

UCF-618 — Tower 2 Units Renovation

Bidder Questions and Responses · Questions numbered continuously 1–58

Oelrich Construction Inc.

- 1. Section 4 of part I of the scope of works calls for green board to be installed within 5 feet of wet areas, extending up to ceiling. Please confirm that the intent is to demo all the existing drywall within 5 feet of the showers and sinks and replace them with green board. If this is not the intent, please clarify what is to be done.**

Yes, the existing board is to be replaced behind the shower surroundings and within 5' of the shower as per Gypsum Board item two – Page D.9-1 of the UCF standards.

- 2. Please clarify which power outlets are to be replaced with GFCI outlets.**

As per the Florida Building Code and related NFPA. Including Kitchen, Bathrooms (Toilet and Sink areas), any outlet within 6 ft of a sink. Only non-compliant outlets are to be replaced.

Instead of including them on the base price, please provide price per circuit as per the existing:

- Kitchen (above the counter) – Two GFCI receptacles connected to one additional downstream receptacle.
- Each vanity (above the counter) – One GFCI connected to one additional downstream receptacle.

- 3. The scope of work in section 10, Division 26 Electrical, does not indicate any light fixtures being replaced. The FF&E schedule indicates a vanity light, a wrapped lighting fixture and a surface light. Please clarify which light fixtures are to be replaced and where the fixtures identified in the FF&E schedule are located in each unit.**

As per the FF&E, the following are to be included in the base bid:

- The vanity lights above the mirror.
- The kitchen ceiling mounted light.

All other lights shown on the FF&E are to have a rate per unit.

- 4. Section 1 Project Specifics part m) of the scope of works calls for test and balance to be the responsibility of the contractor. Please clarify the extents and expectations of Test & Balance for this project. Is a pre-test before demolition of the existing FCU's required? What balancing values are to be used?**

No pre-test and balance is required.

Post test and balance required for 30% of the units.

- 5. Following UCF's inspection, please confirm whether the two wired smoke detectors to be installed in each unit can be tied into an existing branch circuit of the Fire Alarm system, with no modifications to the existing panel required.**

The new smoke detectors shall not be connected to the building fire alarm system or fire alarm control panel. They shall be 120V hardwired, interconnected with the existing in-unit smoke alarm system, and powered from the same branch circuit serving the existing smoke alarms.

All new smoke detectors shall be compatible with the existing devices and capable of maintaining the interconnected operation of the system (tandem), such that activation of any smoke alarm within the unit causes all interconnected smoke alarms within that unit to sound.

No modifications to the existing building fire alarm system or fire alarm control panel are required as part of this project. Assumed to be free-wired.

Allow 2 per unit and provide a rate per unit if more is required.

6. Please clarify the required extent and level of detail for the unit markups to be submitted to UCF's BCO as part of the permitting process.

The permit submission shall be prepared using markups of the existing drawings and shall clearly identify the proposed work and distinguish new work from existing conditions.

At a minimum, the unit markups shall include:

- A finish schedule identifying all floor, wall, base, countertop, and other finish materials included in the renovation.
- Identification and callouts of all fixtures and equipment being replaced, including but not limited to plumbing fixtures, appliances, accessories, exhaust fans, and light fixtures.
- A schedule identifying the proposed products and specifications for each unit.
- Locations and specifications of the new smoke detectors, including confirmation of compatibility with the existing interconnected system.
- Typical waterproofing details for wet areas, including shower pan installation, substrate preparation, moisture-resistant gypsum board (green board), tile assemblies, and related components.

In addition to the plan markups, the permit submission shall include all required shop drawings, product data sheets, cut sheets, and supporting documentation necessary to obtain approval from UCF BCO and the State Fire Marshal, as applicable.

7. During the pre-bid meeting, it was mentioned that all doors and frames within corridors and common areas are to be painted, including both sides of the doors and the frames. Please confirm whether this requirement also applies to rooms where no interior work is otherwise anticipated, such as mechanical rooms, lobby restrooms, janitor closets, RA offices, etc.

