

QUAD REPLACE TRACK LIGHTING AT INTERNATIONAL GALLERY

PRE-BID RFIS

OPDC Project No: 2109103

7/20/2026

RFI	QUESTION	REF. SHEET	RESPONSE
1	Drawing sheets A-101 / A-102 show new reflected ceiling plan with Level 5 finish. Spec Section 092900 requires full replacement. Please confirm if the entire International Gallery ceiling, and all bulkheads at all levels are to be replaced or if there are areas of selective demolition/repair.	A-101 / A-102	The entire drywall ceiling including bulkheads are to be replaced in its entirety as shown in the Reflected Ceiling Plan. Addendum I is issued to include existing bulkheads along the north and south walls that are to have their finishes replaced.
2	Drawings indicate access panels at specific locations. Please provide locations, quantities, and sizes of required access panels or confirm that contractor to provide as needed for maintenance of MEP systems. Preferred type/size (e.g., gypsum-faced, metal frame, fire-rated). The reference type/brand on drawings cannot be found.	A-101 / A-102	Provide gypsum-faced flush access panel assembly with concealed aluminum frame, concealed hinges, and touch-latch hardware. Panel shall be recessed to receive gypsum board and finished flush with adjacent wall. Provide complete assembly, including frame, hardware, and accessories, ready for field finishing and painting. We have confirmed that Bauco XL is available in custom sizes, including the 12" x 36" configuration shown on the drawings. Locations are shown on the reflected ceiling plan 2/A101. Size of opening and arrangement of hinged panels shown on 8/A501.

3	Spec Section 092900 calls for Level 5 finish on new ceiling. Please confirm if skim coat is required over the entire ceiling or only at joints/tape lines, and if any additional finish standards apply due to museum lighting/display requirements.	Spec Section 092900	Gypsum board finish shall be Level 5 in accordance with GA-214 and ASTM C840. Thus requiring: • Complete Level 5 finishing • A uniform skim coat over the entire gypsum board surface • Preparation suitable for high-quality paint finishes
4	Spec 01 0000 requires western → central → eastern bay phasing with eastern bay remaining open. Please confirm acceptable construction barriers, dust protection, and visitor access paths during each phase.	Spec 01 0000	The western and central bay will be closed to the public. The eastern bay will be open to the public until the central bay is completed. The project will have a single substantial completion date. Construction barriers shall be constructed of non-combustible or fire retardant materials that are classified as Class A per ASTM E-84, or shall pass NFPA 701.
5	Drawings and Section 211313 require relocation of sprinkler heads. Who is responsible for redesign of sprinkler branch piping/drops? Is a PE stamp or fire protection engineer required?	Section 211313	Per specification 211313, section 1.02 directs the contractor to design and modify the fire suppression system. Section 1.07(C) describes qualifications of the installer, including the requirement for either NICET or PE stamp on all fire suppression design drawings.
6	Spec Section 283111 and drawings require relocation of smoke detectors, strobes, and speaker-strobes. Confirm if new devices must exactly match existing model numbers or if equivalent approved substitutes are allowed.	Spec Section 283111	Equivalent approved substitute devices compatible with existing fire alarm system are acceptable.
7	RFP states base bid only and to exclude Bid Option 1. Please confirm that Option 1 (purchase and testing of track heads) is not to be included in the base proposal.		Bid Option 1 should not be priced in base bid.

