



REQUEST'S FOR INFORMATION

Project Name: Landmark Tower

Date: January 28, 2021

Subject: RFI List #1

RFI'S

1. General – Who do we need to coordinate with to get access to this building? We are planning on making a site visit sometime the week of February 8 if that would be possible.
2. General – There are many references throughout the drawings regarding painting of existing aluminum storefront frames. During our initial discussion regarding the project it was indicated that painting of the any existing storefront/window frames would not be required. Please advise.
3. General – Please confirm as initially discussed that the rooftop patio, pool, additional elevator, and additional stairwells associated with the new rooftop work will not be required.
4. General – Our initial discussion regarding the project was that all interior demolition has been complete, but the drawings indicate the 4th and 5th floor have been completed. Please advise.
5. General – The units indicate a range hood, but there is no indication of a over the range microwave or countertop microwave. Will we be responsible for providing any microwaves?
6. General – Will painting of the exposed concrete ceilings in the units be required or will they remain a concrete finish? Also, are there any exposed concrete ceilings in the common areas/shell spaces that will require painting?
7. General – Will need bath accessories be required in all common area restrooms? If so please advise of items to be included.
8. General – Please confirm we will not be responsible for any asbestos abatement of the existing structure.
9. General – The drawings indicate the drywall on the inside face of the existing exterior walls is to remain (patch as necessary). Will retexturing of these walls be required to match the texture that will be applied to the new unit walls?
10. General – Please confirm existing window sills will remain and we will not be required to replace existing.
11. General – Will the General Contractor be responsible for cleaning of the exterior windows that are existing?
12. General – There are no indications of fire extinguishers or fire extinguisher cabinets. In addition, will under cabinet fire extinguishers be required at each unit? Please advise.
13. General – Will we be responsible for providing mailboxes for the project? If so, assuming it will be a centralized cluster mailbox?
14. General – Will a knox box be required to be installed at the exterior of the building?
15. General – Please advise if any work to the existing elevators will be required other than the new floor and wall cab finishes? Please provide material selection for new elevator cab finishes (Sheet AD1.1.1 keynote D11.23 references new finishes).
16. General – Please confirm we will not be required to provide and install any window blinds/window coverings.

17. General – Please confirm the temporary electric and water use charges during construction will be paid by the Owner as the building is already metered in the Owner’s name.
18. General – Will caulking of existing slab joints be required at stained concrete locations?
19. General – Please confirm all signage will be provided and installed by the Owner.
20. General – Please provide specifications and finish for the appliances and washers/dryers.
21. Sheet T0.0.0 – Building description and project summary indicates “new windows will be similar in style to the existing ones”. There are no indication of window replacement on the drawings. Please confirm existing windows are to remain.
22. Sheet T0.0.0 – Building description and project summary indicates that Phase 1 indicates floors 2-7, but work is shown on the drawings for this phase at the first floor. Please confirm.
23. Sheet AD1.1.0 – This sheet indicates the existing low roof areas to be removed and replaced. Please advise what type of new roof membrane will be required (TPO, EPDM, modbit, etc.). Also, please confirm the high roof areas will remain as is (noted on this sheet to). Will removal and replacement of existing metal parapet cap be required or will the existing metal parapet cap remain?
24. Sheet A1.1.1 – Keynote C49 references a new concierge/security kiosk. Please provide details.
25. Sheet A1.1.1 – It appears that the vestibule storefront is being replaced (demolition sheets indicate removal) but there are no elevations or information regarding the new storefront. Also, will new ADA operators/access control be required? Please advise.
26. Sheet A1.1.1 – Keynote C39 indicates to remove all exterior existing slate pavers at the exterior. There is no indication of new material to be installed. Please advise.
27. Sheet A1.7.2 – The 7th floor reflected ceiling plan indicates acoustical ceilings in the shell office spaces and units unlike floors 2-6. Please advise if this will be required.
28. Sheet A1.9.1 – The unit A reflected ceiling plan indicates to “conceal exhaust duct above ceiling”. There is no ceiling in the living rooms of these units. Please advise. It appears the other unit’s dryer venting ties into a vertical vent stack and it will not be an issue in the other units.
29. Sheet A1.9.1 (Typical For All Units) – A WD-2 wall trim is referenced but it does not appear noted anywhere outside of the finish schedule. Please advise what this is.
30. Sheet A1.9.1 (Typical For All Units) – Unit interior doors are listed as 1-1/2” thickness, assuming standard 1-3/8” thick unit interior doors will be acceptable? Will the interior unit doors have a panel profile (typically seen) or will be flush as indicated? If a panel profile please advise which type.
31. Sheet A1.9.1 (Typical For All Units) – Please advise of what door hardware will be required at unit entry doors (peep, lock bar, etc.). Assuming interior doors will just receive a knob and door stop?
32. Sheet A1.9.12 – The Unit H door schedule indicates door H7 and H8 which are not indicated on the floor plan. Please confirm these doors will not be used.
33. Sheet A1.9.13 – The Unit J door schedule indicates door J110 which is not indicated on the floor plan. Please confirm this door will not be used.
34. Sheet A2.1.1 – Indicates painting of exterior metal siding. From our initial discussion any exterior painting would not be required. Please advise.
35. Sheet A2.1.1 – Will the keynote E26 metal screening be required due to the rooftop area being omitted? If so please provide specifications and detail.
36. Sheet A3.1.1 – Keynote 30 indicates to “re-seal” all existing exterior storefront/windows. Please advise if this will be required.
37. Sheet A3.1.2 – In details 3, 4, 12, & 13 it appears the walls intersect the existing glazing systems not at a mullion. Will a break metal wall cap be required at the end of the wall where it terminates to the glazing and is visible from the exterior?
38. Sheet A4.1.2 – In regards to the public restrooms on floors 2-7 (detail 1) will new vanities and countertops be required (assuming so as the plumbing drawings indicate new lav sinks)?
39. Sheet A4.1.2 – In regards to the public restrooms on floors 2-7 (detail 1) will all of the existing toilet partitions be removed and replaced with new? It appears one stall is modified for ADA clearances, but with new wall and floor tile scheduled in the restrooms and getting new partitions to match existing would be a challenge. Assuming removal and replacement?

