

Questions received: responses highlighted.

Regarding the shower wall finishes, I wanted to clarify the intended base scope and alternate pricing. In reviewing Alternate Pricing #1, which references “GC to price tile in lieu of solid surface,” am I correct in understanding that JPS is considering replacement wall tile as one option and a solid surface wall system as the alternate option? **Option 1 is solid surface wall system. Alternate is to price tile.**

Additionally, the existing wall tile is 4x4 tile. Would the expectation be to replace with new tile in a similar application, or is JPS considering an alternate wall system such as cultured marble or another solid surface product? **Information is in the construction documents**

I also noted the request to provide an allowance for floor replacement since the “composition has not been selected.” Could you provide any additional direction regarding the anticipated flooring system or material type being considered? **Information is in the construction documents**

Given the potential cost differences between various healthcare flooring systems — including material, substrate preparation, installation requirements, and infection-control considerations — it would be difficult to provide an accurate allowance without some general parameters regarding the intended flooring specification. Even a preliminary indication of the anticipated flooring category or preferred systems would be very helpful in preparing a more accurate proposal. **Floor scope of work is in the construction documents.**

Could you clarify the anticipated access procedures and availability for contractors moving materials, tools, and fabricated components in and out of the facility throughout the course of the project? **Each contractor will need to check in with security before accessing the TSP building. They need to check in tools and check out tools at the end of the day. Materials will also be checked in daily.**

Additionally, have there been any preliminary selections or preferences made regarding:

- wall tile, **Information is in the construction documents**
- flooring materials, or **Information is in the construction documents**
- solid surface products? **Information is in the construction documents**

Lastly, does JPS have a preferred plumbing contractor or plumbing vendor familiar with permitting and healthcare-related projects within the City of Fort Worth, or is that left to the general contractor’s discretion? **GC to use their discretion**

Additionally, given the operational and logistical complexity of the project, I would appreciate the opportunity to briefly discuss a few scope and sequencing items with you directly, if possible, prior to final proposal submission. I want to ensure that our proposal aligns as accurately as possible with JPS expectations and operational requirements. **We cannot meet privately about the project with a potential respondent. We had a pre-bid site walk on Tues 5/19.**

- Can we get a couple Pics of behind the shower panel?



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- Does the trim have to come off first or does the trim have to be removed before removing the panel and the valve stay connected to the wall? **Shower head and handle will need to be removed prior to removing the panel, (shroud).**
- Name of manufacture and model of toilet? **Toilet is to be re-used**

- Just confirming we can leave the bathroom fixtures inside the room while the other trades complete their work and the ownness is on the Hospital and not us if the material is removed from the room. **Yes, the patient room will be secured.**
 - If the ownness is on the contractor will the hospital provide enough parking spaces for the containers needed for each trade that decides to rent one? **Since each room will be completed one room at a time, trades will need to bring supplies as needed per room unless the GC will store the materials in the (1) konnex that will be allowed on site.**
 - If the shower is to be re-done the shower drain will need to be removed and the area below that will need to be opened up.
 - Can I get a picture of the p-trap and drain below one of the showers? **Unavailable. We do not have a patient room restroom that we can remove the floor at this time.**
 - Are there any wall mounted fire alarm devices that will be affected and also who currently services the fire alarm on site? **There are no fire alarm devices that will be affected. Firewise is the current vendor that supports our fire suppression system.**
- 1) Can the District confirm whether construction will only be permitted in one bathroom at a time? **Construction will be one room at a time.**
 - 2) Seeing that the District has requested the percentage of dedicated time for proposed project team members, can the District answer whether the proposed superintendent will be expected at the jobsite fulltime during construction? Knowing this information will help bidders better supply a superintendent who is available to meet the District's needs. **Superintendent should be on site while construction is being performed.**
 - 3) In Tab 2, bidders are asked to submit three trade references. Can the District confirm these are subcontractor references who can speak to the bidder's abilities and managerial competence and not references for the subcontractors? **Subcontractor references who can speak to the bidder's abilities and managerial competence.**
 - 4) Page six of the RFP states that submission of the proposal is to be "unbound." Can the District confirm it does not want the original proposal to be bound in a binder or with a spiral spine to assist with turning pages? **We prefer to receive digital responses in lieu of hard copies.**
 - 5) Pages 6 and 7 state that submission should include "one complete electronic copy." Is the electronic copy to be submitted in an online portal or on a USB or via email? If through a portal or email, then through what online portal or to what email address? Submit via email, **Bid_Submissions@jpshealth.org**.

Could you please confirm whether work will be permitted in all bathrooms simultaneously, or if there is a limit to the number of bathrooms that may be under construction at one time? **Construction will consist of completing one room at a time with no overlap in construction.**

What is the ICRA classification for this work? **Most likely, class 3 or 4.**

Will this floor be occupied during the renovations? **yes**

Scope & Demolition

1. Waterproofing — Once the tile and Hardie/cement board are removed, what waterproofing system do you require going back (liquid-applied membrane, sheet membrane, etc.)? Is crack-isolation membrane required, and will that be specified in the addendum? **Information is in the construction documents**
2. New substrate — What backer board type/thickness should we carry for the walls and wet areas? **Information is in the construction documents**
3. Fixtures — We understand all fixtures are being reinstalled. We also understand there may be an allowance for purchasing new fixtures — can you confirm that allowance amount and which fixtures it covers? **The allowance for purchasing new fixtures will be at the discretion of the owner.**
4. Doors and frames — are these in our scope, or finishes only? **Finishes only. We ask that the threshold be removed, cleaned and reinstalled.**

Concealed / Unforeseen Conditions

5. If we uncover damage after demolition — water-damaged framing, deteriorated substrate, failed plumbing, hidden hazmat, etc. — what change-order process do you require? Should that work be carried as a time-and-materials change order, a unit-price change, or a lump-sum proposal for owner approval before we proceed? **We require a formal change order for any unforeseen conditions that need to be repaired, per room. It will require a unit price change. It will require formal approval before work proceeds.**

Quantities & Documents

6. Will the addendum include full drawings and specs, or only the tile/ flooring selections, as well as plumbing scope? **At award, the awarded respondent will be given the floor composition selection and any other scope of work that is not included in the construction documents.**

Schedule & Phasing

7. Are liquidated damages in play? **Yes. see JPS.A102TEMPLATE Final posted**
8. What are the allowable work hours, and are there ICRA/infection-control requirements (containment barriers, negative air, etc.) with patients in adjacent rooms?

Work hours are typical work hours, 8-4:30 M-F, and Saturday 8-4:30, no evening work hours

Class 3-4 ICRA containment per room with an ante room between restroom and patient room entrance.

Contract & Payment

9. What is the retainage percentage, and are payment/performance bonds required? **Please see related documents posted**
10. Please confirm insurance requirements, and whether prevailing wage / Davis-Bacon applies. **Please see related documents posted**