All doors of the units to be painted as per the base scope of the unit – inside and outside.

All other doors to the corridors to be painted inside and outside.

8. Section 2 (ix) of the Summary of Work calls for the removal of "all light fixtures identified for replacement". Please confirm the quantity, location and type of light fixtures to be removed and replaced per unit as no light fixtures are identified for replacement.

Refer to question 3.

9. Please clarify what is meant by the note, "It is to include all exposed conduits," under Section 4(d)(iii) of the Scope of Works. Specifically, please clarify what work or materials are intended to be included for the exposed conduits.

The exposed conduits are located only in the common corridors. They are to be painted with the same paint used on the wall, including j-boxes, pull boxes, conduits, brackets, and all exposed components.

Other photos of the building will be included in the bidding folder.

10. During the pre-bid meeting, it was mentioned that HVAC ductwork/line cleaning would be added to the scope of work. Should this be submitted as an alternate? If so, will the bid schedule be revised to include a separate line item for this work? Also, please clarify the extent and scope of "cleaning" the lines/ductwork.

To be included as an alternate:

Contractor shall clean, flush, and verify the functionality of all fan coil unit condensate drain piping serving the units included in the project. Work shall include all labor, equipment, access, temporary protections, disposal, and testing required to provide unobstructed and operational condensate drainage.

Scope shall include:

- Cleaning of branch condensate drain lines serving each replaced fan coil unit.
- Cleaning of accessible common/main condensate drain lines associated with the fan coil systems serving the renovated areas.
- Removal of debris, sludge, biological growth, sediment, scale, and other obstructions.
- Flushing of drain piping using methods appropriate for the existing piping system.
- Verification that each condensate line drains freely without backup, restriction, or leakage.
- Correction of minor blockages encountered during the cleaning process.
- Documentation identifying any damaged, collapsed, disconnected, improperly sloped, or inaccessible piping discovered during the work.

Upon completion, Contractor shall demonstrate proper drainage by introducing water at each fan coil unit condensate connection and verifying positive flow to the discharge point without overflow or backup.

11. Division 9, Section (d)(v) calls for painting at lobby walls and hard ceilings. Section (d)(vi) mentions lobby seating and furniture in common areas to be excluded from the work. Will UCF remove furniture from these areas for work to be performed?

No, all furniture is to remain in place in the units, lobbies, lounges, and laundry rooms. The furniture shall be managed and protected by the Contractor during construction.

Only picture frames, TVs, paper items, and other items mounted on the walls will be removed by the UCF Housing team.

12. The Shower Pans provided in the FF&E Schedule do not appear to be ADA-compliant. Do you have separate product information for the ADA showers? Or will the pans and surrounds for ADA units be left as is and not replaced?

ADA Shower surrounding and pan – refer to the NA01 and FF&E addendum – Freedom Showers:
MODEL: APF6238BF5P.75

ADA Shower – refer to NA02 and FF&E addendum – American Standard: TU662211.002 Commercial Shower System Kit

ADA Grab bars – as per the FF&E

Contractor shall field verify existing ADA unit dimensions prior to procurement.

13. Can you provide the product information for the existing bathroom mirrors above the vanities?

Existing vanity mirrors are flat rectangular plate glass, adhered directly to the wall. They shall be cleaned under the Base Bid and are not to be removed or furnished. No mirror product is included in this Project.

14. Are hearing-impaired units to be treated as ADA?

Units designated for hearing-impaired occupancy are shown as Unit Type F on the existing drawings. In these units one of the two restrooms contains an ADA water closet which shall be adapted as part of the Work. These units also contain an ADA bedroom; accordingly, the kitchen and all kitchen appliances in Unit Type F shall be ADA-compliant.

