

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 8
Date: 12/12/2011
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: David Gallagher (Embrey Build (Embrey Construction LLC))

Subject: RFI Pier Dimensions

Drawing: SG 2.01 Spec Section:
Cost Impact: None Schedule Impact: None

Request: Date Required: 12/13/2011
Trent we need to get exact dimensions for locating piers on sheet SG 2.01 also we need the dimensions of the three 42" piers on the premliter

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
revised sheet SG2.01 to show dimensions

42" piers located
16.5" off of grid A and grid 1
14" off grid 9
centered on grids B and 7

Answered by: Trent Perkins
Parkin Perkins Olsen

Answered date:

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RFI

To: Trent Perkins
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9330 LBJ Freeway, Suite 1055
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Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 23
Date: 1/3/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (BGO)

Subject: C.I.P. wall

Drawing: SG2.01 Spec Section:
Cost Impact: None Schedule Impact: None

Request: Date Required: 1/10/2012
On sheet SG2.01 along grid C the C.I.P. wall is above the adjoining F.F. of the building, as it ramps up to 65'-3 3/8". How does this 12" wall not interfere with the building framing dimensions or does the 12" wall transition from 12" to 8" at or below the adjoining F.F. elevation of the building

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
Please refer to drawings issued 12/28/11

Answered by: Trent Perkins
Parkin Perkins Olsen

Answered date: January 05, 2012

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RFI

To: Trent Perkins
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9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 12
Date: 12/14/2011
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: David Gallagher (Embrey Build (Embrey Construction LLC))

Subject: Bracing for ramp walls on parking garage

Drawing: SG 2.01 Spec Section:
Cost Impact: None Schedule Impact: None

Request: Date Required: 12/21/2011
Trent please provide a detail for shoring the ramp walls on the parking garage on sheet SG2.01

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
As indicated in General Notes 3 and 8 on sheet SG1.01, the design of temporary shoring is the responsibility of the Contractor.
"3. The structural drawings and specifications represent the finished structure. They do not indicate the methods of construction..."
"6. The Contractor shall provide temporary erection bracing and shoring of all structural work as require for the stability of the structure..."

Trent Perkins, P.E.
Answered by: PPO Consulting Engineering, Inc.
Company Date: 12-14-2011

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RFI

To: Erik Earnshaw
BGO Architects
4144 N. Central Expressway
Suite 855
Dallas, TX 75205
Ph: (214)520-8878

RFI #: 10
Date: 12/14/2011
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Trent Perkins (Parkin Perkins Olsen), David Gallagher (Embrey Build (Embrey Construction LLC))

Subject: Difference in maintenance and fire room

Drawing: SG2.01 arch 3.1D Spec Section:
Cost Impact: None Schedule Impact: None

Request: Date Required: 12/21/2011
On SG 2.01 the maintenance and fire room on the parking garage do not coordinate with arch 3.1D. please give direction

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
Please see attached drawing SG2.01 - Revised 12/14/2011
Trent Perkins, P.E.
Principal
Parkin-Perkins-Olsen Consulting Engineering, Inc.
12-14-2011

Answered by: _____
Company Date: _____

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RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 24
Date: 1/5/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (BGO)

Subject: wall details

Drawing: Spec Section:
Cost Impact: None Schedule Impact: None

Request: Date Required: 1/12/2012
At grid 9 + B-1 to B+C where is the 2' step in T.O.W. ? The adjoining F.F. slab is equal to the T.O.W. elevation. We need a detail on how the wall sits, and how steel for the wall works. It appears there will be a large notch in the wall, how will steel and rebar be affected?

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
Please reference the latest structural drawings issued on January 4, 2012.
If you have questions or require additional information regarding this matter, please do not hesitate to contact us.

Brandie Parkey
Answered by: Parkin-Perkins-Olsen
Company Date: 01/13/2012

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RFI

To: Erik Earnshaw
BGO Architects
4144 N. Central Expressway
Suite 855
Dallas, TX 75205
Ph: (214)520-8878

RFI #: 20
Date: 1/3/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Trent Perkins (Parkin Perkins Olsen)

Subject: RFI#20 Possibility of layout errors

Drawing: Attachment Spec Section:
Cost Impact: None Schedule Impact: None

Request: Date Required: 1/10/2012
Because of the conflict between garage expansion joint dimension between Architecturals and the structural the possibility of layout errors looms large. We need to have a forming plan that is reviewed and agreed upon by the architect and structural engineers. This plan should include building section envelopes for the surveyor to layout form for our contractors to form by. Attached is a copy of the 1st section of the main building we are going to form. It is marked with points I believe we need to get set by the surveyor to form by. I believe a forming plan would help correctly locate these points and eliminate errors. The attachment is the proposed pour sequence we are intending to go by.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
With the most current drawings there is not a conflict with the 2" expansion joint between the garage and the apartments as it is shown correctly on the architectural and structural plans.
The design team has fully reviewed the foundation plans and forming plans and the Architect and Structural engineer do agree that these plans match the framing plans. The garage limits, I would suggest, to be used as your control points.
To ensure proper layout in the field we will be glad to provide a cad file to your surveyor if you would send along his contact info we can send him the file. Please be advised this has been the standard of care by all contractors in the recent past for a building of this size and complexity.

Erik Earnshaw
Answered by: BGO Architects
Company Date: 01-05-2012