

PRE-BID QUESTIONS AND ANSWERS

1. Bid invite 2.13 required bidders to submit unit prices. Bid form indicates “None”.

At this time no unit prices are required.

2. Are Civil drawings available? Are site utilities to follow drawings or “Finish & Scope Details”. Is site water information available?

There is only a site architectural plan, as provided. There aren't any civil plans available at this time.

3. Where do we find the existing and proposed grading plan?

Grading is based off of existing 40x80 building all floors shall match ,concrete aprons to slope away from foundations minimum of 2%.

4. Provide dimensions for site concrete.

Reference site plan for site concrete dimensions.

5. Site drawings indicate millings by others. Please confirm.

Site drawings do not note anything pertaining to millings.

6. Provide depth of site sewers.

Contractor will need to coordinate with utilities department.

7. Conflict between emergency generator location and proposed concrete parking/drive. Please confirm location of generator and details of pad.

Locate generator pad as shown on Sheet EP1.0. Concrete pad requirements for generator to be per manufacturer specifications.

8. Confirm roofing details between maintenance garage and existing structure

Roof eave to be cut back and flashed as required to tie into PEMB.

9. Where does detail 1/F2.0 occur?

General arrangement of PEMB spread footings.

10. Confirm responsibilities for tap fees.

Owners responsibility

11. Please provide a specification for lockers.

Salsbury 50000 Series Double-Tier Locker, black in color, padlock lock only. 15x18x72"

12. The main building states wood trim at doors and windows, are the windows residential or commercial? Please provide specifications.

Commercial grade doors and windows are required.

13. How do you want the alternates for the casework priced when an allowance is called out for the casework?

\$25000.00 is allowed for casework, contractor will work with owner for final specifications.

14. A door prepped with electronic strike is called out on the Q&A. Please provide details of what needs to be included for access controls.

Use PDQ 6EWS-SP electronic controls, PDQ 6300 series rim exit device on all exterior doors minus store front door to main office entrance.

15. What interior/exterior joints require caulking? What product is to be used?

Neutral-Cure Silicone sealants used for exposed, weather facing joints, flashing and trims. Butyl Rubber required for hidden joints including those at the guttering and roof seams.

All exterior wall penetrations to be sealed.

Interior caulking to be used at countertops, plumbing fixtures, trim, etc. Caulk to be acrylic latex with silicone and paintable.

16. Provide specification for epoxy flooring.

Refer to “room spec sheet” in the electronic files.

17. What substrate will be beneath liner panels in existing building?

Substrate in existing building are wall girts.

18. Does trench drain outlet to sewer need to be routed below pit?

Yes, route below the pit.

19. Provide specification for oil/water separator.

Oil / water separator to be below grade and traffic-rated.

20. Provide specifications for security system details and specifications.

Cameras and DVR is to be installed by owner, Contractor is to do the rough wiring.

21. Geotechnical report indicates fill should be #53 stone. Q&A indicates 15 tons of asphalt millings are to be provided by owner. Which spec is to be followed?

Per geotechnical report, foundations to be undercut 1.5 times the width of the footing elevation and replaced with No. 53 stone for all footings. Contractor to review Section 4.2 of the geotechnical report as the basis for foundation preparation.

22. Is a vehicle exhaust system required?

No.

1. R38 does not compress at the purlins without budging the roofing. Please consider your response.

Batt insulation, when installed on PEMB are, indeed, often compressed at the purlins and girts. Insulation to be installed per the PEMB plans.

2. Now on the revised drawing A1.0 dated 7/6/26 there is an alternate #2. Can you briefly describe these alternates?

Alternate #2 should say Addendum #2. This was a typo. Both addendums have been incorporated into the plans that were made available.

3. Is it possible to have a drawings as to the zones required?

It is anticipated by the owner that zoning will be required by the installation contractor.

4. What type of radiant insulation panels are required? Bubble wrap, polystyrene, EPS, Polyurethane?

Contractor to use Expanded Polystyrene (EPS) for the radiant insulation panels.

