

PREBID QUESTIONS RECEIVED

1. What are the insurance requirements and limits for this project?

Contractor represents that it possesses and shall maintain general liability insurance during the course of its performance of the Work and for the period specified herein in at least the amount specified in IC § 5-16-13-10(b). This is in the amount of 1 million dollars per occurrence with a 2 million dollar aggregate, kept in force until the project is completed.

2. The bidform and Bidformalph differ in the time of submitting the bid. Bidform states at 4:00 pm but the bidformalph states 5:30. Which is correct?

Bids must be submitted on or before July 21, 2026, at 4:00 p.m. at City Hall located at 1102 16th Street, Bedford, IN. Or before 5:30 p.m. when the bids will be opened and read aloud by the Bedford Redevelopment Commission during its regular monthly meeting at the Bedford Municipal Hall located at 1617 K Street, Bedford, Indiana.

3. What percent is the bid guarantee (bid bond) required to submit with this quote?

10% of your total bid amount.

4. Is the form 96 and 96A required in the bid package?

Bids shall be properly and completely executed with form 96. Each bid shall be accompanied by a certified check or bidder's bond in an amount not less than 10 percent (10%) made payable to the City of Bedford. Bid bonds must be secured by a surety company in good standing and qualified to do business in Indiana. Certified checks or bid bonds of unsuccessful bidders shall be returned to them upon selection of the successful bidder.

5. The bid form states no Alternates are determined at this time. However, Architectural Floor Plan A.1 has Alternate #1 listed. Please clarify

You are correct, there is an alternate 1, the bid form was incorrect.

6. The bid form states Allowances of \$20,000 for casework. Does this include the receptionist desk?

Yes. Note, however, that this allowance amount has been increased to \$25,000.

7. Patriot Geo Report shows the soil is unsuitable for bearing foundations. Note 4.2 of the foundation list 4 options. However, the drawings mention nothing about any options. What is your intent of option according to Patriots recommendations?

Incorporate alternative 1 as noted under section 4.2 of the Patriot Engineering report into the bid. This option recommends, "Undercutting to 1.5 times the width of the footing below the footing elevation, replacing with INDOT No. 53 stone, utilizing conventional spread footings."

8. Patriot Geo Report shows the soil is mainly urban fill. Therefore, the slabs of the floors would cause the concrete to lose Structural support. This leads to uneven settling, sinking surfaces, cracking and structural separation. Is this area need undercut and replaced with DGA and what depth?

See answer to question #8 above.

9. I see in the bid package, post lifts, Lift 80-48 and Back up generator. Is the owner furnishing and installing?

The Generator package is supplied and installed by the contractor. The two lifts are bought and installed by the owner, the contractor is required to pay for and install the correct conduit and concrete fabrication work for the 80-48 lift per drawing. The 2 post lift spec is simply there for the contractor to know the footprint of the lift so to avoid having the lift anchors conflict with the floor heat water lines. Owner and contractor will collaborate on the location of the two post lift when appropriate.

10. The New Prefab Steel Building Description stated the insulation to be R 19 in the walls, what scrim facing needs to be on it?

Use vinyl-backed batt insulation as typical for PEMB.

11. The New Prefab Steel Building Description states R38 to be on the roof. Is this the baggy type installation with or without straps?

See answer to question #10 above.

12. The New Prefab Steel Building Description says there is radiant floor heat throughout.

- a. Is this electric or Hydronic? **Hydronic**
 - i. Is there zoning of the heat? **Yes**
 - ii. Is there going to be insulation between the sub grade and concrete? **Yes, contractor to use radiant insulation panels.**
 - iii. Will equipment layout be provided dues to drilling in the floor and accidental hitting a line?
Owner to specify prior to radiant heat installation.
 - iv. Will saw cutting of the floor be omitted due to the radiant heat in the floor?
No, expansion joints are required.

