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**HILTON NEW ORLEANS RIVERSIDE
ROOM RENOVATIONS 4TH – 15TH FLOORS**

ADDENDUM NO. 3

Questions/Clarifications:

Scope of Work calls for replacement 675 mini bar panels. According to Appendix B, the parlors do not have this FF & E item, which make the total 548. Please clarify.

Response – Panel replacement occurs at all mini-bar casegood locations. FF&E plans have been provided for the contactor to verify the quantity of panels needed. See response to question below regarding locations of existing mini-bar casegoods.

What are FF & E items 22-204 & 22-755 in R06 extended King rooms?

Response - Item 22-204 is the existing mini-bar casegood. Item 22-755 is wall hung artwork/mirror. The cut sheet for artwork/mirror will be provided by the Interior Designer.

FF & E item 22-504 is shown R06 & R07 extended King rooms for a total of 8. Spec sheet shows only 6 ordered.

Response - Item 22-504 is a table lamp. The number to be ordered will be verified with the Interior Designer.

FF & E item 22-702 is shown on R07 extended King room, but not the R06 extended King room, 8 ordered. Is the note missing on R06?

Response – Yes the note showing the location of the 22-704 (wall hung mirror) is missing on the R-6 Room FF&E plan. The Interior Designer will provide a plan locating the mirror. This plan will be issued prior to the start of work.

Please provide additional scope details regarding Keynote #4 under Guestroom General Notes, “clean HVAC grill and unit”. What sort of cleaning is required of the unit?

Response – The intention of this note is for the contactor to provide a general cleaning of dust and debris from the grill and all exposed interior areas of the HVAC unit.

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Does the door & hardware supplier need to be licensed if the installer is licensed per Section 08710? As the licensed GC, we typically purchase the material for the subcontractor to install. Please advise.

Response – The following is excerpt from LA RS 40:1664 appears to allow a General Contractor licensed by the State of Louisiana and his direct employees to install door hardware.

§1664.5. Exemptions to licensure

The requirements for licensure shall not apply to:

(4) A general contractor licensed by the State Licensing Board for Contractors and his direct employees or a building owner and his direct employees performing the installation or removal of complete mechanical lock sets when doing so in the course of residential or commercial new construction or remodeling.

However all bidders are encouraged to review the entire resolutions in order to verify compliance. The link below will access the State Fire Marshal's webpage containing the entire text.

http://sfm.dps.louisiana.gov/lic_laws-rules.htm

On Architectural Drawing Sheet A3.6 there is a note within the ADA guestroom calling for vinyl carpet/tile transition strip. The arrow is pointing in an area as if the floor tile comes out of the bathroom into the main entryway past the connector door. Per the site visit it is our understanding that the tile is only in the bathroom itself. Please confirm the location of the tile and the new transition strip.

Response – The floor tile in the ADA units extends out into the guest room as indicated on the ADA and ADAS unit plans.

Please provide specifications on the transition strip.

Response – The vinyl carpet transition shall be Johnsonite CTA-XX-A or CTA-XX-D depending on thickness of the carpet. Color is to be selected by Interior Designer.

Will any bonds be required per a line item on the bid form?

Response – Submit the cost of the Payment and Performance Bond. The Owner needs the cost to be submitted, but may elect to waive the requirement at a later date.

The plans call for a 10% patch and repair allowance to be included in the base bid but also says to prepare walls to a Level 4 finish for VWC. This contradicts itself. A Level 4 finish is a full skim according to the GA 214 Guidelines. Please clarify how much wall prep is to be considered in the base bid.

Response –The 10% wall area that is to be included in the base bid is intend for wall repair and patching in order to prepare the existing gypsum board walls for skimming to achieve the level 4 finish. This work includes patching and or replacement as need in order to fix holes, cracks, dents and other damage to the sheet rock that skimming the surface would not fix.

Is the bathroom door replacement on unit types R4 and R5 also limited to floors 9-15 only? This note is unclear

Response – Bathroom doors in the R-4 & R-5 rooms on all floors included in this renovation shall be replaced. This work is NOT limited to the 9th through 15th floors.

Scope of Work in Project Manual calls for painted finish on exterior wall, drawings and Guestroom wall notes call for wallcovering on exterior wall. Which is correct?

Response – Both are correct. The following is a clarification from the Owner: “To clarify, in the model room, the portion of the exterior wall behind the curtains is painted. The remainder of the exterior wall on side and above the window (behind the valance) has the room VWC on it.” The Contractor will need to coordinate the work at the exterior wall with the layout in the model room and the Interior Designer. For bidding purposes, Contactors shall figure the entire exterior wall with wall covering.

Detail 5 on Sheet A3.1 show a mirror and trim at the bath doors. The bath door notes indicate replacing the following:

Door only - R3 from floors 9-15

Doors only - R4 and R5 but does not specify if only floor 9-15 or all R4 and R5?

Being that this note and detail is noted on the R1 page, should I assume all R1 units are to get a new door with trim and mirror also? This is not clear on the notes

Do the other remaining doors not shown for replacement also get a trim and mirror at the existing bath door?

Response – Wood trim and mirror in Detail 5 DO NOT get applied to bathroom doors. This is applied to all single CLOSET Doors ONLY.

Please specify which level of Saniglaze cleaning/sealing we are to include in our base bid. I understand after speaking with the rep that there are several different products and applications available.

Response – Contact Ryan Hooper – ph 504.444.2350 with the local Saniglaze contractor for services and cost of service to be provided.

Please provide contact information for the contractor that installed the door frames in the model room.

Response - Lenny Banta, ACH - (504) 606-0069.

End of Addendum No. 3