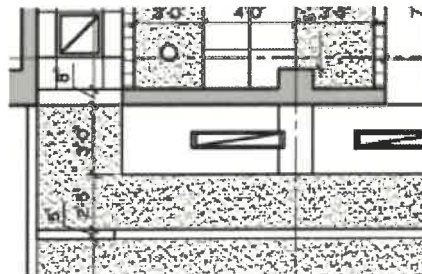
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Answer: The dimensions are 8'-10". See sheets A-5.21 and A-6.20 as amended attached in Amendment No. 6, for more details.

28. What is the transition between the 'open to ceiling' and the gypsum board ceilings? (An example of this would be hallway #1 & 2, found on all the floor levels.)



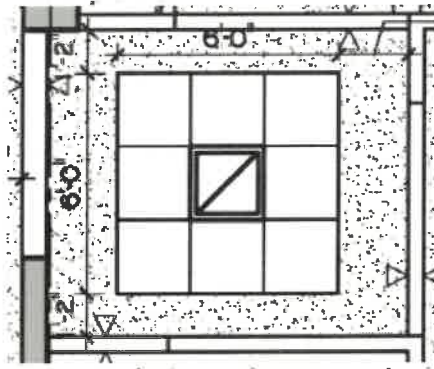
Answer: See details on sheets A-900 and A-6.80 as amended attached to Amendment No. 6.

29. What is the difference in height between finish C-1 & C-3 in the waiting area #209 (please refer to page A-6.20)? In the finish schedule (page A-4.21), finish C-3 is not marked, but it is represented in the reflected ceiling floor plan. Which specification prevails?



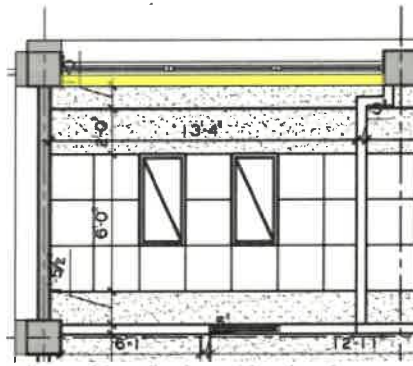
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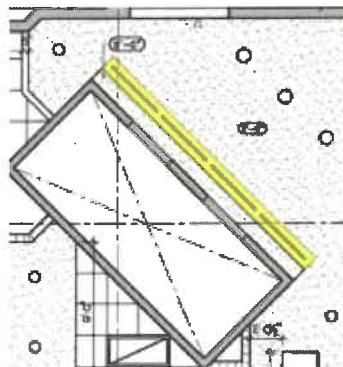
Answer: They are currently marked. See sheets A-4.21 and A-6.20 as amended attached to Amendment No. 6.

30. Are these spaces left in blank on purpose (as in, are they supposed to be considered as 'open to ceiling')? The example shown is from the file room #401, found in the 4th level reflected ceiling plan.



Answer: It would be an existing concrete beam at 8'-11".

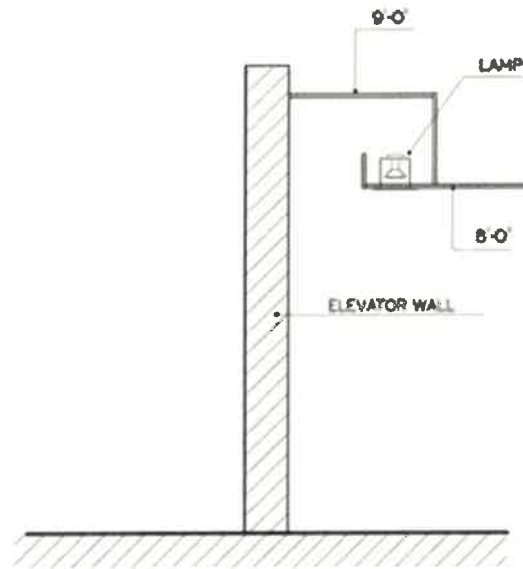
31. Is the part that is not shaded (painted in yellow) considered as 'open to ceiling'? The example shown occurs in every elevator lobby.



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Answer: It is not 'open to ceiling'. See attached drawing.



32. Please provide the finish schedule for the roof level (page A-4.71 RF).

Answer: See sheet A-4.71 RF, attached to Amendment No. 6.