8	Please provide final approved manufacturer and catalog numbers for track heads and rail system, or confirm that contractor may propose equivalent systems meeting performance requirements.	Luminaire & Track System	Substitutions will not be accepted. See Luminaire Schedule Bid Option 1 on sheet E-SH-700 for full description and catalog numbers of track heads and accessories. See Luminaire Schedule Base Bid for specification of lighting bus, with clarification to provide standard 20A bus, and code "6A" circuiting configuration (1 circuit, 2-hot, 1-neutral with tied hots).
9	Section 260923 requires new lighting controls. Please clarify integration requirements with any existing building management or emergency lighting systems.	Section 260923	For emergency lighting integration, reference Lighting Control Panel Schedule LCP1 general notes and circuiting on sheet E-SH-701, as well as sheet E-LP-100 for circuiting of EM lights, description of EM operation in Lighting Control Intent Narrative and Keynotes 1, 2, and 5. Lighting Control Intent Narrative item #9 states requirement for connection to building automation system, and Lighting Control Panel Schedule LCP1 general note F provides guidance regarding lighting control panel BAS interface. Please note the referenced connection type is RS485, indicating a communication protocol. Provide BACNET MS/TP protocol. Programming of lighting relay panel operation based on BAS communication is performed as part of the lighting control commissioning activity. Contractor shall coordinate COTR for programming updates within the BAS system.
10	Project is in a National Historic Landmark. Please advise on specific coordination requirements with Smithsonian historic preservation staff and any additional protection measures required.	Historic Preservation Coordination	While the Quad is contributing to the National Mall Historic District and DC Inventory of Historic Sites, the interior finishes don't require extra levels of protection beyond protection of existing finishes that are not in the project scope. Use Ethafoam (or similar) and polyethylene to protect adjacent finishes from construction related damage. Nailing plywood or other protection into the existing drywall is not permitted.

11	Per Section 9 of 01 0000, Contractor may not handle artifacts. Please confirm procedures and lead time for Smithsonian curatorial staff to protect or relocate artwork during ceiling work.	Section 9 of 01 0000	All existing objects and collection items will be removed by the Museums prior to the commencement of the work. Contractor shall include all Museum activities to support this project into their 3-week look-aheads and CPM schedule
12	During sprinkler and fire alarm work, will daily fire impairment permits be required? Please confirm maximum allowable outage duration per zone.	Fire System Impairments	Fire protection outage duration shall be coordinated with the COTR in concert with obtaining a Fire System Impairment Permit per Smithsonian Design Standards, Volume 3 Appendix N. See reference here: https://www.sifacilities.si.edu/sites/default/files/Files/AE/Design/Volume_3_Appendices.pdf
13	Please clarify the required sequence and responsible parties for TAB, fire alarm acceptance testing, sprinkler final inspection, and overall systems commissioning.	Testing & Commissioning	Per mechanical sheets M-MP-100 and M-MP-101, contractor shall perform testing and balancing prior to demo, and perform testing and balancing post installation to match conditions prior to demo. See relevant specification sections for responsible parties. Prior to certificate of occupancy is provided, OSHM shall inspect systems and witness tests for fire alarm and fire sprinkler systems and commissioning. The COTR will coordinate owner representation.
14	Please confirm the required format, level of detail, and submission timeline for as-built drawings, especially for relocated fire protection and electrical systems.	As-Built Drawings & Record Document	Refer to the relevant specifications sections for required as-built requirements for fire protection. See electrical and BIM specification sections for as-built requirements. As-builts shall be provided prior to the final pay application.