15. Will they follow the same requirements for bath accessories?

In Unit Type F, the restroom containing the ADA water closet shall receive the full ADA accessory package, including grab bars as specified in the FF&E Schedule and response 12.

16. Are all non-GFCI receptacles in wet locations to be replaced with GFCI receptacles?

Refer to question 2.

17. In the Scope of Works under Division 26 Electrical, there is no direction to replace any lighting. Under the alternates, there are two line items, UP-26.1 & UP-26.2, asking for alternate pricing to replace light fixtures. The FF&E Schedule shows three light fixture types. Can you clarify what the third light fixture specified is for?

The third fixture in the FF&E Schedule is the Surface Light, 6" round, white (Division 26, p. 35). It is the replacement product for both UP-26.1 and UP-26.2.

The existing fixtures covered by those unit prices are:

- UP-26.1 – existing 6" silver surface-mounted fixture located in the living room.
- UP-26.2 – existing 4" white recessed fixture located in the bedrooms.

18. Are all light replacements considered alternates?

Refer to question 3.

19. Please confirm which light fixture in the FF&E Schedule is the white restroom light referenced for alternate UP-26.2.

UP-26.2 does not refer to a restroom fixture. It refers to the existing 4" white recessed fixture located in the bedrooms. The replacement product is the Surface Light, 6" round, white (FF&E Schedule, Division 26, p. 35). The description of UP-26.2 in the Scope of Works is corrected accordingly by this Addendum.

20. Division 2 calls for demolition of all wall tile, but none is shown on the drawings or FF&E Schedule. Please confirm whether wall tile exists, where, and what replaces it.

No, there are no wall tiles. Only floor tiles in the restrooms.

- 21. Per the pre-bid walk, please confirm that drywall repairs larger than a quarter will be completed by UCF prior to mobilization, that the Contractor carries only minor patching and prep for paint, and whether this applies to corridors and common areas as well.**

Contractor shall include small holes (up to ½ inch), scratches, and minor surface defects in the Base Bid, together with all surface preparation required to receive the specified finish. Major defects discovered after mobilization shall be submitted to the UCF Project Manager for review and, if accepted, will be addressed by Change Order.

- 22. Please confirm whether drywall replacement is limited to the walls behind the shower/tub surround (Div. 2) or extends to all bathroom walls within 5 feet of wet areas per Div. 9(I).**

Refer to question 1.

Balfour Beatty

- 23. Please clarify the extent of light fixture replacement that is intended to be included in the base bid. The Div 26 section in the scope of work only mentions protection of existing round light fixtures at the bedrooms, restrooms and living rooms. This would imply that all other fixtures are expected to be replaced. Based on the as-built floor plans provided this would mean that the kitchen lights and bathroom vanity lights are expected to be replaced. Please confirm.**

Refer to question 3.

Boyer Building Corporation

- 24. The demolition scope of work calls out to demo all tile, backerboard, wet board required to remove tile. On Division 09 Finishes 4L requires "Moisture-resistant gypsum board (green board) shall be installed within five (5) feet of wet areas, extending up to the ceiling, in accordance with UCF Standard D.9-1". Division 09 4L instruction would imply to replace drywall throughout the bathroom including behind the vanity sink and water closet. Please confirm that the intent is to only replace drywall/backerboard at the shower surround.**

Refer to question 1.

- 25. Can the bid due date be extended another week?**

Yes. The bid due date is extended to Thursday, October 8, 2026 at 6:00 PM.

- 26. Division 28 of the summary of work states "Contractor shall furnish and install two (2) wired smoke detectors per unit." Where are these detectors to be installed in the unit? Are they only in the common areas of the unit? These units have 4 bedrooms. Are the bedrooms to not have any smoke detection?**

All bedrooms are assumed to have existing smoke detection. The two (2) new detectors are to be installed in the corridor opposite the two adjacent bedrooms and shall be installed in accordance with applicable regulatory requirements.