ELECTRICAL:

33. Clarify if the contractor shall consider new conduit rough-in from existing telecommunications point of connection (pole) to new Tel/Com Cabinet. If so, please provide distance to be considered and quantity & sizes of the conduits.

Answer: Yes, consider 4C-4" & 2C-2" to Telecomm point of connection, distance +/- 250ft, riser under design process.

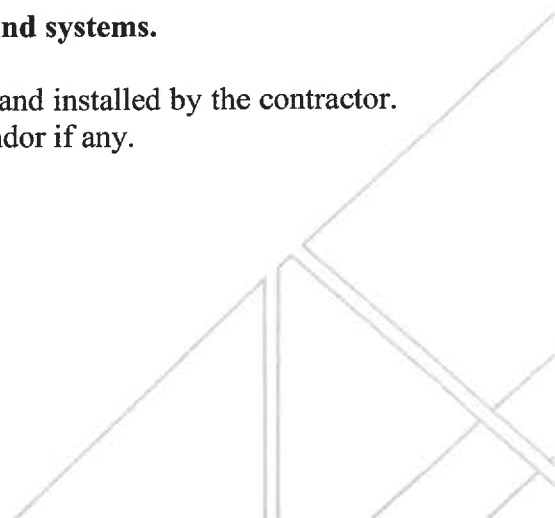
34. Confirm that only conduit rough-in with pull wire shall be considered for the following special systems: Data/Tel., CCTV, TV & Sound Speaker. If Special systems devices and wiring are required, please provide specifications, risers, and preferred vendor if any.

Answer: Only pull wire for all Telecomm, security, data & sound systems.

35. Confirm that a new Fire Alarm System shall be furnished and installed by the contractor. If so, please provide specifications, riser, and preferred vendor if any.



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Answer: Confirm. The new FAS has a voice annunciation system and a riser under the design process. Recommended manufacturer: Siemens/Cerberus.³

36. Indicate if alternate manufacturers and models will be accepted for the lighting fixtures specified on the lighting fixture and lamp schedule (See Drawing E-903).

Answer: See the answer to question 25.

37. Please provide the specifications of the new emergency generator and indicate if the emergency generator diesel tank shall be left completely filled up by the contractor.

Answer: See the answer to question 23.

38. Please provide the revised sheet E-801 and E-802 as they do not show information.

Answer: See Amendment No. 6.

39. Confirm that the Lightning protection system shall be furnished and installed by the contractor. If so, please provide a design of the Lightning protection system.

Answer: Confirmed. See amended plans attached to the Amendment No. 6, which includes electrical works.

40. Please provide drawing ET-1 that mention in the sheet E-903, general notes #24.

Answer: Sheet ET-1 is now converted to sheet E-806, attached to Amendment No. 6.

41. Please clarify which is the existing telephone company.

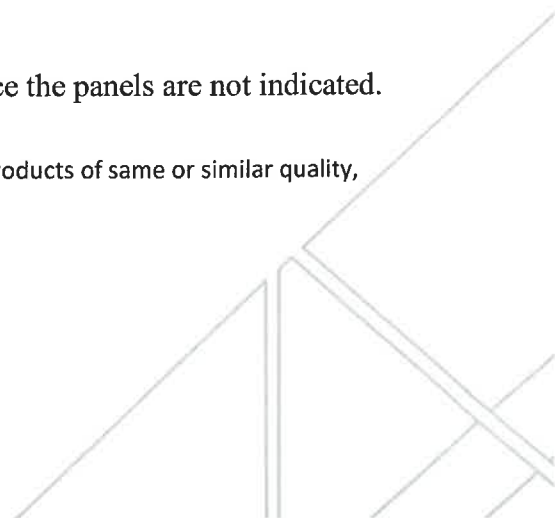
Answer: To be determined by Owner. At the moment the building does not have telephone service. If there are nearby facilities of the main telephone companies, we expect to have service from more than one company.

42. Please provide load description and location of the panelboards shown on sheets E901 & E-902.

Answer: All panelboard specs and locations are in the plans attached to the Amendment No. 6.

43. Please clarify where the power and lighting circuits go since the panels are not indicated.

³ The brands included in this Auction are for reference. Bidders may present products of same or similar quality, and which comply with the specifications.



