

Project: Apex Elite Line Academy
Date: Tuesday, June 3, 2025

BIDDER QUESTIONS & OWNER/ARCHITECT RESPONSES

Questions

- 1 Normally the customer sets the contingency. What direction can you give me for this line?
- 2 When is the bid date for this one? With our current estimating volume we'll want to put this on our bid list schedule with the required date.
- 3 What veneer and finish of wood is needed for the wood doors? They call out "S.C. Wood" and "Per Owner" but we'd need to know the veneer (Birch, Oak, Maple, Cherry, hardboard, etc.) and finish (raw/unfinished, clear-coated, custom-stained, primed, etc.)?
- 4 For the hardware – do they only call out functions ("Panic Hardware", "Passage", "Locking", "Privacy", etc.) – do they just want hinges and the lever/latching items noted? Or do they need any other hardware, accessories, like closers, gasket, sweeps, thresholds, kick plates, door stops, etc.?
- 5 For the hardware, what finish do they need – Brushed Chrome, Brass, Dark Bronze, Black, etc? And just BMS standard models, or specific brands/models?
- 6 What is the insulation requirement for the overhead doors?
- 7 Please specify the Overhead door panels materials and glass requirements.

Responses

Please set the contingency at 10%

The bid date is June 6th, 2025 at 5 pm.

Pending the final selection, please see the attached Veneer Species Guide. For the purposes bidding, make your proposal based on Cherry.

Bidders, please provide all needed hardware, we provide the door function noted. If you better ideas, please submit an RFI. Closers, gaskets, thresholds and sweeps are required on all exterior doors. Closers gaskets and sweeps are required on the doors between the semi-heated training room into the fully conditioned office/classroom area. Closers are required on the multi-stall restroom. Kick-plates are up to the client, but at the moment, are not anticipated. Wall stops are required on all interior doors that swing against a wall, concrete pad anchored floor stops at exterior doors.

Exterior door hardware finishes should be black, interior hardware should match the exterior hardware (black). BMS standard brands/models should be fine from my perspective (WHL Arch.).

R-17.54 min (or U-0.057)

See picture below for example. Also, the A-sheets have been adjusted.



8 I need to know what a Hollow Metal frame and door means for an Overhead Door.

Refer to this style of door shown above

9 Are the 12x8 overhead doors aluminum with full frame glass?

Yes please confirm with shop drawing. The architect has shown this as a full-glass overhead door on our A-601, as well as show the row of glass panels in the larger overhead doors to match what you show in the image above.

10 Is there a gate missing in the chain link fence rear yard?

Yes, please add a 16' gate. FYI, all fence is now an alternate line item.

11 What is the test method required for subgrade compaction. Proof roll?

Density testing

12 Will the digital files be made available for machine control?

Yes, a CAD file is available from the civil engineer.

13 Is there an awning design forthcoming?

We are still waiting for a response from R&M considering the awnings will hang off their steel structures. For the meantime and purpose of bidding, provide the best effort to budget.

14 The plans state that sound batts are optional. Please explain.

We have removed "optional" for the sound batts. See updated A-sheets

15 The City of Baker's estimate for utility connection fees includes a cost for a 6" fire line. Fire sprinklers are not required per the code review and I do not find fire hydrants on the Civil drawings. The Water Utility System Notes use "does not apply" for all of the fire hydrant notes except for thrust blocks. Is there a latent fee for existing Fire hydrant supply lines that is due to the City for the project? Please advise.

We requested the Utility Connection Fees - Cost Estimate prior to the final design and determination that fire sprinklers, FDC, and hydrants were not required. Any fees that the City will require will be the responsibility of the Owner (OTEC) and by the contractor.

16 What is the cost for the building permit?

The Owner will be responsible for all permits and fees associated with this project.