5. I need to know the kind and thickness of the perimeter insulation

Perimeter insulation to have a R-value of R-10.

6. Who is furnishing the electronic strike and what kind is it?

Use PDQ 6EWS-SP electronic controls, PDQ 6300 series rim exit devise on all exterior doors minus store front door to main office entrance.

7. I am trying to determine if the reinforcement in the office is #4 rebar 12" oc or WWF. If WWF what gage 6x6 fabric is required?

Office reinforcement is to be W2.1/W2.1 6x6 W.W.F.

8. I have no issue with making my on topo for elevation (usually do not do this), but I still need a starting point. Will the new slaps of the garage and office match the slap of the existing building?

Slab elevation of the new buildings to match the existing slab elevation.

9. I understand they are double stack, but are they metal, wood, vented; non vented, lockable doors, etc.

Salsbury 50000 Series Double-Tier Locker, black in color, padlock lock only. 15x18x72"

10. What width base is required?

Base width (height) for resilient base to be 4 inches.

11. What sheen will be required?

Sheen to be specified by the owner.

12. Is American Buildings a Nucor company (americanbuildings.com) an acceptable equal to the Stoll Steel Building?

Yes, it is acceptable. Note that foundations will need to be redesigned for a different manufacturer at the contractor's expense. Stoll Steel plans have door and window placement per the owner's specs. Plans from a different manufacturer must match Stoll Steel Building plan specifications and door / window placement. Engineer of record to review and approve prior to procurement of a building from a different manufacturer.

13. The State of Indiana according to Indiana Code 4-13, 6-4 that all bidders are required to have certification of qualification to provide construction service. What classification does it certification fall under?

Contractor to review Indiana Code 4-13, 6-4 which deals with contractor prequalification for public works projects and ensure that said contractor complies with the requirements therein.

14. On the Revised New Office Spec List, you have listed on the main Bid Structure a Connecting Canopy and concrete to existing building. I see the concrete but not the canopy. Could you please clarify?

Lines on plans show concrete pad, no canopy required.

15. On the Revised New Office Spec List in the men's restroom, there is no mention of toilet partition or urinal screens. But the Room Spec list does. Are the Phenolic stalls any urinals screens floor mount or ceiling mount?

Stalls are floor mounted; urinal screens are wall mounted.

16. On the Revised New Office Spec List Both Hallways, you have listed Water Faucet with bottle fill. Is this indeed a faucet with drain below or a water cooler?

Refer to room spec list(reception101) B.

17. On the Revised New Office Spec List Men's Restroom calls for Grab Bars as needed for ADA. Are handicap bars required?

No ADA stalls in Restroom 110. Restrooms 103 and 106 as well as Shower 104 are to be ADA as indicated on the plans.

18. On the Revised New Office Spec List Shower, I do not see any provisions of wall protection for the shower area. Drywall is all that is listed and will deteriorate rapidly. Please reconsider.

Use a Bestbath ada roll-in unit 60" x 36", fiberglass/composite with a handheld sprayer. Drywall was never considered as the finish nor was this indicated on the plans.

19. On the Room Spec sheet. Reception 101. b. it list a water cooler. However, the plumbing or electrical drawings do not reflect this. Are they going to be updated to include this fixture?

Drawings were for general arrangement and permitting only. Reference model number provided by owner for power requirements.

20. On the Revised New Office Spec List Shower Room 103.c. list a undermount sink. Drawing list a wall mount sink. If under mount sink is used, what is the countertop and supports to be?

Drawings were for general arrangement and permitting only. Reference owner supplied plumbing specifications for sink and countertop.

21. On the Revised New Office Spec List Women's restroom Room 103, it does not list any toilet seat. Is the owner furnishing? If not what kind is required

Drawings were for general arrangement and permitting only. Reference owner supplied plumbing specifications for toilet and toilet seat.