Answer: Each floor will have 1-277/480v panels, 2-XDT's & 1-120/208V UPS panel. The first floor will have a 277/480V & 120/280V panels. 1 XDT for common facilities and roof will also have a set of panel meter bank (existing) that shall be modified.

44. Please coordinate a site visit for us and our subcontractor in charge of the works related to the reinforcement of the structural members (beams, columns, walls, slabs, etc).

Answer: See Amendment No. 6.

45. The parking structural drawings show numbers inside diamonds. But the reference is not found. Please provide the reference notes/photos related to these symbols.

Answer: The reference image is in the document: "Structural Assessment Report for Existing Parking Garage Building for the Caribe Plaza Building Per ASCE 41 [Photograph No. 11 & No. 11B]".

46. Please provide details (dimension & structural rebar) for the generator concrete pad.

Answer: See the answer to question 23.

STRUCTURAL

47. Please identify in the floor plans (S.1, S.2, S.3, S.4) which existing block walls must be reinforced using detail "A" and which ones will be reinforced according to detail "B". Both details appears on page S-7. 2.

Answer: From levels S.1, S.2, S.3 & S.4 on all block walls that need to be reinforced, detail "A" found on sheet S-7 will be used.

48. Please provide the Appendix "F" mentioned on page S.7 under the general notes and procedures.

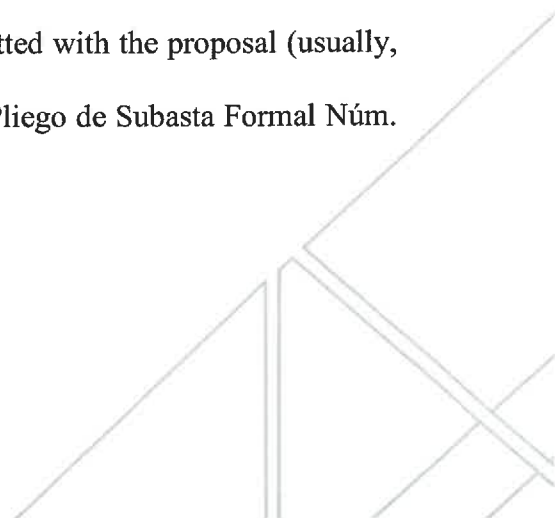
Answer: The Appendix "E" is part of the 'Structural Assessment Report for Caribe Plaza Office Building Per ASCE 41 Seismic Rehabilitation of Existing Buildings', attached to the Amendment No. 6.

GENERAL

49. Please confirm if the following documents must be submitted with the proposal (usually, they are provided when the project is awarded):
i. Points 'E' & 'F' of page 5, from the document titled: "Pliego de Subasta Formal Núm. 23J12467."



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Answer: Refer to point 13 of section VII of bid documents (page 26).

ARCHITECTURAL

50. Please provide the required model for the acoustical fabric panel veneer (MKD. C-6, from the ceiling finishes). Furthermore, please confirm there location and provide the model specifications for the acoustic ceiling baffles. We understand that they are two different products.

Answer: The C-6 corresponds to the Acoustiwood Standard Ceiling Plank. 1.5" X 12" X 48". Smoky color Maple. Tile Bond Acoustic Ceiling Tile Adhesive. Liquid Nai by Audimute⁴, for application reference see details on sheet A-6.01. The Fabric Acoustic Ceiling Baffles, Hanging Landscape Orientation Typ. (24" x 48" x1.5") by Audimute⁵. The color of the roofing material will be chosen by the Agency, color not change cost.

51. Some interior partitions are not identified (please refer to pages: A-2.00 to A-2.70). The information is needed to complete our take-off.

Answer: All interior walls to our knowledge are properly identified, the only ones without a label or identification are the existing walls.

