

March 4, 2026

Project 26-01: Office Remodel – Questions and Answers

1) Will the rooms where work will take place be completely cleared out before the Notice to Proceed on March 17th? Will HTA employees clear out the offices entirely??

Employees will NOT be present in areas 103, 106, 107, and 109 only.

2) Are the "action submittals" and other submittals such as "product data, warranty, shop drawings," actually required for this project as well?

Yes, submittals are required.

3) I believe there is wall paper in at least two of the rooms where adjacent walls will be added; if the adjacent new walls need to be attached via a "channel" such as in typical framing, the drywall/wallpaper on at least one side would have to be removed. In this event, such as in rooms 103B East, 103C East, can the east walls have a standard drywall finish with no wainscoting or special detailing just like the other 3 walls in the rooms followed by the paint used throughout?

Yes, the east walls in rooms 103B and 103C can have a standard painted drywall finish matching the other room walls, without any wainscoting or other detailing.

4) Same question as above, but for 109A and 109 B South walls

Yes, the south walls in rooms 109A and 109B can have a standard painted drywall finish matching the other room walls, without any wainscoting or other detailing.

5) The questions regarding insurance requirements that I sent you in the acknowledged email last week

Builders Risk, Pollution, and Professional Liability may be waived. General Liability and Auto Limits of \$1,000,000 are acceptable.

6) Will employees be presently working while construction takes place?

Yes, employees will be present in areas 101, 102, 108, 110, and all areas labeled with numbers higher than 110. When front door access is blocked HTA will adapt as needed. Notice of 3 business days prior to blocking front door access is needed for HTA staff to provide alternate public access solution.

7) Is there going to be an Addendum coming out for this project and will the bid date be extended at all?

No Addendum to the plans prior to bid close. No extension of Bid Date. The answers provided for the submitted questions will be incorporated into the Project Documents prior to issuing Notice to Proceed.

8) My insurance agent asked me to inquire regarding the amounts required as they seem significantly higher than typical for a project with this scope and estimated value. His questions were essentially if the following insurance policies could be waived: Builders Risk, Pollution

Liability, and Professional Liability. Also, is \$5,000,000 per occurrence general liability accurate, or would the standard \$1,000,000 suffice? And the same for Auto Liability? He wanted to confirm whether any adjustments were possible before increasing our insurance limits as this could add a substantial cost and might not be necessary given the project's scope and value.

[Builders Risk, Pollution, and Professional Liability may be waived. General Liability and Auto Limits of \\$1,000,000 are acceptable.](#)

9) The Instructions to Bidders, Article 2, Bidder's Checklist instructs bidders to "Complete and sign Forms A through M and place in sealed envelope." Forms "L" and "M" are the Performance and Payment Bonds, which are typically not prepared until a project has been awarded. Please clarify.

[Forms L and M may be deferred to after the award.](#)

10) There is a spec section for casework in the spec book. I see what might be casework on the plans but there do not appear to be any interior elevations to indicated what casework might be desired. Will there be any elevations provided?

[No new casework is included in the plans for this project. The Project Manual includes a specification section for Interior Architectural Woodwork, but that section does not include any casework requirements.](#)

11) Are any doors to be fire-rated? Please review & advise.

[No new fire-rated doors are required for this project.](#)

12) Plans page A7, Door Schedule calls out frame materials as Steel or Steel KD. No Hollow Metal spec found. Please provide.

[See Hollow Metal Door and Frame Spec attached to this document below.](#)

13) Plans page A7, Door Schedule calls out opening 102 as Hollow Metal and to verify door size per existing. Is this opening a new door, frame & hardware? Or hardware only? Please review & advise.

[Door opening 102 will have a new hollow metal door and a new frame. The new hardware to be provided for this door is specified in Hardware Group 1 and Door Notes 12, on Sheet A7. As noted in those sections, the electronic lockset with ADA levers will be provided and installed by others post-construction, and is outside of the scope of this project for bidding purposes.](#)

14) Plans page A7 calls for all interior doors to be solid core wood. Wood door spec section 081400 states finish to match existing. Please provide species, cut & finish.

[New interior door surfaces are to be birch, rotary cut, with a clear polyurethane finish.](#)

15) Hardware spec section 087100 states to match existing locksets, lock cylinders, keying & hinges. Please provide manufacturers, models & finishes.

The new hardware to be provided for doors is specified in Hardware Group 1 and Door Notes 12, on Sheet A7.

16) Hardware groups 1 & 2 on plans page A7 call for an electric lockset by others and to be installed post-construction. Is this lockset going to be battery powered or hardwired. Please provide manufacture & model.