13. On drawing C1.0 Site Plan, I see a proposed concrete parking/drive.

- a. Is this to be included in the base bid
 1. If so, what is the thickness of the drive and what reinforcement will be needed
 - **8" thick Concrete / 4 ksi concrete / #4 rebar @ 12" o.c.**
 2. Is the sub grade able to support the new concrete
 - **Subgrade to be undercut in the same manner as the building pad.**

14. I see perimeter insulation in a few places on the drawings. What depth does this go below finish grade, the kind (polystyrene, polyurethane, etc) and thickness?

Foam insulation to extend down to the top of the footing.

15. Drawing LS1.0 of the life safety plan, there are 2 different A's. One in a circle and one in a diamond. Is the one in a circle the fire extinguishers?

The diamond indicates a window. See sheet A4.0.

16. Drawing A1.0 Architectural plan notes #5 calls for a 24 ga. Panel–loc by Central State. The website says this panel only comes in 26 and 29ga. They do not make 24 ga. Please clarify

Panel to be 26 ga. and supplied by the pre-engineered metal building supplier.

17. Drawing A1.0 Architectural plan notes #5 calls for a 24 ga. Panel-loc which is a lap seam panel with exposed screws. The new office spec breakdown calls for a standing seam 24 ga metal roof (big difference). Which is correct?

Roofing to be standing seam for the entire project. Roofing to be supplied by the pre-engineered metal building supplier.

18. Drawing A1.0 Architectural plan notes #6 calls for a 24 ga. Panel loc for the walls. The new office spec breakdown calls for a PBR panel (Purlin bearing rib). Not really the same. Which is correct?

Sheet metal for office to be same gauge, finish and style as that for the pre-engineered metal building. See question 17 above.

19. Drawing A1.0 in the Pre-eng Metal Building between doors 100D and 100E are 3 objects. What are these objects?

Tire balancing equipment that will be supplied by the owner.

20. Drawing A2.0 shows the existing building exterior of no work. But the F1.0 note #13 has new siding and roofing. Will the existing building have wainscot on the bottom to match the others?

Yes, this building is to receive a wainscot. Wainscot to be the same as the other buildings.

21. Drawing A3.0 shows a ridge vent on the Pre-engineered metal building. The insulation of the metal building goes over the purlins and there is no air space to vent. Is this necessary?

Yes, insulation to be per pre-engineered metal building supplier.

22. Drawing A4.0 in the door schedule I notice all the doors are 2". This is an odd thickness door and a premium cost. Can the doors be 1 3/4"?

Yes, 1-3/4" is acceptable.

23. Drawing A4.0 in the door schedule in material the listing of S.C. (solid Core), I assume these are wood doors. What kind (oak, birch, etc), Grade faces, Factory prefinished of finish in field, Cut type (rotary, plain sliced, etc) and trim for glazing (metal or wood).

Doors to be maple, 6 panel with a shop finish. Color to be selected by the owner.

24. Drawing A4.0 in the door schedule does not state the kind of glass in the doors. Could you please clarify?

Glass to be double pane, low-E.

25. Drawing A4.0 in the door schedule under remarks most locksets are passage lever set. A passage is a non-locking door lever set. How will the exterior be secured?

Exterior doors are to be lockable and prepped for electronic strike.

26. Drawing A4.0 in the door schedule under remarks mention closers. What grade closures will be required?

Commercial grade closers are required. Closers to be heavy duty and hydraulic.

27. Drawing A5.0 does not show where the R38 insulation will be placed. Will it go on the suspended ceiling and unfaced of kraft faced stapled to the roof trusses?

To be installed along the bottom of the trusses. Attic insulation must be R38.

28. Drawing A5.0 does not show soffit, will this remain open for ventilation?

No include soffit.

29. Drawing A4.0 in the door schedule does not list thickness of door #001 and 002. Please provide

1-3/4" thickness on doors 001 and 002.

30. Drawing F1.0 Foundation Note #8 says to undercut slab base 24". Will there be a place onsite to use the spoils as fill?

Contractors to remove spoils from site.

31. Drawing F1.0 Foundation Note #13 states the existing building to be sheeted with PBR panels interior and exterior. What kind of sub frame needs installed for this placement and the on center sub framing for the siding?

Ceiling is direct attachment and perpendicular to the bottom chord of the truss. Contractor to use hat channel or wood nailers for the walls.