52. Please provide the specification/model for the wallpaper finish (MKD. W-7), found in the wall finish schedule.

Answer: The specifications for the W-7 are Versa Wall Covering 52/54" Wide 20oz Osnaburg Bucking Pattern: Weathered Color A170-556 Smoked Wood. By Versa, distributed by SORS Decor Center.⁶

53. Please provide more details for the acoustifelt fabric acoustic tiles (MKD. W-2), found in the wall finish schedule.

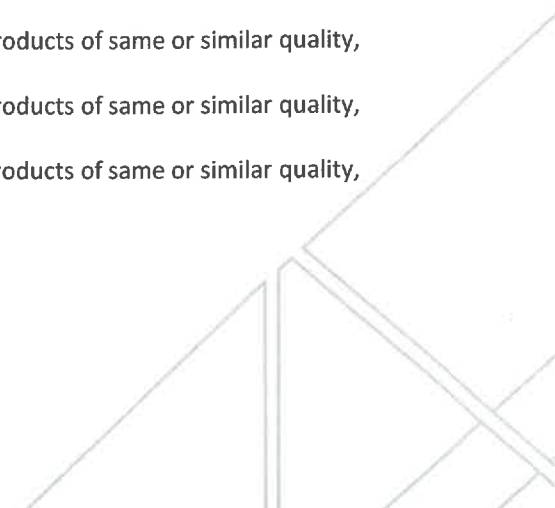
Answer: The W-2 corresponds to Fabric Acoustic Panels 3 colors to be selected by the Agency, product by Audimute⁷.

⁴ The brands included in this Auction are for reference. Bidders may present products of same or similar quality, and which comply with the specifications.

⁵ The brands included in this Auction are for reference. Bidders may present products of same or similar quality, and which comply with the specifications.

⁶ The brands included in this Auction are for reference. Bidders may present products of same or similar quality, and which comply with the specifications.

⁷ The brands included in this Auction are for reference. Bidders may present products of same or similar quality, and which comply with the specifications.



54. Please confirm if the ceiling from the space between the bathrooms in the 4th and 6th level are open to ceiling or (like the rest of the floor levels), are gypsum board ceilings.

Answer: The space between the bathrooms on sheets A-6.40 and A-6.60 are Plasterboard as on sheets A-6.00, A-6.20, A-6.30 and A-6.50. See sheets A-6.40 and A-6.60, attached to the Amendment No. 6.

55. The following are questions provided by a supplier:

i. What is the depth of the 'new concrete topping leveled to new finish floor level', found from the 2 nd to the 6 th floor?

Answer: The maximum depth is 6" in the new concrete finish leveled to the level of the new finish floor.

ii. The 'LVT' floor refers to a pattern of 3 different color tiles. The design/pattern required is needed to properly quote the area.

Answer: The colors will be chosen by the Agency. The colors will not change the cost.

STRUCTURAL

56. Please provide design and elevations for the metal structure to be constructed at the roof. Architectural pages A-2.7 and A-2.75 shows some details, but makes reference to the structural drawings. Structural drawing does not contains this information.

Answer: See amended plans attached to Amendment No. 6, which include this information.

ARCHITECTURAL

57. Please provide assembly of walls, height and finish (exterior and interior side) for the new room to be constructed at the roof (for the communications and battery racks). As shown on the architectural pages A-2.7 and A-2.75.

Answer: See sheets A-2.70, A-2.75, A-2.80, A-2.81, A-2.82 & A-6.70 as amended attached to the Amendment No. 6.

58. Please provide specifications for the Dryvit System needed to cover the parapets of the new structure at the roof. As shown in detail R1/A275 of the page A-2.75.



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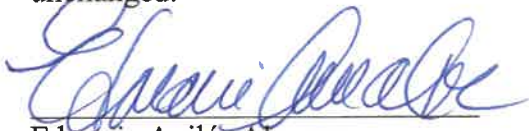


Answer: The specified product is a Parex brand [AW G1.02C ARMOURWALL / WATERMASTER / KRARK-SHIELD OVER STEEL FRAME⁸ whose system and composition indicated on sheet A-2.82. See Amendment No. 6.

59. Please confirm if all the details represented on page A-6.80 apply to this project, since most of the details are not found in the reflected ceiling plans.

Answer: See sheet A-6.80 as amended attached in Amendment No. 6.

This Notification is part of the auction specifications and those interested in bidding will have to consider it when presenting their offer. All other terms, conditions and specifications will remain unchanged.



Edmarie Avilés Almenas
Bid Board
Secretary

**Issued today, September 5, 2023.
San Juan Puerto Rico.**



⁸ The brands included in this Auction are for reference. Bidders may present products of same or similar quality, and which comply with the specifications.



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