



RATIO

To: Jim Marshall, Chris King, Bill Conner, Cord Brothers
RATIO Project No.: Knauf Residence 18119.000
Date: 12/17/2019

1. Specifications call for a bid bond not a performance and payment bond. Is the cost of the bid bond recoverable?
 - a. *Yes it is recoverable*
2. The specifications/ bid form calls for a series of unit prices. It appears that these same items are listed as allowances, please clarify.
 - a. *Should be unit costs – omit allowances.*
3. Please clarify the retainage requirements for this project.
 - a. *10% retainage*
4. Are there any specified sole vendors, subcontractors, or suppliers on this project?
 - a. *No*
5. Is it possible to schedule follow up visit to the house?
 - a. *Yes, any access to the house must be scheduled with Andrea Potter the property manager in advance. andreaipotter@yahoo.com (404) 326-7553*
6. The project indicates several areas where possible concealed or hidden conditions may exist. How will these items be handled if encountered?
 - a. *Alert the architect and owner representative of new conditions. Options (and costs) will be provided to the owner and owners representative for their decision.*
7. Is the landscaping to be included in this quote?
 - a. *Yes*
8. Do plans of the current irrigation system exist? Are repairs and alterations to the existing system to be included in our contract?
 - a. *The images we have were sent out via Newforma file transfer on 12/11. Yes. All to be coordinated with the neighboring homes, which are connected to the system.*
9. Is there an allowance for the brick, or perhaps a specified brick specified?
 - a. *Drew Bilger of Indiana Brick Company has selected the best match. 317-902-1480 dbilger@indianabrick.com If we can get a discontinued handmade oversize painter brick figure \$5.20 a SF. If we need to pick standard handmade oversized figure \$6.25 a SF.*
 - b. *Salvaging brick from the demolished garage is also an option, if labor is provided to clean the brick.*
10. The plans indicate the north wall of Room 219 and above, to be removed. Could a section and possible an elevation be provided to illustrate this condition?
 - a. *See new section D7/A-321*
11. Note on Plan page A-100 indicates “possible bentonite clay membrane” waterproofing. The specifications refer to bituminous waterproofing. Please clarify.
 - a. *Note has been changed on the drawings.*
12. Foamed in places insulations is specified and shown on the plan pages, with quality Knauf Fiberglass insulation shown in other locations. Please clarify these locations.

- a. This should be clearer in the drawings now. The intent was spray foam in the house, and batt in the garage. However, spray is acceptable in the garage if no additional cost is incurred.*
13. Please clarify the intent of the reflected ceiling plan of the great room on Plan page A-131.
 - a. See new detail G3/A-131 the intent is to create a coffered-look ceiling and cover the bottoms of the floor beams.*
14. Detail C5 and C6 on page A-411, seems to indicate some partial stone type covering on the walls. Please Clarify.
 - a. Drawing has been amended to show drywall. No stone finish desired.*
15. No floor coverings are indicated for this project on the drawings or specifications. Is this correct?
 - a. Finishes will be chosen by the family and will be issued as a change order.*
16. Page P-600 shows a plumbing fixture schedule, but most fixtures are missing. Please clarify.
 - a. Fixtures will be chosen by the family and will be issued as a change order.*
17. New waste piping has been indicated on the 2nd floor. Assuming that this is piping is to be installed in the floor joist area, (1) Does adequate fall for the drainage exist, and (2) what is the intent as far as how these areas will be accessed?
 - a. Current layout made an assumption that we could get the correct fall to work. A field survey was made by the structural engineer for this that we never received. If we could get a copy of that we could better understand what we have, based on really not knowing the location of the existing sewer soil stack. (If we had to run across the long 16'-0 bathroom dimension, then we would need 4" of fall.)*
18. The lighting fixture schedule is not complete. Please clarify.
 - a. Fixtures will be chosen by the family and will be issued as a change order.*
19. The lighting plan for the 2nd floor, Plan E-103 shows most rooms on the second floor without lights. Is this correct?
 - a. Yes, Fixtures will be chosen by the family and will be issued as a change order.*
20. The 1st & 2nd floor framing on the structural drawings note pressure-treated 7 x 12 PSL Beams. Weyerhaeuser doesn't manufacture pressure-treated 7" thickness of PSL's. However, pressure-treated 3 1/2" & 5 1/4" PSL's are available. Should we quote (2) 3 1/2" PSL's for these conditions, or do you have another suggestion?
 - a. 5.25" x 11 7/8" PSL porch beams and 5.25" x 5.25" PSL porch columns, all pressure treated.*
21. I cannot find any specs on the OHD or operator for the Knauf Residence. I see it is a 16x8 Carriage house type of door. We have 3 different levels of insulation in that door... R 6.5, 9.1 and 18.4. Which one do you want me to quote for you? Also, I would assume you want insulated glass? Do you want a chain drive or belt drive operator? I suggest the belt because it is quiet, smooth and has a better warranty than the chain.
 - a. R9.1, insulated glass, belt drive*
22. We have a question about the design of the door. We are looking at the doorlink 3620 or the doorlink carriage creek style #8. Which one would you like us to quote?
 - a. Carriage Creek Style 8*
23. Do you want to put lintels under the soldier course brick where they are rolled? Can you tell me the radius at any rolled lintels?
 - a. The brick masonry should arch on its own without rolled lintel support.*
24. The angle shown on 7/s5.2 as 7"x7"x 1/2" does not exist. I can replace it with either an 8x8x1/2 or 7x4x1/2.
 - a. Use a 8x8x1/2*
25. It looks like all of the windows, except 2 are being replaced. Is this correct? Will those 2 need exterior painting, since the new windows are pre-finished on exterior?
 - a. The two exterior windows which will not be replaced (EW20) will be removed from the exterior and moved into the interior of the building, They will need to be scraped and painted for interior use.*
26. Are the interior wood doors and wood frames painted or stained?

