

Lurie Terrace Fire Alarm Pre-bid questions

February 2, 2024

1. Can [All Star Alarm] provide a riser diagram for the new system please?

A full job specific riser will be provided with the engineered shop drawings. Basically, each floor will have the following circuits home runs to the panels in the basement electrical room:

- (1) 16/2 FPLR signaling line circuit
- (2) 14/2 FPLR strobe circuit
- (2) 16/2 FPLR shielded speaker circuit

The remote annunciator will require a 24VDC power circuit (16/2 FPLR) and a data circuit (16/2 FPLR shielded)

2. Do we need to paint the conduit that is being installed in the units?

Yes, The Ann Arbor Housing Commission uses Sherwin Williams, Interior ProMar 200 Egg Shell, Custom Match – “Manual Westside Unit” for repainting the units after each tenant turnover. This is the paint type, color and sheen that should be used for any required painting.

3. Do you have a preferred painting contractor?

No.

4. It's going to be very hard to match the existing paint colors exactly. Do you want the entire wall painted, or will it not be a problem to just touch up with paint that is fairly close to matching?

Only painting of the new work is required. See answer to #2. Contractor may choose to paint larger areas if desired.

5. Can you tell us how many ADA units with Horn/Strobe devices there are? We need to know for painting purposes.

There are seven (7) units that should be considered ADA units for purposes of the fire alarm system.

Those are: 106, 108, 123, 511, 525, 706, 707.

6. Do you have a preferred Asbestos abatement contractor, preferably a company that is familiar with site?

BDS Environmental has worked in the building previously. (586) 755-9030 Ron or Ken Lawler

7. Can you verify that we can put the devices in locations other than what is shown on the drawings?

Contractor can propose alternate device locations as long as proper coverage is maintained. Alternate location(s) to be approved by the AAHC during the shop drawing phase of the project.

8. Getting into the community rooms, and tenant units from the main hallway is going to require some exposed conduit below the ceiling in the hallway because of the concrete structural beam that runs the length of the hallway. Can you please verify that you are okay with that installation method?

Generally, exposed and painted conduit will be acceptable where necessary. Contractor to confirm with the AAHC the proposed locations and routing of any exposed conduit. A mockup of a typical unit entry detail should be installed for approval.