32. Drawing F1.0 Foundation Note #11 list WWF as 6x6, what is the gage of the 6x6?

See question 13 above. Rebar to be supported by chairs.

33. Drawing F1.0 Foundation Note #14 list vapor barrier. What is the mil thickness of the vapor barrier?

Vapor barrier to be 6 mil thickness.

34. Drawing F1.0 Foundation Note #7 states the slab to be 6" above grade. I do not see any topo provided. Can we get a benchmark and elevation for top of slabs or are we matching the existing building?

Contractor to provide survey for building layout.

35. Drawing F1.0, TS18 I'm assuming this is the grade beam. What reinforcement should be in this wall, if any?

Reference Detail 10 on F2.0.

36. Drawing F1.0, CF18 & CF36 will the walls on the footer not have any vertical reinforcement? Please clarify.

Reference Detail 7 on F2.0. Vertical rebar from footer to wall to be #5 rebar at 18" on centers.

37. Drawing F1.0, General Plan note #6, mentions FF elevation is 100'-00". What is the top of footer elevation? I'm assuming TOF is 98'-00", please clarify.

See foundation notes. Slab to be above grade and assigned elevation 100'-0".

38. Drawing F1.0, Foundation note #7, states top of slab to be 6" above grade. Office area calls for 5" slab and for the Shop area to be 8" slab. Please clarify.

This refers to the slab thickness in these locations.

39. Drawing F1.0, Foundation note #15, states heating of reinforcing steel or bending is not permitted. For the pedestal flexural reinforcement, will the (4) #7 rebar not be "L" bars? Please clarify.

Yes, rebar to be bent in these locations. Rebar to be bent by fabricator. Heating of steel on the site for purposes of bending is not permitted.

40. Drawing F1.0, Foundation note #15, states heating of reinforcing steel or bending is not permitted. Foundation note #20, states provide corner bars for all horizontal reinforcement. How are to provide corner bars without bending the reinforcement, please clarify.

Yes, rebar to be bent in these locations. Rebar to be bent by fabricator. Heating of steel on the site for purposes of bending is not permitted.

41. Drawing S-10 of the Structural plan structural framing note #13 calls for all walls to be Spruce/pine #1 grade or better. Most framing from local lumber yards are Standard Grade or #2. No#1 will cause the cost to increase and be a special order. FYI

Yes, #2 grade is acceptable.

42. Drawing A4.0, Door Schedule, door type D I believe should be type C. Please clarify.

Yes, the door is to be Type C.

43. The drawing labeled Stud Layout, is there any demo or electrical work in the existing building? Please clarify.

No

44. Drawing A1.0, plan note #5, shows the receptionist desk. Also Alternate #1 has case work. I don't see any casework elevations on the drawings. Please clarify.

See response to question 6 above.

45. Drawing A1.0, plan note #5, calls for employee lockers. I don't see a locker elevation. Are they single lockers or double sacked? Please clarify.

Lockers are to be double.

46. On the City of Bedford New Office Building spec sheet, Main Building, calls for Swirl Epoxy Floor throughout with cove base (no chips). What brand of epoxy and cove base is required?

Contractor to supply 4" continuous roll resilient base. Finish to be selected by the owner.

Epoxy coating to be Penntek epoxy with chips.

47. On the City of Bedford New Office Building spec sheet, Main Building, what brand of wall paint is required?

Sherwin Williams

A: ProMar 200 HP

B: For metal surfaces (Pro Industrial DTM Acrylic)

48. On the City of Bedford New Office Building spec sheet, Main Building has fire rated walls. Will the suspended ceiling be required to be fire rated?

Suspended ceiling does not have to be fire rated.

49. On the City of Bedford New Office Building spec sheet, Main Building, calls for 2' x 2' ceiling tile with tegular edge detail. What series of ceiling tile will be required? There are many different styles and they range in different prices.

Armstrong Ceilings 2x2 Fissured White Mineral Fiber Drop Ceiling Tile Tegular Style

A: Armstong Prelude 15/16-in grid system

50. On the City of Bedford New Office Building spec sheet, Lunch Room, you have 24' of kitchen cabinets with \$25,000 allowance. I fail to see a casework elevation.