- 27. Please provide a full detailed scope for the Fire Alarm portion of this project. Is the scope only what is called out in Section 11 – Division 28 of the project summary of work?**

Refer to question 5. The fire alarm scope is limited to Division 28 of the Scope of Works.

- 28. The model unit shown during the walk through did not have any wall tile in the bathrooms. The scope of work states under demolition to "remove all wall tile, backerboard, wet board or drywall required to remove the tile". Since there is no wall tile, does the scope refer to the substrate behind the shower surround or are there other units with wall tile?**

Refer to question 20.

- 29. Please confirm only the RA rooms have bathtubs.**

The RA units contain bathtubs. The existing bathtubs are to be removed and substituted with the shower pan and surround specified in the FF&E Schedule, Division 22, p. 23.

There is one (1) RA unit per floor.

- 30. Please provide roll-in shower detail/spec for ADA bathrooms. Also, please provide photos of ADA rooms.**

Refer to question 12.

Photographs of the ADA units are available at the UCF PD&C website: Vendors > Current Advertisements > UCF-618.

- 31. Please provide a spec for each light fixture required for the project, whether lump sum or unit price.**

Light fixture specifications are in the FF&E Schedule, Division 26: Vanity Light, 6", white (p. 33); Wrapped Lighting, 30" x 12", white (p. 34); Surface Light, 6" round, white (p. 35). Fixtures shall be LED and shall achieve the minimum illuminance required by the Florida Building Code per Division 26(l), with warranty per Division 26(m).

- 32. Please clarify which lights are being replaced. The scope of work document contradicts itself: (a) "Contractor shall furnish and install all electrical work required to support the renovation, including lighting, controls..."; (b) "Keep and protect existing round ceiling lights in restrooms, living rooms, and bedrooms."**

Refer to question 3. Division 26(f) is a general requirement to provide the electrical work supporting the renovation and does not extend fixture replacement beyond the Base Bid scope; Division 26(g) governs.

Burke Construction Group, Inc.

- 33. Please confirm the amount of time that will be given to complete the mock-up room. The project documents only give a firm deadline but no confirmed start date.**

The start date will be confirmed after award. It is currently forecast for the second week of January 2027.

The mock-up completion date will be adjusted by UCF in accordance with Scope of Works §1(f).

- 34. Under the Scope of Work Document, section 10) Division 26 – Electrical, there is no mention of replacing light fixtures as part of the base bid. It appears that all light fixture replacement falls under the alternates. Please confirm if this is correct. Please also clarify the light fixture alternates — the**

alternates only reference two types of fixtures (UP-26.1 Gray 6" Light Fixtures and UP-26.2 White Restroom Light Fixtures) while the FF&E schedule shows 3 light fixture types. Is UP-26.2 making reference to the bar light above the restroom vanities?

Refer to questions 3, 17 and 19. UP-26.2 does not refer to the vanity bar light.

- 35. Please confirm the size of both laydown areas, whether sod restoration is full replacement or damaged areas only, the sod variety, and whether irrigation repair is included. Please also confirm whether fencing is required at both areas, the fence type and height, and whether it must remain between the mock-up and 2027 phase. Please provide current contractor parking rates (daily, monthly, annual), confirm whether permits are required on Ara Drive, whether the adjacent garage is available and at what rate, and whether UCF will provide any no-cost passes or reserved spaces.**

Sod restoration is limited to damaged areas only. The Contractor shall assume the areas are taken over fully renovated from the previous contractor. Sod variety shall be St. Augustine. Any damaged irrigation system shall be repaired by the Contractor.

Fencing shall be standard 6' construction fence. Screening with logo and/or images is required, to be approved by UCF. The mock-up laydown area is to be fenced during mock-up construction only, not during the main works.

Contractor parking rates are published at <https://parking.ucf.edu/>. A permit is not required for the Ara Drive site. The adjacent garage is available at the normal published rates. No reserved spaces will be provided.