22. On the Revised New Office Spec List Shower Room 104.b. list a undermount sink. Drawing list a wall mount sink. If under mount sink is used, what is the countertop and supports to be?

Drawings were for general arrangement and permitting only. Reference owner supplied plumbing specifications for sink and countertop.

23. On the Revised New Office Spec List Men's Restroom 106.b list a undermount sink. Drawing list a wall mount sink. If under mount sink is used, what is the countertop and supports to be?

Drawings were for general arrangement and permitting only. Reference owner supplied plumbing specifications for sink and countertop.

24. On the Revised New Office Spec List Men's Restroom 106, it does not list any toilet seat. Is the owner furnishing? If not what kind is required

Drawings were for general arrangement and permitting only. Reference owner supplied plumbing specifications for toilet and toilet seat.

25. On the Revised New Office Spec List Men's Restroom 110 list a undermount sink. Drawing list a wall mount sink. If under mount sink is used, what is the countertop and supports to be?

Drawings were for general arrangement only. Reference owner supplied plumbing specifications for sink and countertop.

26. On the Revised New Office Spec List Men's Restroom 110, it does not list any toilet seat. Is the owner furnishing? If not what kind is required

Drawings were for general arrangement and permitting only. Reference owner supplied plumbing specifications for toilet and toilet seat.

27. On the Revised New Office Spec List Men's Restroom 106.g. list grab bars. Pre-bid question #1 item 54, states this is not a ADA restroom. Are the Grab bars required?

Men's restroom (Room106), women's restroom (Room 103) and shower (Room 104) are all to be ADA compliant. Contractor to provide appropriate ADA fixtures including grab bars.

28. On the Revised New Office Spec List Oil Water/separator, it lists it to be traffic rated. Is this Pedestrian, Medium Commercial, Heavy Duty, etc?

Heavy Duty

29. On City of Bedford Shop Spec sheet, it lists the 48' long lift to be 10" concrete in bottom. Drawing F1.0 states 16". Which is correct?

16 inch thick concrete

30. On City of Bedford Shop Spec sheet list interior liner panels on walls and ceiling. The Stoll Steel Building drawings have none. Which is correct?

Stoll Steel plans do not include the interior liner panels. Owner wishes them to be installed per the specs on the plans.

31. On City of Bedford Shop Spec sheet list a 4'x8'x8" behind existing building for generator pad. I assume this is concrete? Is there any reinforcement if concrete? I have installed several backup generators and all had turned down slabs or foundation for freeze thaw, will that be required?

Generator pad to be installed per the manufacturer recommendations.

32. On City of Bedford Shop Spec sheet states a 20' x 90' x 6" reinforced concrete apron approach in the front and back. Drawing C1.0 has a 6' approach in the back with pre-bid question #1 to make it 8" thick. What one is correct?

Concrete thickness to be 8 inches.

33. On the Existing Building Remodel, it is nearly impossible to take this and match it to the Stud Layout. Is it possible to point to the areas on the drawings where you want items from the existing Building Remodel? Example: Aluminum mill frame white steel panel frame

Contractor responsible to visit the site to determine requirements.

34. I do not see any details on the headers to the new office on load bearing walls. Could you please supply your intent for these?

Door headers to be installed per the 2014 Indiana Building Code, Chapter 23.

35. I do not see any mention anywhere of the use of cure and seal for the concrete. Is this required?

Yes, concrete to be cured and sealed.

36. I don't see the thickness of the drywall called for on the drawings, could you please provide it?

Reference Detail 3 on Sheet A4.0.

37. What is the level of the finish required for the drywall?

Level 5 finish required.

38. With the existing building getting new siding and roofing, how is removing the old siding and roofing?

Not sure what is meant by 'how'. I'm assuming you mean 'who'. Contractor is responsible for the removal and disposal of old siding and roofing.

39. Drawing C1.0 General Note #5 tells us Do not scale Drawings. What do we do when no dimension is provided? Example the concrete parking lot in front of the buildings on this drawing.