Contractor to supply shop drawings to the owner to review.

51. On the City of Bedford New Office Building spec sheet, Lunch Room has kitchen sink with delta brand faucets. What make and model do you want the sink and faucet?

Kohler Vault Drop-In Stainless Sink (K-3820, Delta Leland Pull-Down Kitchen Faucet (9178 / 978 series)

52. On the City of Bedford New Office Building spec sheet, Lunch Room, calls for a stainless steel paper towel dispenser. What make and model do you want for the paper towel dispenser.

Tork Matic H1 stainless steel model 461002

53. On the City of Bedford New Office Building spec sheet, Men's Restroom, there are no mention of mirrors or Soap dispensers. Should there be?

Bradley 781 channel frame mirror, Bradley 6562 Stainless Steel Soap Dispenser

54. On the City of Bedford New Office Building spec sheet, Men's Restroom, should one of the stalls be ADA compliant?

No

55. On the City of Bedford New Office Building spec sheet, Men's Restroom, what make and model should the sink, toilets, and urinals be?

Kohler Highline Commercial Flushometer Bowl, Kohler K-4309
Sloan Royal Flushometer (or Regal), **Sloan Royal 111-1.28 or 1.6 GPF**
Kohler High-Efficiency Urinal (0.5 GPF), Kohler Steward
Sloan Urinal Flush Valve (0.125–0.5 GPF), **Sloan Royal**
Kohler Verticyl Undermount Sink (or similar commercial bowl), Kohler K-2882
Delta commercial 28C-series wall mount , 8" centers, 8–9" reach gooseneck

56. On the City of Bedford New Office Building spec sheet, Men's Restroom, what make and model should the paper towel dispenser be?

Tork Matic H1 stainless steel model 461002

57. On the City of Bedford New Office Building spec sheet, Men's Restroom, what make and finish should the ADA grabs bars be?

Bradley 900 series.

58. On the City of Bedford New Office Building spec sheet, Men's Restroom, what make and model should the double stainless steel toilet paper dispenser be?

Uline double roll dispenser

59. On the City of Bedford New Office Building spec sheet, Shower, what make and model should the stainless steel shower seat be?

Adascape KBSS1816 Fold Down Stainless Shower Seat

60. On the City of Bedford New Office Building spec sheet, Shower, what make and finish should the ADA grabs bars be?

Bradley Corporation 812 Series Grab Bars

61. On the City of Bedford New Office Building spec sheet, Shower, what make and model should the sink be. Also no faucet is mentioned, please identify what make and model.

Kohler Verticyl Undermount Sink (or similar commercial bowl), Kohler K-2882
Delta commercial 28C-series wall mount , 8" centers, 8–9" reach gooseneck

62. the City of Bedford New Office Building spec sheet, Shower, what make and model should the paper towel dispenser be?

Tork Matic H1 stainless steel model 461002

63. On the City of Bedford New Office Building spec sheet, Shower, what make and model should the stainless steel mirror, shelf, and soap dispenser be?

Bradley BX 755-024000 Stainless Steel Shelf (24"), Bradley 781 channel frame mirror, Bradley 6562 Stainless Steel Soap Dispenser

64. On the City of Bedford New Office Building spec sheet, Both Hallways, what make and model should the water faucet with bottle filler be?

Elkay LZS8WSSP | Enhanced EZH2O Bottle Filling Station | Filtered, Refrigerated, Stainless Steel

65. On the City of Bedford New Office Building spec sheet, Mechanical, what make and model should the deep sink be?

See fixture schedule provided by the owner.

66. On the City of Bedford New Office Building spec sheet, Mechanical, what make and model should the paper towel dispenser be?

Tork Matic H1 stainless steel model 461002

67. On the City of Bedford New Office Building spec sheet, Single Men's Restroom, what make and model should the stainless steel mirror, shelf, toilet paper dispenser, and soap dispenser be?

Bradley BX 755-024000 Stainless Steel Shelf (24"), Bradley 781 channel frame mirror, Bradley 6562 Stainless Steel Soap Dispenser

68. On the City of Bedford New Office Building spec sheet, Single Men's Restroom, what make and model should the sink, toilets, and Delta faucet be?