15	During phased ceiling demolition in an occupied museum, please advise on: Acceptable dust containment methods. Requirements for negative air or HEPA filtration. Daily debris removal protocol.	Section 024119 Selective Demolition,	Prior to demolition and construction activities (dust producing activities), dust covers shall be installed over smoke detectors and the duct detector(s) for the air handling unit serving the area on a daily/per shift basis. Duct detector sampling tubes and interior housing shall be cleaned prior to removal of detector dust cover. The dust covers are to be removed at the end of every workday/shift. An in-line filter shall be installed for each air-sampling unit to prevent dust infiltration if it is not possible to shut down the unit in question during construction. This filter shall be maintained and replaced by the Contractor for the duration of construction. Air sampling piping shall be cleaned at the end of the construction contract. All dust barriers shall be constructed of non-combustible or fire retardant materials that are classified as Class A per ASTM E-84, or shall pass NFPA 701. Existing return registers are to be sealed entirely. Coordination with the COTR will be required prior to the temporary sealing of the return registers.
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16	Portions of the ceiling may be adjacent to historic elements. Please confirm any additional protection or documentation requirements when working near historic walls, soffits, or architectural features.	Section 01 0000	While the Quad is contributing to the National Mall Historic District and DC Inventory of Historic Sites, the interior finishes don't require extra levels of protection beyond protection of existing finishes that are not in the project scope. Use Ethafoam (or similar) and polyethylene to protect adjacent finishes from construction related damage. Nailing plywood or other protection into the existing drywall is not permitted.
17	The existing "windowpane" grid appears to be a unique architectural feature at the closet entrances. Clarification is needed to properly price demolition, new framing, finishing, and coordination with lighting/sprinkler/fire alarm devices in these zones.	Drawing s: A-101 (Reflected Ceiling Plan	The 'windowpane' arrangement in question is not an architectural feature, rather, it is the arrangement of lighting track. Refer to 1/E100.
18	The International Gallery has existing carpet throughout the work areas. Please clarify the expected means and methods for protecting the existing carpet during ceiling demolition, new ceiling installation, and related activities, including: a) Required floor protection materials (e.g., masonite, ram board, carpet shield film, etc.). b) Whether temporary walkways or elevated platforms are required over carpeted areas. c) Any specific dust infiltration prevention measures at floor level. d) Responsibility for repair or replacement of damaged carpet.	Protection of Existing Carpet & Floor Finishes	All existing carpet flooring shall be protected with Class A materials that are resistant to tearing and loading of construction materials and equipment. Elevated platforms are not required. All dust barriers shall be constructed of non-combustible or fire retardant materials that are classified as Class A per ASTM E-84, or shall pass NFPA 701. Any damaged carpet areas caused by the Work shall be replaced with new.

19	Please confirm if the Superintendent can also serve as the Quality Control Representative, or if a separate dedicated QC Manager is required.	Section 01 0000	Yes, it is acceptable for the superintendent to be the QC Manager
20	Is a dedicated full-time SSHO required for this project, or can the Superintendent/PM also serve as SSHO? What are the minimum qualifications (e.g., OSHA 30-hour, Smithsonian-specific training)?	Section 01 0000	Yes, it is acceptable for the superintendent to act as the SSHO. A minimum of OSHA 30-hour within the last 5 years or the ability to demonstrate updated standards is required.
21	When existing bulkheads / soffits are removed as part of the new ceiling work (see reflected ceiling plans), please clarify the requirements for the exposed existing wall surfaces and paint, specifically: Are Contractors required to patch, skim coat, and repaint the exposed wall areas down to the new ceiling line to match existing adjacent finishes? What level of finish is required on the newly exposed wall surfaces (e.g., Level 4 or 5)? Should the paint color and sheen match the existing gallery walls, or is a new paint system required? Are there any restrictions due to historic preservation requirements on these wall surfaces?	Existing Wall & Paint Finish at Bulkhead Removal Locations	The contractor is required to patch and skim coat the existing, exposed walls damaged by construction to a level 4 finish, and paint to match existing paint. Existing drywall in unfinished spaces (i.e. above finished ceilings) is required to be patched and repaired, but can remain unfinished. Additionally, there are no historic preservation requirements on these wall surfaces. The contractor is to add fire caulking/sealant where partitions affect rated partitions. The contractor is to repaint all damaged areas to match existing paint. The contractor is to replace the ceiling in its entirety.