No power is needed. Door strike and key fob unit will be purchased separately by HTA. Advanced Security will come in after project completion and wire up door strike and key fob unit. Power is provided by PoE from central control panel. Advanced Security will handle this.

17) Are the ADA Door Openers included in Scope?

Yes, the ADA door opener is included in the project scope.

18) The Project manual includes Megger testing of branch circuits, this seems overkill, is this included?

Branch circuit testing is required. Megger testing is not required.

19) Work on HVAC above ceiling where exposed Romex exists. Provide direction for contractor's responsibility to correct this, and is MC acceptable? Or all wiring in conduits?

MC cable is acceptable. Replace exposed Romex of any conductor, that terminates within the scope of work, to the nearest upstream connection. All MC cables shall be installed per CEC 330.

20) Is the slab in front being corrected?

No, per conversation with Building Official, Slab does not need correction.

21) What is the required notice for shutting down electricity and making tie ins?

24 hours notice will be required for shutdowns.

SECTION 081113 - HOLLOW METAL DOORS AND FRAMES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Exterior standard steel doors and frames.

B. Related Requirements:

1. Section 087100 "Door Hardware" for door hardware for hollow-metal doors.

1.2 COORDINATION

- A. Coordinate anchorage installation for hollow-metal frames. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors. Deliver such items to Project site in time for installation.

- B. Coordinate requirements for installation of door hardware, electrified door hardware, and access control and security systems.

1.3 ACTION SUBMITTALS

A. Product Data:

1. Exterior standard steel doors and frames.

B. Product Data Submittals: For each product.

1. Include construction details, material descriptions, core descriptions, fire-resistance ratings, and finishes.

C. Shop Drawings: Include the following:

1. Elevations of each door type.
2. Details of doors, including vertical- and horizontal-edge details and metal thicknesses.
3. Frame details for each frame type, including dimensioned profiles and metal thicknesses.

1.4 INFORMATIONAL SUBMITTALS

- A. Product Test Reports: For each type of fire-rated hollow-metal door and frame

assembly for tests performed by a qualified testing agency indicating compliance with performance requirements.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver hollow-metal doors and frames palletized, packaged, or crated to provide protection during transit and Project-site storage. Do not use nonvented plastic.
 - 1. Provide additional protection to prevent damage to factory-finished units.
- B. Store hollow-metal doors and frames vertically under cover at Project site with head up. Place on minimum 4-inch- high wood blocking. Provide minimum 1/4-inch space between each stacked door to permit air circulation.

PART 2 - PRODUCTS

2.1 HOLLOW METAL DOORS AND FRAMES

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following :
 - 1. Curries, AADG, Inc.; ASSA ABLOY Group
 - 2. Republic Doors and Frames; an Allegion brand
 - 3. Steelcraft; Allegion plc

2.2 EXTERIOR STANDARD STEEL DOORS AND FRAMES

- A. Construct hollow-metal doors and frames to comply with standards indicated for materials, fabrication, hardware locations, hardware reinforcement, tolerances, and clearances, and as specified.
- B. Heavy-Duty Doors and Frames: ANSI/SDI A250.8, Level 2; ANSI/SDI A250.4, Level B. At locations indicated in the Door and Frame Schedule on Drawings .
 - 1. Doors:
 - a. Type: As indicated in the Door and Frame Schedule on Drawings.
 - b. Thickness: 1-3/4 inches.
 - c. Face: Metallic-coated steel sheet, minimum thickness of 0.042 inch, with minimum A40 coating.
 - d. Edge Construction: Model 1, Full Flush .
 - e. Edge Bevel: Provide manufacturer's standard beveled or square edges .
 - f. Top Edge Closures: Close top edges of doors with flush closures of same material as face sheets. Seal joints against water penetration.
 - g. Bottom Edges: Close bottom edges of doors where required for attachment of weather stripping with end closures or channels of same material as face sheets. Provide weep-hole openings in bottoms of exterior doors to permit

- h. moisture to escape.
Core: Manufacturer's standard .
- 2. Frames:
 - a. Materials: Metallic-coated steel sheet, minimum thickness of 0.053 inch, with minimum A40 coating.
 - b. Construction: Face welded .
- 3. Exposed Finish: Factory .

