

## Richmond Regional Planning District Commission (PlanRVA) – 424 Hull Street, Suite 300, Richmond, VA 23224

### Pre-Bid RFIs #2

6/6/2022

1. It sounds like the elevator lobby/common corridors/tenant demising walls will be priced separately as landlord work - is that correct? If so, is there a drawing detailing exactly what scope should be included in the landlord portion?
  - a. Response: Yes, any work in the elevator lobby, common corridor, and tenant's demising walls should be isolated from the rest of PlanRVA's build out. Details of landlord related to LL work is TBD (except demising walls) Baskervill to identify the demising wall in the plans and state it as a deduct alternate.
  - b. **Baskervill Response: See sheet A1 for demising wall information.**
2. Does the landlord work need to be listed on the same style bid form as the PlanRVA build-out, or should this be listed on the standard Thalhimer bid form?
  - a. Response: Thalhimer to answer.
3. Do you have information about the building standards for doors and hardware?
  - a. Response: Baskervill to answer – Lynx advised there is not a building standard EXCEPT for Best Keyway
  - b. **Baskervill Response: No door or hardware standards were given to Baskervill.**
4. At the areas of exposed ceiling, is the exposed deck/structure to be painted? How about exposed ductwork/electrical conduit, etc? Should those items be painted?
  - a. Response: Baskervill
  - b. **Baskervill Response: Exposed to deck areas are not painted. Ductwork and conduit are all exposed as is. See elevations for finishes at walls to deck within those areas.**
5. What finish is desired for the areas of exposed concrete flooring? Should the concrete just be sealed, sanded and then sealed, ground and sealed, or ground and polished? There are a variety of options that vary widely in cost, so it would be helpful for us to understand the desired look.
  - a. Response: Baskervill
  - b. **Baskervill Response: See spec section 03 35 00. See sheet A1 for general information,**
6. Does this building contain any post-tensioned concrete slabs or have any in-slab electrical/communication conduit or pathways that we need to be concerned about for creating new through-slab penetrations?
  - a. Response: Baskervill
  - b. **Baskervill Response: Coordination with building ownership via Thalhimer for any core drill locations**
7. Key Note 09.29.01 says "Double layer of Gyp" - please confirm if this is to be for the entire length of the referenced partitions (corner to corner), and if it is intended to apply to only one side of these partitions, or both sides.
  - a. Response: Baskervill
  - b. **Baskervill Response: It is to be the entire length as noted on drawings A1, A4, + A7. Intention is for it to only be applied to the side of the wall noted in elevation, not both sides.**
8. Key Note 09.29.04 says "3/8" gyp bd. finishing typ." - does this mean that all exterior walls should receive one layer of 3/8" drywall?
  - a. Response: Baskervill
  - b. **Baskervill Response: Yes but it has been changed to be 5/8" (commercial grade standard), to be finished out. Only within area of work/PlanRVA's space. See updated keynote 09.29.04.**
9. Detail 2A on Sheet A8 references demountable partitions for the office glass partitions; however, the aluminum door frame details on Sheet G1 reference aluminum storefront frames. Please confirm the type of framing system desired as part of Add Alt #1.C - "Aluminum frames in lieu of hollow metal frames at all



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doors".

- a. Response: Baskervill
- b. **Baskervill Response: Detail has been removed from sheet A8. Basis of design is for hollow metal frames at doors and sidelights. Add alt #1.C is to replace the hollow metal with aluminum frames as shown on sheet G1.**