Laydown area dimensions are to be determined by the Contractor from observation of the areas identified by UCF. Contractors shall assume an area similar to the current occupation.

- 36. Would UCF accept epoxy resurfacing of the existing cabinets and countertops as an alternate to laminate refacing and new laminate tops, and if so, as a voluntary alternate or in the Base Bid?**

Acceptable as a voluntary alternate. The Base Bid shall be laminate as required by the FF&E Schedule.

- 37. The Call for Bids says background checks and E-Verify "will be provided." Please confirm whether UCF or the Contractor performs and pays for these, the background check level required, and whether UCF issues the ID badges.**

Refer to Article 15 of the Agreement for General Contractor Services. Background screening and E-Verify are performed by the Contractor, at the Contractor's expense, and shall be included in the Contractor's price.

Article 15.1.2 requires the Contractor to conduct:

- A Level 1 background check through FDLE;
- A search of the on-line State of Florida Sex Offender/Predator lists; and
- A search of the National Sex Offender website.

Screening shall be performed no more than ninety (90) days prior to assignment of Personnel to the site, against the offences listed in Section 435.04(2), Florida Statutes, with annual rescreening. E-Verify is required under Section 448.095, Florida Statutes.

UCF will not issue ID badges. Badges are to be provided by the Contractor and/or subcontractor.

38. Please confirm what constitutes a unit price. Is this considered per single item or a single residential unit?

"Unit Price" (UP-) means the price for one (1) individual item installed where directed by UCF.

The separate requirement for a price per residential unit, broken down by division of work, means the price to complete one (1) full residential suite. Both are required.

39. Does the University have a preliminary budget for this project that can be provided to the bidders?

The budget will not be disclosed at this phase.

LEGO Construction Co.

40. Per Bid Schedule UP-10.1 – Restroom Mirror Replacement, please provide the product specifications/details for the replacement mirrors. Also, please confirm that the existing mirrors at restroom vanity areas are to remain and be cleaned under the Base Bid.

Refer to question 13.

For UP-10.1, the mirror is a standard bathroom mirror, glued to the wall, 5'-10" x 42".

41. Would the Owner please confirm whether the fire extinguisher cabinets and fire extinguishers are to be replaced by the Contractor?

No. Fire extinguishers and fire extinguisher cabinets are not included in the Work. Existing units remain and shall be protected.

42. Would the Owner please confirm if it is the intent to replace all bathroom exhaust fans located inside the restrooms? If so, please provide make/model number.

Yes. All bathroom exhaust fans are removed under Division 2 and replaced under Division 23. Basis of design is Greenheck SP-B80-QD, white, per FF&E Schedule, Division 23, p. 32.

43. Kindly confirm that all existing furniture is to be reused and protected by the Contractor during construction. Also, please confirm whether removal and reinstallation of the furniture is to be included in the Contractor's scope.

Refer to question 11.

It is at the Contractor's discretion whether furniture is kept on site or moved, in accordance with the Scope of Works.

44. Please confirm if signage for laundry rooms and student lounges are to be included in the base bid.

No. Signage in the Base Bid is limited to unit main entry door signage per Division 10(z). Bedroom door signage is Add Alternate AA-10.1. Signage for laundry rooms and student lounges is not included.

45. Please confirm that HVAC commissioning will be performed by the Owner and that the Contractor's scope is limited to coordination and support of the commissioning activities.

Commissioning is limited to 30% of the units and will be executed by third party. The Contractor's scope is limited to coordinating the inspection and responding to the commissioning requirements.

Test and Balance is separate and remains the Contractor's responsibility. Refer to question 4.

- 46. For bidding purposes, would the Owner please confirm the number of ADA accessible units located on each floor?**

One (1) ADA unit per floor and one (1) hearing-impaired unit per floor, as shown on the existing plans.

