

**ANNE B. DIAMENT PLAZA EXTERIOR BALCONY REPAIRS PMRFP11212023**  
**RFI RESPONSES**

1. Per demo plans, a total of 23 balconies will be replaced (12ea. at 2nd floor and 11ea. at 3rd floor), and per finish plans, total of 24 balconies will be replaced (12ea. at 2nd floor and 12ea. at 3rd floor). Please confirm the number of balconies that need to be replaced.  
**Response: The 3<sup>rd</sup> floor demo plans, sheet A1.30, do not show Unit 319 to be demoed and disposed. This is an oversight. Assume Unit 319 is to be demoed, disposed and replaced with new as shown on sheet A2.30. Total of 24 balconies to be both demoed and replaced with new.**
2. In the introduction package, 2.1, "AHA anticipates that the proposed term for the proposed service will be for a period of three (6) months." Please confirm the period of service.  
**Response: This should read (12) months.**
3. Sheets A1.20 and A1.30 show a total of 7 balconies in which only a single balcony within the vertical area will be replaced. Other areas show replacement at both second and third floors. For the balconies affected by Detail 5/S6.01, are new posts required at balconies not shown for demo on plan?  
**Response: Assume yes, new support posts will be required for the balconies called out on the plans. Example- 2nd floor balconies would include posts to ground floor, beam and balcony assembly. 3rd floor balconies would include posts from 2nd floor to beam , beam and balcony assembly. Note: Not all balcony types have exterior posts. Some balcony beams are supported in-wall assembly.**
4. There are balconies that have had some exploratory demo done but it's not highlighted to have any work done in the drawing, should repairing the exploratory demo be included in the scope of work?  
**Response: Any work not included in the 24 balcony replacement scope shown on pages A2.20 and A2.30 should not be included in proposals.**
5. A0.00 Cover Sheet Scope of work note 2. Remove balconies in replacement scope. Provide new balcony structure including concrete footings, posts, and joists as shown in the drawings. but the structural drawing S6.01 detail 1 shows existing footing and concrete pad to remain with new post base anchor epoxied to existing concrete. Please advise if new footings are required  
**Response: Assume using the existing concrete footings.**
6. Detail B-4/S6.01 calls out for (N) 3x4 STUD @ FULL DEPTH ON EA. SIDE OF (E) POST W/ 20-d NAILING @ 8" O.C. with a minimum of 2'-0" Plywood replacement. Replacement of STUDS will require entire plywood siding to be cut and removed from floor to T.O beam. Structural to confirm.  
**Response: Yes, assume new 3x4 studs on each side of the existing beam support posts will require removal of exterior siding.**

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7. A1.30 Sheet A2.30 shows the buildout of the deck on unit 319 but not shown on the demolition plans. Please confirm if this deck is to be replaced.  
**Response: The 3<sup>rd</sup> floor demo plans, sheet A1.30, do not show Unit 319 to be demoed and disposed. This is an oversight. Assume Unit 319 is to be demoed, disposed and replaced with new as shown on sheet A2.30. Total of 24 balconies to be both demoed and replaced with new.**
8. Please provide completion date for the project.  
**Response: Assume target completion date of 6/1/2023.**
9. Please confirm all units will be occupied during construction.  
**Response: Yes, assume all units will be occupied.**
10. Please provide starting date for the project.  
**Response: Assume start date of 2/1/2023**
11. Please provide staging area.  
**Response: Assume staging area will be located in the existing parking area located off Park St.**
12. Will there be any parking lot allowed in the premises? If so, how many?  
**Response: Assume the parking area will be used for laydown/mobilization area.**
13. Sheet A0.0 / S6.1 Cover sheet scope description includes "providing new balcony structure including concrete footings". However, structural drawings detail 1/S6.1 shows reusing the existing. Please clarify if new footings are required and if so, provide details.  
**Response: Assume using the existing concrete footings.**
14. Plan sheet A1.30 shows only 11 balconies to be demo'd; please confirm we will indeed be demoing 12. Total of 24 balconies in total for the project.  
**Response: Yes, Assume 24 total balconies demo and replacement. 12- 2<sup>nd</sup> floor, 12- 3<sup>rd</sup> floor. Refer to sheets A2.20 and A2.30.**

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15. Plan sheet A5.00 keynote 08.00 says (E) slider to remain. Please confirm we are to detach and reset the (E) slider to install new pan flashing.  
**Response: Slider to remain refers to reuse existing slider. Please see detail 3/A9.00-“Reinstall (E) sliding door”.**
16. Sheet S2.03 Detail 2 -type II balcony replacements- confirm we are replacing the 4x10 support beams. Currently there is no callout for beam replacement.  
**Response: See Note on Type II, III, and Railing plan. “FOR INFO NOT SHOWN, SEE 1/S2.03” calls out for new Ledger, Beam, Blocking, Plywood, 2x10 Ripped Joists and Fascia.**
17. Sheet S2.03 Detail 3 -type III balcony replacements- confirm we are replacing the 4x10 support beams. Currently there is no callout for beam replacement.  
**Response: See Note on Type II, III, and Railing plan. “FOR INFO NOT SHOWN, SEE 1/S2.03” calls out for new Ledger, Beam, Blocking, Plywood, 2x10 Ripped Joists and Fascia.**
18. Advise on approximate quantity of drywall to be removed at the interior of the sliding glass doors. Also, confirm if we are to trim out or case the slider openings or go back with drywall.  
**Response: Assume about 2” drywall around the interior slider frame. Enough to remove the sliding glass door.**
19. Sheet S2.03- At all balcony replacement locations, confirm we are replacing the existing 2X joists. There is currently no callout.  
**Response: See Note on Type II, III, and Railing plan. “FOR INFO NOT SHOWN, SEE 1/S2.03” calls out for new Ledger, Beam, Blocking, Plywood, 2x10 Ripped Joists and Fascia.**
20. Sheet S2.03- At all balcony replacement locations, confirm we are replacing the existing 2X ledger and 2X fascia . There is currently no callout.  
**Response: See Note on Type II, III, and Railing plan. “FOR INFO NOT SHOWN, SEE 1/S2.03” calls out for new Ledger, Beam, Blocking, Plywood, 2x10 Ripped Joists and Fascia.**