40. Sheet A5.1.1 – Please provide a specification for the “grating” at the two entrance vestibules. Sheet AD1.1.1 indicates new walk off flooring at these locations.
41. Sheet A5.1.1 – The ceramic tiles indicated on the finish schedule indicate a C-?. Please advise which areas are CT-1 and which are CT-2.
42. Sheet A5.1.1 – Please provide a finish schedule for the floors 2-7 common areas.
43. Sheet A5.1.1 – Please provide limits of ceramic wall tile in the public restrooms.
44. Sheet A5.1.1 – Will the wall tile at the elevator lobbies and indicated atrium/exterior locations extend to the underside of the ceilings or will it be a wainscot?
45. Sheet A5.1.1 – “PNLS-1” is indicated at Room 111 and 112 but there is no specification or indication of limits/location on the drawings. Please advise.
46. Sheet A5.1.1 – The finish schedule indicates ACT ceilings at the Atrium and Apartment Corridor but are not indicated on the RCP. Assuming follow the RCP?
47. Sheet A5.1.1 – Please provide a specification for the acoustical ceiling tile and grid.
48. Sheet A5.1.2 – Please provide a door hardware schedule.
49. Sheet A5.1.2 -Doors P100 and P105 are exterior doors but are indicated as wood material. Assuming these should be hollow metal doors?
50. Sheet A5.1.2 – Door P101 is indicated as a 3’ wide door but the floor plan indicates a double door. Please advise.
51. Sheet A5.1.2 – Please provide a specification for the accordion pocket fire doors.
52. Sheet A5.1.3 – Where do details 1-3 apply that reference some new work at existing window locations?
53. Sheet A5.1.4 – Please confirm no fireproofing will be required as part of this project (would assume all required members are currently fireproofed).
54. General Mechanical – There are no fire suppression drawings or information. Please advise of the extent of the fire suppression system work.
55. General Mechanical – Please provide a plumbing piping material and insulation schedule/narrative, and a HVAC insulation schedule/narrative.
56. General Mechanical – Please confirm the existing domestic water booster pump and fire pump are to remain (noted as existing on floor plans just want to confirm).
57. General Mechanical – There are no indications of garbage disposals at the unit kitchen sinks. Please confirm.
58. Sheet P3.1.1 – No return piping is indicated on the drawings for the DWP (only hot and cold supply). Please advise.
59. General Electrical – Please confirm all low voltage wiring and systems phone/data/TV/surveillance/access control will be provided by the Owner?
60. Specification Section 093013 – Indicates marble thresholds at tile floor transitions. Please confirm if this is accurate and that standard Schuler transitions are not acceptable.

POTENTIAL VALUE ENGINEERING/COST SAVINGS

We have provided the below potential value engineering and cost savings opportunities.

1. Potentially omit power washing of the exterior concrete façade of the existing building structure.
2. Potentially leave the existing exterior slate pavers in place in lieu of removing.
3. Potentially utilize an alternate 1 hour rated tenant separation wall assembly. We are assuming this assembly is included for a reason, but there are many other 1 hour rated assemblies that could potentially be explored for a large amount of cost savings.
4. Potentially omit areas of sound batt insulation within the unit interior walls.
5. Potentially utilize standard plate mirrors at the bath vanities in lieu of lighted mirrors.
6. Potentially utilize LVT floor at the unit laundry and bathroom areas in lieu of ceramic tile.
7. Potentially utilize wood base in lieu of ceramic tile base in units at ceramic tile floor locations.
8. Potentially utilize on wall paint color within units in lieu of multiple wall colors.

9. Potentially utilize standard 3-1/4" wood colonial base and 2-1/4" wood colonial door casing in units in lieu of 4" wood trim.
10. Potentially utilize PLAM countertops in lieu of granite countertops in units.
11. Potentially omit the stained concrete from the large first floor apartment corridor room (will be a shell space anyways).
12. Potentially utilize LVT flooring in lieu of ceramic tile in the Atrium area (may not be desired but at least wanted to present).
13. Potentially reduce the amount of phone/internet/TV outlets within the units as it appears this could be done. Potentially omit all hard wired phone outlets as well?