- 47. Please confirm whether the fan coil unit replacements require any fire alarm work, including smoke detectors, shutdown relays/modules, wiring, testing, or programming. If required, please provide the applicable scope and details.**

Refer to question 5. No fire alarm work is required in connection with the fan coil unit replacements.

Only scope related to the fire alarm is to disconnect and reconnect any existing devices or wiring to the new unit.

The fan coil units are a like-for-like replacement and are to be supplied as per the specifications. Power is assumed to be supplied by the same existing cabling serving the existing units. Testing and programming are required in alignment with the new thermostat.

- 48. In Attachment 00 - Scope of Works under Division 26 Electrical, there is no direction to replace any lighting. Under the alternates, there are two line items, UP-26.1 & UP-26.2, asking for alternate pricing to replace light fixtures. The FFE Schedule shows three light fixture types. Can you clarify what the third light fixture specified is for?**

Refer to question 3, 17 and 19

- 49. Are all light replacements considered alternates?**

Refer to question 3, 17 and 19

- 50. Please confirm which light fixture in the FFE Schedule is the white restroom light referenced for alternate UP-26.2**

Refer to question 3, 17 and 19

- 51. Please confirm whether Unit Prices UP-06.1 through UP-28.1 are per individual item or per residential unit, and whether "price per unit" in Section 15(a) means the residential unit price.**

Refer to question 38

- 52. Please provide Roll in shower detail/spec for ADA bathrooms. Also, please provide photos of ADA rooms.**

Refer to question 30

53. The electrical scope of work for FCUs indicates new feeders will be required for all unit types taking the new FCU selection provided and new breakers needed for types D, E, & F.

No new feeders or breakers are required for this Project. All power connections are existing, and the Contractor shall reuse the existing connections.

54. Regarding Unit type RA, do the As Builts mechanical schedule listings for "FC-RE" correlate to the RA units?(FC-RA was not shown on the schedule). And if so, since these are sized to 42D-06, which isn't listed in the FCU selection, are the RA units receiving a 42D-10 FCU or are they not receiving a new FCU?

RA units are to receive a new fan coil unit. For bid purposes, assume a 42DC Size 6 unit for all RA units. Unit dimensions shall be confirmed against the existing space prior to order (Scope of Works, Division 23(j)(2)).

55. Please confirm signage spec, is it plastic or metal and does it need to be ADA compliant and with braille?

Signage shall be plastic. Braille is required only at the ADA and hearing-impaired units. Font shall be Gotham, Gotham Medium where ADA applies, with a signage packet submitted for UCF review prior to fabrication (UCF D&C Standards, D.10, p. D.10-1, rev. 08/16/24).

56. During the pre-bid meeting, it was mentioned that HVAC ductwork/line cleaning would be added to the scope of work. Should this be submitted as an alternate? If so, will the bid schedule be revised to include a separate line item for this work? Also, please clarify the extent and scope of "cleaning" the lines/ductwork.

Refer to question 10

57. Please confirm the "Base Bid" section of the Bid Schedule shall include pricing for all 138 residential units. Please confirm the "MC-01.1" – Mockup Unit line item shall include all division costs for one (1) complete residential unit to be completed during the Mockup Phase. The RFI response #9 states "The separate requirement for a price per residential unit, broken down by division of work, means the price to complete one (1) full residential suite". There are no line items in Bid schedule for MC-01.1 to breakdown the costs division wise. Kindly clarify.

The Base Bid shall include all residential units shown on the existing plans.

Mockup Unit shall include all division costs for one (1) complete residential unit and applies to the mock-up phase only.

58. Please confirm bid bond is required for this project Is the standard AIA Bid Bond form acceptable? If not, please provide the required form. Since the bid will be submitted electronically

through Bonfire, is the uploaded executed Bid Bond sufficient, or is the original also required to be delivered to UCF? If required, please provide the delivery address. Can you please confirm the UCF address that should appear on the executed bid bond