22	The four closets where MEP equipment panels and other trades, that need access for new work and demo of old work, are, 3117C 3188, 3190, 3204, 3206, 3221, 3222. Are there existing pathways to these rooms or how will they be accessed for new wire, pathways etc. Is ceiling demo thru-out required for access?	Dwg. G-004	Updated Response in green (7/28/2026): Scope requires new pathways only from 3206 to room 3198/3194 for lighting and power circuits. New pathways will travel from 3206, east through the existing shaft to 3201A, south to 3201 , travel east through 3199B, and end at 3198/3194. Ceiling work at 3201A , 3201, 3199B shall be done after public hours and temporary finishes shall be installed after every shift. Rooms 3117C, 3188 and 3204 are shown for reference to existing fire alarm panels only. No additional circuits are required for fire alarm and any replaced wiring will use existing pathways. Rooms 3221 and 3222 are for emergency electrical power and scope includes removing one emergency circuit, requiring no new pathways from these rooms.
23	During the phased construction (particularly while the Eastern Bay remains open to the public), please clarify: What dedicated contractor access paths, loading areas, and material staging zones are available? Are areas available for dumpsters? Can the Contractor use the same entrances as the public, or must separate contractor-only entrances be used? Are there any restrictions on contractor movement through or adjacent to public areas?	Section 01 0000	Refer to GCS003 for travel path. Contractor's loading for material delivery and disposal only shall be located in the Quadrangle's loading dock off Independence Avenue. There may be potential for dumpster location on the grounds with advanced permission and protection/restoration of the grounds. Loading dock space for dumpster is not available. No Construction workers shall use the loading dock as access paths to the International Gallery. Material staging will be located within the three divided areas of the International Gallery following the phasing and sequencing of the work.
24	Please clarify the intended sequence for the new systems in each phase, specifically: Must the new track lighting, fire alarm devices, and sprinkler heads be fully installed, tested, and commissioned in each area before the existing systems are removed or taken out of service?	Spec Section 01 0000 paragraph 4.1.2	No, new systems will be installed after the existing are demolished.

25	Is a temporary lighting or temporary fire protection system required during the transition period? What is the maximum allowable outage duration for each system per phase?	Spec Section 01 0000 paragrap h 4.1.	See response to RFI question #24 regarding requirements for temporary fire protection systems during construction. Fire protection outage duration shall be coordinated with the COTR in concert with obtaining a Fire System Impairment Permit. See response to question #27 for temporary lighting requirements.
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26	Have any hazardous materials surveys (asbestos, lead, etc.) been performed for the existing ceiling, bulkheads, or fireproofing? Will abatement be by others or included in this contract?	Section 024119	Existing HazMat reports for the Quadrangle Building describe the presence of ACM on brown mastic material on metal ducts in rooms 3217, 3010, 3042, and 3195 on Sublevel 3. With regards to Asbestos Containing Materials (ACM) at the project site, the contractor shall be made aware of the attached report dated February 4, 2009 titled “Final Smithsonian Institution Contract No F08CC10411 – Assessment of Asbestos Containing Materials in Smithsonian Buildings/Facilities/Museums Bldg: Quadrangle (Bldg 091)” Authored by Aerosol Monitoring & Analysis, Inc. indicating the presence of ACM in the Brown Mastic on metal duct and Vinyl Floor Tile. Although the reports do not specifically identify the International Gallery, it should be assumed that any brown duct mastic or sealant on the ductwork in the space is asbestos-containing. Therefore, prior to any work taking place that may disturb ACM in the current project scope, the contractor shall engage a certified ACM testing agency to review the project scope and test any and all areas that may contain ACM. Contractor shall include pre-abatement inspection, testing, and approval as described below. Contractor must demonstrate with continuous data log that abatement work area can hold negative pressure of 0.5 mm of water for a minimum of 2 hours, prior to commencement of actual asbestos removal, unless the system is exhausted through an isolated ventilation system. In this case, the test period shall be long enough to ensure that the lock-out ventilation controls are not over ridden and the HVAC system does not reactivate. As a minimum, the Contractor shall make all arrangements and demonstrate satisfactory equipment operation and set-up for compliance with these specifications. 1. Show proper condition of equipment seals including results of in-place HEPA-filter testing.
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27	While new lighting is being installed, what temporary lighting is required to maintain illumination levels in the gallery during each phase?	Section 01 0000	During construction activities, temporary lighting levels and quality shall satisfy OSHA minimum lighting requirements. Scope includes providing a level 5 finish on all new gypoard finishes and inspections will be required during construction. For site visits during construction by SI or the AE, temporary or permanent lighting is required to satisfy the following criteria: 1. Provide minimum of 50fc on surface being inspected. 2. Provide 3000K color temperature and 90CRI. 3. Uniformly illuminate surface being inspected and surrounding surfaces (maximum 2:1 illuminance uniformity ratio). Additionally, final acceptance of gypsum board finishes shall be performed only after installation of the permanent lighting system or temporary lighting providing equivalent illumination levels and distribution. Surfaces shall be viewed from a normal standing position at a minimum distance of 5 feet under normal occupancy lighting conditions. Portable spotlights, flashlights, laser lights, or other grazing illumination shall not be used as the basis for acceptance unless such lighting conditions are part of the completed design.