- a. Painted to match existing (a creamy white)*
27. The notes for exterior decks says to clean and repaint. (just power-wash, right) But it says to repaint. Does all of the new decking materials need to be painted too, or are they a composite material that is already colored?
 - a. All decking will be composite material. The cleaning and repainting is referring to salvaged woodwork. Pressure washing would be not conducive to the small spandrels and brackets.*
28. When it says to strip and paint, we do not strip all former finishes off. We will scrape loose materials and sand mostly smooth. If it was badly chipped paint before, we may not be able to make it look new. Just checking if that is the definition of "strip" they meant.
 - a. Yes, that is allowable.*
29. The adhered EPDM specification calls for a 15 year warranty. This warranty is NOT available for a residential application. GAF will write the warranty, but only for TPO. Is GAF TPO an acceptable alternate?
 - a. GAF is acceptable*
30. Detail A3, A-105 indicates rigid insulation over the existing structure, then roof sheathing, then tapered insulation. Who is responsible for this first layer of rigid insulation? What is the thickness required for this first layer? Will need to know this to determine the correct insulation fastener length.
 - a. Detail has been amended.*
31. Will a vapor barrier be required within the single ply membrane roof assembly?
32. There is a flat roof on the south (over the music room and entry?). Will this existing roof be removed and replaced.
 - a. Yes.*
33. Are there any core cuts of the existing flat roof assemblies? If not, can one be taken (to determine the amount of flat roofing materials to be removed)?
 - a. No. Yes. Schedule with the Property Manager (info above #5)*
34. Will there be access next to the building for dump trailer(s)?
 - a. This is up to the contractor and Property Manager*
35. Will there be a scheduled site visit?
 - a. Visits must be scheduled in advance with the Property Manager (info above #5)*
36. Asphalt shingle specifications call for stainless steel valley flashing (.0188" or 26ga), is this correct
 - a. Yes*
37. How will Roof Rail #1 (detail G6 A-105) be attached to the roof deck? Is there a sample of the rail available for inspection?
 - a. A sample can be taken, coordinate with Property Manager.*

Additional notes:

- RATIO worked with Kyle Bennett of DME Elevators and Lifts 3880 Pendleton Way Suite 700, Indianapolis, IN 46226 office: (317)-383-0623 Cell: (317)-498-0811 kbennett@dmelift.com for the residential elevator
- RATIO worked with Dan Kovas of G2 Architectural Products LLC 220 S. Hawthorn Drive South Bend IN 46617 (574) 904-8278 dan@g2arc.com for the Weathershield windows.
- RATIO worked with Drew Bilger of Indiana Brick Co. 317- 902-1480 dbilger@indianabrick.com for a brick match.

cc: Karl Knauf – Knauf Family
Andrea Potter - Knauf Property Manager
Sam Hurt – TEC
Mike Lawson – Lawson Elser
Dave Kroll – RATIO Architects, Inc.