2.3 FRAME ANCHORS

- A. Jamb Anchors:
 - 1. Type: Anchors of minimum size and type required by applicable door and frame standard, and suitable for performance level indicated.
 - 2. Quantity: Minimum of three anchors per jamb, with one additional anchor for frames with no floor anchor. Provide one additional anchor for each 24 inches of frame height above 7 feet.
 - 3. Postinstalled Expansion Anchor: Minimum 3/8-inch- diameter bolts with expansion shields or inserts, with manufacturer's standard pipe spacer.
- B. Floor Anchors: Provide floor anchors for each jamb and mullion that extends to floor.

2.4 MATERIALS

- A. Cold-Rolled Steel Sheet: ASTM A1008/A1008M, Commercial Steel (CS), Type B; suitable for exposed applications.
- B. Hot-Rolled Steel Sheet: ASTM A1011/A1011M, Commercial Steel (CS), Type B; free of scale, pitting, or surface defects; pickled and oiled.
- C. Metallic-Coated Steel Sheet: ASTM A653/A653M, Commercial Steel (CS), Type B.
- D. Inserts, Bolts, and Fasteners: Hot-dip galvanized in accordance with ASTM A153/A153M.
- E. Power-Actuated Fasteners in Concrete: Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with clips or other accessory devices for attaching hollow-metal frames of type indicated.
- F. Mineral-Fiber Insulation: ASTM C665, Type I (blankets without membrane facing); consisting of fibers manufactured from slag or rock wool; with maximum flame-spread and smoke-developed indexes of 25 and 50, respectively; passing ASTM E136 for combustion characteristics.

2.5 FABRICATION

- A. Hollow-Metal Frames: Fabricate in one piece except where handling and shipping limitations require multiple sections. Where frames are fabricated in sections, provide alignment plates or angles at each joint, fabricated of metal of same or greater thickness as frames.
 - 1. Provide countersunk, flat- or oval-head exposed screws and bolts for exposed fasteners unless otherwise indicated.
- B. Hardware Preparation: Factory prepare hollow-metal doors and frames to receive templated mortised hardware, and electrical wiring; include cutouts, reinforcement, mortising, drilling, and tapping in accordance with ANSI/SDI A250.6, the Door Hardware Schedule on Drawings, and templates.
- C. Glazed Lites: Provide stops and moldings around glazed lites where indicated. Form corners of stops and moldings with mitered hairline joints.
 - 1. Provide stops and moldings flush with face of door, and with beveled stops unless otherwise indicated.
 - 2. Provide fixed frame moldings on outside of exterior and on secure side of interior doors and frames. Provide loose stops and moldings on inside of hollow-metal doors and frames.
 - 3. Coordinate rabbet width between fixed and removable stops with glazing and installation types indicated.
 - 4. Provide stops for installation with countersunk flat- or oval-head machine screws spaced uniformly not more than 9 inches o.c. and not more than 2 inches o.c. from each corner.

2.6 STEEL FINISHES

- A. Factory Finish: Clean, pretreat, and apply manufacturer's standard two-coat, baked-on finish consisting of prime coat and thermosetting topcoat, complying with ANSI/SDI A250.3.
 - 1. Color and Gloss: As selected by Architect from manufacturer's full range .

PART 3 - EXECUTION

3.1 PREPARATION

- A. Remove welded-in shipping spreaders installed at factory. Restore exposed finish by grinding, filling, and dressing, as required to make repaired area smooth, flush, and invisible on exposed faces. Touch up factory-applied finishes where spreaders are removed.
- B. Drill and tap doors and frames to receive nontemplated, mortised, and surface-mounted door hardware.

3.2 INSTALLATION

- A. Install hollow-metal doors and frames plumb, rigid, properly aligned, and securely fastened in place. Comply with approved Shop Drawings and with manufacturer's written instructions.

- B. Hollow-Metal Frames: Comply with ANSI/SDI A250.11 .
 - 1. Set frames accurately in position; plumbed, aligned, and braced securely until permanent anchors are set. After wall construction is complete, remove temporary braces without damage to completed Work.
 - 2. Fire-Rated Openings: Install frames in accordance with NFPA 80.
 - 3. Floor Anchors: Secure with postinstalled expansion anchors.
 - a. Floor anchors may be set with power-actuated fasteners instead of postinstalled expansion anchors if so indicated and approved on Shop Drawings.

- C. Hollow-Metal Doors: Fit and adjust hollow-metal doors accurately in frames, within clearances specified below.
 - 1. Non-Fire-Rated Steel Doors: Comply with ANSI/SDI A250.8 .

3.3 REPAIR

- A. Factory-Finish Touchup: Clean abraded areas and repair with same material used for factory finish in accordance with manufacturer's written instructions.

END OF SECTION 081113