**Kohler Highline Commercial Flushometer Bowl, Kohler K-4309
Sloan Royal Flushometer (or Regal), **Sloan Royal 111-1.28 or 1.6 GPF**
Kohler Verticyl Undermount Sink (or similar commercial bowl), Kohler K-2882
Delta commercial 28C-series wall mount , 8" centers, 8–9" reach gooseneck**

69. On the City of Bedford New Office Building spec sheet, Men's Restroom, does not mention ADA grab bars. Drawing A1.0 does show them, if needed what make and finish should they be?

That restroom is not ADA, should have been changed on the drawing so no grab bars needed.

70. On the City of Bedford New Office Building spec sheet, Women's ADA Restroom, what make and model should the stainless steel mirror, shelf, toilet paper dispenser, and soap dispenser be?

Bradley BX 755-024000 Stainless Steel Shelf (24"), Bradley 781 channel frame mirror, Bradley 6562 Stainless Steel Soap Dispenser, Tork Matic H1 stainless steel model 461002

71. On the City of Bedford New Office Building spec sheet, Women's ADA Restroom, what make and model should the sink, toilets, and Delta faucet be?

**Kohler Highline Commercial Flushometer Bowl, Kohler K-4309
Sloan Royal Flushometer (or Regal), **Sloan Royal 111-1.28 or 1.6 GPF**
Kohler Verticyl Undermount Sink (or similar commercial bowl), Kohler K-2882
Delta commercial 28C-series wall mount , 8" centers, 8–9" reach gooseneck**

72. On the City of Bedford New Office Building spec sheet, Women's ADA Restroom, what make and model should the paper towel dispenser be?

Tork Matic H1 stainless steel model 461002

73. On the City of Bedford New Office Building spec sheet, Women's ADA Restroom, what make and finish should the ADA grabs bars be?

Bradley 900 series.

74. On the City of Bedford New Prefab Steel Building spec sheet, calls for (2) 65' trench drains, what brand should these be?

Dura Slope Channel Drains by Drainage Solutions, Inc.

75. On the City of Bedford New Prefab Steel Building spec sheet, calls for a foot operated hand wash station. What make and model should this be?

Sani-Lav 54F1 40" x 20" Floor-Mounted Multi-Station Hands-Free Sink with (2) Foot-Operated 2.0 GPM Faucets

76. On the City of Bedford New Prefab Steel Building spec sheet, I fail to see any soap or paper towel dispenser. If need what make, model, and quantity should there be?

One each, Tork Matic H1 stainless steel model 461002, 6562 Stainless Steel Soap Dispenser

77. On the City of Bedford New Prefab Steel Building spec sheet, calls for the air lines to be aluminum but the air line specs call for black iron pipe. Please clarify which one is correct.

Remove air lines completely, owner will supply and install.

78. On the City of Bedford New Prefab Steel Building spec sheet, does not mention air reels, but the airline drawing does. What make, model and length of hose is needed.

Do not include air reels.

79. On the City of Bedford New Prefab Steel Building spec sheet, It mentions (12) 6" bollards. What length and what type of footing should there be.

7' long , 3' deep, 18" diameter hole with bollard covers.

80. On the City of Bedford New Prefab Steel Building spec sheet, it mentions electrical. I fail to see any panels or panel schedule.

Panel schedule by electrician. Coordinate with the owner.

81. Can a better drawing be sent for the airline? You cannot read the notes on the drawing.

Disregard all airlines.

82. On the Site work specifications can these question be answered:

- a. What kind of pipe is to be used for the water line, 1" CTS
- b. What is the depth of the water line to be buried? Min. of 36"
- c. Do you have inverts of the sanitary sewer lines? Contractor to verify in field.
- d. Will the tie in of the Sanitary be in the street? Yes
- e. Who is responsible for the taps into the Storm Sewer Manholes? Owner
- f. Will excavating be done on any paving since on isometric drawings are available? Yes
- g. How are we to know the other adapters to make up the storm sewer and lines without some sort of drawing