Any dimensions not shown can be requested and will be provided.

40. Drawing C1.0 shows nothing about the 2 existing buildings that in the spot of the new one. Is the city removing these with footers and slabs?

The city is removing the building to be demolished including the foundations.

41. Drawing C1.0 shows nothing on elevations, the finish floor of the existing building and near the existing drive off the street is 2.18'. How are you proposing a ADA handicap spot?

Coordinate ramp or pavement grade with owner. Grading is based off of existing 40x80 building all floors shall match ,concrete aprons to slope away from foundations minimum of 2%.

42. Drawing A1.0 Existing building, it shows there are 3 existing garage doors on the west side. I did not see this door. Is the city installing them?

Owner to specify door placement in existing building. Contractor to provide doors and installation.

43. Drawing A1.0 Existing building where the air compressor room is has a garage door at this location. Is this to be filled in?

Yes, garage door to be filled in at this location.

44. Drawing A1.0 existing Building there is a connecting area between the buildings. Does this get filled in?

Existing building and office building are not connected.

45. Drawing A1.0 Architectural plan notes: 1. Mentions a 3 hr fire rated wall. Can you show a detail how this incorporates into the existing wall and new pre-engineered metal building wall?

Reference sheet A5.0 for wall detail.

46. Drawing A1.0 Architectural plan notes: 3. Mentions a 1 ½ hour wall. Drawing A5.0 Building Section Office does not mention anything about this sort of construction. Can you

show a detail how this is incorporated into this wall with all the layers of drywall if that is what to be used?

Reference detail 3 on sheet A4.0. Wall called out on A1.0 as 1-hour not 1 ½ hour.

47. Drawing A1.0 shows the new Air Compressor room in the existing building. What is the wall and ceiling construction of this room?

Wood frame 2x4 construction interior liner metal on the outside of the room(just like the rest of the remodel and bat insulation in wall and ceiling with ¾ OSB lining the inside.

48. Drawing A1.0 shows the new Air Compressor room in the existing building duplicated the door opening #112 with the Mechanical room in the office. Therefore, no mention of this door on the door schedule

This was a last minute change prior to bid. In lieu of single hung door, contractor to install a 4070 roll-up door. No brand specific installed on the south wall of the room.

49. Drawing A2.0 shows cantilever canopies on the front of the building, I do not see any structural design to hold these. Will there be?

Contractor to install 10x10 timber posts to support canopy. Post placement not to exceed 10'-0" on centers along length of the canopy. Appropriate hardware to be used for connections at the base of the post as well as at the LVL. Approved supplier is Simpson Strong-Tie or approved equivalent.

50. Drawing A2.0 shows cantilever canopies on the front of the building; can you provide drawings as to the anchoring on the LVL, where the LVL is placed and Size of the LVL? This is mention on S1.0 but no details

See answer to #49 above.

51. Drawing A3.0 Architectural Roof Plan shows gutters, what size are the gutters on the offices and number of downspouts?

All guttering and downspouts to be 8 inch.

52. Drawing A4.0 door schedule has half glass in 2.5 hour rated door. I thought only 100 square inches was allowed in a rated door unless it is Pyro fire lite glass. Is this what you are requesting in those doors? You answer in Pre-bid Question #1 item #24 was double pane low e. Please clarify

Door to be as indicated on plans and must comply with fire rated requirements.
Double pane low-e was in reference to all other glass panes.

53. Drawing A4.0 does not mention anything about hinges for the doors. Are they full mortise, half mortise, etc? What rating are they? Usually exterior doors have non removable pins for security too.

Hinges to be full mortise, grade 1

54. Drawing A5.0 Building Section detail does not show any anchor mechanism holding down the bottom plate. What is required?

Reference requirements in 2014 Indiana Building Code.

55. Drawing A5.0 Building Section detail does not show sill sealer under the bottom plate, is this required?

Yes, it is required. Reference requirements in 2014 Indiana Building Code.