28	Please clarify the extent of commissioning required for the new lighting and controls, and who provides training to Smithsonian staff.	Section 260800	Per specificaion 260923 section 1.5.D requires contractor to "Engage a factory-authorized service representative to inspect, test, and adjust sensors and associated system components, and to guarantee sensor performance." See additional commissioning requiriements stated in section 3.6 "SYSTEM STARTUP AND SYSTEM COMMISSIONING " Specification 260923 section 3.9 requires contractor to provide training of lighting controls to owner. Contractor may perform training directly, or engage factory-authorized service representative to perform training.
29	What are the specific requirements for dust control and final cleaning in this sensitive museum environment (HEPA vacuums, negative air, etc.)?	Section 024119	Dust barriers shall be constructed of non-combustible or fire retardant materials that are classified as Class A or B per ASTM E-84, or shall pass NFPA 701.
30	What is the current BAS System?	Dwg E-100	Siemens Insight
31	Please confirm if existing carpeting in the gallery is remaining and will need protection.		The Carpet in question is to remain and requires protection during construction. Refer to question 18.
32	Please provide the height from finished floor to bottom of slab above existing ceiling.		These dimensions vary and are to be field verified.
33	Please confirm if there is an existing pathway for the new power circuitry from electrical room 3206 to international gallery 3194.		Refer to RFI 22 response.
34	Please confirm that a change order will be issued if the existing fire alarm wiring is found to be unfit for reuse per note 1 on FA300.		For all new fire alarm devices that will be installed in existing locations, if existing wiring will require rewiring back to the panel due to being unfit for reuse, a change order shall be generated.

35	The lighting fixture schedule for Bid Option #1 specifies the quantity of lights for each fixture type. Some fixture types require an additional 10%, while others do not. The quantity of fixtures on the Bid Option list is close to the quantity shown on the lighting plan on E LP 100. Are the quantities shown on the Bid Option fixture schedule for all the fixtures required for the project, or are they in addition to the fixtures shown on the lighting plan on E LP 100?		Bid Option 1 shall not be included in the base bid. However, the bid option light fixture schedule shows the quantity and types for the track heads. It is not in addition to what is shown on ELP100.
36	The response to question no. 32 did not provide the height to the underside of the slab above the existing ceiling. This information is critical to accurately price ceiling and light fixture support elements, as well as equipment needed to access the underside of the slab. Please provide this dimension, or provide an estimated dimension for all bidders to use.		From the existing drawings, the height to the underside of the slab is 14'-7.5". The waffle slab has a total depth of 20.5", which has 16" deep ribs and 4.5" topping slab. Please see the attached building section from the as-builts for Contractor to reference. Contractor will still need to verify in field the existing dimensions to confirm.
37	What we gather from the response is that the fixture quantities listed in the chart for Bid Option 1 are not to be included in our bid at all. Please confirm. The main question is whether we include the track heads/accessories shown on the revised drawing E LP 100, or do not provide any track heads/accessories in our base bid		Bid Option 1 shall not being included in the bid. Contractor should not price anything relating to Bid Option 1.

38	The response to RFI 1 state that the bulkheads are to be replaced. Please provide a detail for the new bulkheads to include framing support.		Please see attached updated sheet A501 in Addendum I
39	The response to RFI 22 states that ceiling work at 3209, 3201, 3199B shall be done after public hours and temporary finishes shall be installed after every shift. What are public hours, and what constitutes a temporary finish that can be installed after a shift?		The Museums' Public Hours are between 10AM - 5:30PM. Contractor to minimize disruption to ceiling by access points every 8'-0". Temporary finish shall be temporary FR plywood with paint that matches ceiling. For any new penetrations at existing fire rated walls, Contractor to provide 2-hour rated firestopping. Coordinate with COTR on final conduit route prior to the start of the work. Refer to updated response for RFI 22.