56. Drawing A5.0 Building Section detail does not show the bottom plate as treated. Is this required?

Yes, it is required. Reference requirements in 2014 Indiana Building Code.

57. Drawing A5.0 Building Section detail does not show any truss tie downs. Should there be?

Yes, truss tie-downs are required.

58. Drawing A5.0 Building Section detail does not show Insulation baffles for the R38 insulation. Should there be?

Yes, they are required. Reference requirements in 2014 Indiana Building Code.

59. Drawing A5.0 Building Section detail does not show house wrap required. Should there be?

Yes, it is required. Reference requirements in 2014 Indiana Building Code.

60. Drawing A5.0 Building Section detail shows roofing underlayment. What kind is this?

Use a high-temperature self-adhered or high-temperature synthetic underlayment.

61. Drawing F2.0 Pit Wall Detail, what is the width of the pit wall?

Reference sheet F1.0, the pit wall detail to be 1'-0" thick.

62. Stud Layout Drawing shows 2 doors not listed on the door schedule, Can you describe these doors as wood or metal: frames are what; what type hardware?

All doors on door schedule are accounted for on drawing A1.0

63. Stud Layout Drawing shows a 12' opening on the top right hand side of the drawings. Drawing A2.0 shows nothing on this wall. Please clarify

refer to existing building floor plan in contractor spec sheets.

1. Lighting not specified. would this be design and built with a budget? If yes I would consider changing the 6 and 8 inch lights 2x4 flat panels.

Follow luminaire schedule on drawing EL1.0 Lighting to be in compliance with wattage requirements and general layout.

2. Disconnect needed, should be standard or heavy duty be quoted?

Heavy Duty

3. Can the new 400amp panel space be reduced to add subpanel for office and shop lighting and outlets, AC units, AH units. Stove gas or electric?

No, panel can not be downsized. All appliances to be electric.

4 Would Aluminum wire be allowed for feeders?

Aluminum conductors are only allowed between the utility meter and the main panel. All other conductors are to be stranded copper in conduit.

5. Can MC cable be used in office area?

MC cable only allowed in the office area. All other to be stranded copper wire in conduit.

6. Does the cat wire for ceiling fans and cameras need to be in conduit in shop area?

Yes

7. Does the new generator need a specified concrete pad?

Yes, concrete pad required for generator. Concrete pad to be constructed per the manufacturer guidelines and specifications.

Nichols Electric Supply

1. I do not see any disconnects called out in the prints. Is there a reason for this? Or do you have a count for disconnects? If not, I will need to know amperage, nema rating, fusible/non-fusible, neutral/no neutral, etc.

Fused disconnects at all six equipment locations, HVAC also requires disconnects.

The site plan shows a 6 ft x 90 ft concrete apron on west side of shop building, drawing A 1.0 shows a 24 ft x 90 ft apron, which is correct?

Reference the revised site plan. Plan for a 30 ft x 90 ft concrete apron.

Please verify undercut depth of existing soils required for all foundations, floor slab and aprons

Per the report by Patriot Engineering, the undercut depth must be as follows:

“Undercutting to 1.5 times the width of the footing below the footing elevation, replacing with INDOT No. 53 stone, utilizing conventional spread footings.”

It elaborates in Section 4.2.1:

“This layer must be undercut to 1.5 times the width of the footing below the footing elevation and replaced with well-compacted structural fill (INDOT No. 53 stone) prior to construction of foundations.”

As footing widths vary, contractor is responsible to verify depth of undercut for footings.

Please clarify design of porch/cantilevered canopies/post at the two porches on east side of office building

Contractor to install 10x10 timber posts to support canopy. Post placement not to exceed 10'-0" on centers along length of the canopy. Appropriate hardware to be used for connections at the base of the post as well as at the LVL. Approved supplier is Simpson Strong-Tie or approved equivalent.

1. Is the project sales tax exempt?

YES

2. Is there a wage scale?

No.

3. Please clarify the undercutting – are we to undercut 3’ below all bottom of footings and 2’ below bottom of floor slabs/exterior concrete? Or is it a mass undercut all at 3’ below bottom of footing?

Per the report by Patriot Engineering, the undercut depth must be as follows:

“Undercutting to 1.5 times the width of the footing below the footing elevation, replacing with INDOT No. 53 stone, utilizing conventional spread footings.”

It elaborates in Section 4.2.1:

“This layer must be undercut to 1.5 times the width of the footing below the footing elevation and replaced with well-compacted structural fill (INDOT No. 53 stone) prior to construction of foundations.”

As footing widths vary, contractor is responsible to verify depth of undercut for footings.

4. What is the r-value of the wall insulation in the existing building? What is the r-value of the insulation above the ceiling?

Existing building insulation R19 in walls R38 in ceiling to be provided and installed by contractor.

5. How many new doors are we installing in the existing building? 3-10x10 and 1-12x10?

Correct with electric garage door openers.

6. Do we need to include cost in our bid for the geotechnical engineer to oversee and test the undercutting/backfill?

Yes, include a line item for a geotechnical engineer in the event they are needed.

On the bid form 96 – where do we write in our schedule and alternate #1? Do we add a separate sheet or will you provide a bid form?

Separate sheet attached to form 96.

Specs say conduit and wire. Can mc be used concealed in walls and above ceilings

MC cable only allowed in the office area. All other to be stranded copper wire in conduit.

Do they already have a company that is going to install camera's, and wire. also will data wire and terminations be done by other contractor. We would only be responsible for stub ups to accessible area above ceiling?

Contractor responsible for rough-ins. Coordinate with owner on equipment selection.

Does the feed for the 3 tire changing stations need to be dropped from ceiling or be put in slab.

Per the owner, the power supply to be located on the nearest wall.

Is there a specific model of fan in garage they are wanting and how will they be controlled.

See (other equipment notes) below for fan specs.

Is the office area a drop ceiling throughout

Reference owner supplied specs for ceiling grid and tile. Ceiling tile to be located throughout office area.

1. in the office area, can the wiring be MC in the wall?

MC cable only allowed in the office area. All other to be stranded copper wire in conduit.

2. On the power drawings, these machine-looking object do not require power. Can you tell us what these are?

Tire Changer 1 – 208V / 3-Phase / Power to be brought to west wall nearest to equipment.

Tire Changer 2 – 220V / Single Phase / Power to be brought to west wall nearest to equipment.

Tire Balancer – 110V / Single Phase / Power to be brought to west wall nearest to equipment.

One other question to add, the concrete apron dimensions for Parking on the front /east sides of new garage and new office differ greatly between the site plan and the A1.0 floor plan drawing. Which one is correct?

See new site plan attached with new dimensions.

1. On Print S1.0, which room will be the IT room?

IT equipment to be located in Office 107 per the owner.

2. Is there going to be a build out of a data closet on this project?

No data closet on this project.

3. Is there need for fiber work on this project?

Fiber installation is by the owner. All ethernet cable to be CAT-6 and provided and installed by the contractor.

4. On print S1.0, Data is shown but quantity is not down per location. Are all locations shown assumed to be 1 data location per or multiple?

Just one data location.

5. Are all camera and wireless access points provided by owner?

Yes, all camera and wireless access points are to be provided by the owner.

6. Will installation of Wireless access points and Cameras be by contractor or owner?

Installation by the owner.

OTHER EQUIPMENT NOTES:

Fans

- Quantity of 2 fans required for shop (not 4)
- Big Ass Fans
- 12' Powerfoil 6 HVLS Fan
- 1 ½ hp single phase
- 2' extension tube
- 200-250 1Φ
- BAF Controller

Generator

- Procurement and installation of the generator is to be included in contractor's bid.
- Reference specifications including model number provided by the owner.