

RESPONSES TO BIDDER RFP QUESTIONS

OTEC Steel Building Foundation

Question #	Date Question Received	Question	Answer
1	12/6/2024	Will the contractor be required to pay the utility fees for water and sewer?	The contractor will be required to pay utility fees for construction items.
2	12/6/2024	Will there be drawings and specifications for the civil work? Water, sewer, grades, elevations? Limits of excavation?	Yes. They are being worked on.
3	12/6/2024	Will there be a site survey for layout?	OTEC will provide a site survey.
4	12/6/2024	Will grubbing spoils be removed from the site?	Spoils should be moved approximately 1100 feet South of the work area and piled. (Lot 13, also owned by OTEC)
5	12/6/2024	What make and model is required for the floor drains?	Zurn Z610-HL-SS, 4" Pipe
6	12/6/2024	Will there be an energy plan check for foundation insulation?	OTEC is checking on this.
7	12/6/2024	There may be a scheduling conflict with the anchor bolt, rebar, and tubing orders.	Supplier scheduling conflicts must be brought to the attention of OTEC as soon as possible.
8	12/6/2024	Is the co-op expecting the contractor to design the floor heat system?	OTEC is removing the request for the optional radiant heat tubing in the concrete.
9	12/6/2024	Is the co-op expecting the contractor to specify the floor insulation?	OTEC requests the bidding contractor specify the floor insulation.
10	12/6/2024	Is January 31, 2025 the correct completion date?	OTEC is moving the completion date back to March 15th, 2025.
11	12/6/2024	What are the determining factors for "cold weather" and who makes the determination?	With regards to concrete, "Cold Weather" should be determined by the contractor in accordance with American Concrete Institute standards.
12	12/6/2024	If frozen soils are encountered, they would have to be removed. This would have to be an assumed expense with estimated volumes unless a determination could be made on the excavation date and the work adjusted.	Regarding frozen soils and cold weather work OTEC requests bidding contractors provide bids based on their experience working similar jobs during winter/spring.

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13	12/6/2024	If the cold weather option is chosen, it would need to be in place regardless of subsequent temperatures due to the added expense in preparation, tools, and equipment required for "cold weather" work	OTEC understands. See answer to question #12.																																			
14	12/10/2024	Is the general contractor going to be providing the plumbing subcontractor or will OTEC contract direct?	OTEC requests the general contractor provide the plumbing subcontractor.																																			
15	12/10/2024	The anchor bolt diameters and numbers are determinable from the foundation drawings. The lengths are usually in a note or table on the steel frame erection drawings. Could you check please.	Anchor bolt (anchor rod) dimensions are shown on drawing F1 (Foundation Plan) of the specs under "TYPICAL ANCHOR ROD DIMENSIONS" (see page 2 of specs). The steel building anchor bolt plan is also included in the specs (page 7 & 8 of specs). The steel building drawings provide the following statement: "The design of the anchor bolt embedment length is the responsibility of the foundation design engineer." The steel building drawings provide the following anchor bolt summary:																																			
			<table border="1"> <thead> <tr> <th colspan="5" data-bbox="1096 868 1950 927">ANCHOR BOLT SUMMARY</th> </tr> <tr> <th data-bbox="1096 927 1157 1062"></th> <th data-bbox="1157 927 1283 1062"><u>Qty</u></th> <th data-bbox="1283 927 1493 1062"><u>Locate</u></th> <th data-bbox="1493 927 1619 1062"><u>Dia (In)</u></th> <th data-bbox="1619 927 1950 1062"><u>Type</u></th> <th data-bbox="1808 927 1950 1062"><u>Prof (In)</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="1096 1062 1157 1105">○</td> <td data-bbox="1157 1062 1283 1105">40</td> <td data-bbox="1283 1062 1493 1105">Jamb</td> <td data-bbox="1493 1062 1619 1105">1/2"</td> <td data-bbox="1619 1062 1950 1105">GR36</td> <td data-bbox="1808 1062 1950 1105">1.00</td> </tr> <tr> <td data-bbox="1096 1105 1157 1149">⊗</td> <td data-bbox="1157 1105 1283 1149">32</td> <td data-bbox="1283 1105 1493 1149">Endwall</td> <td data-bbox="1493 1105 1619 1149">3/4"</td> <td data-bbox="1619 1105 1950 1149">GR36</td> <td data-bbox="1808 1105 1950 1149">2.00</td> </tr> <tr> <td data-bbox="1096 1149 1157 1193">⊗</td> <td data-bbox="1157 1149 1283 1193">64</td> <td data-bbox="1283 1149 1493 1193">Frame</td> <td data-bbox="1493 1149 1619 1193">3/4"</td> <td data-bbox="1619 1149 1950 1193">GR36</td> <td data-bbox="1808 1149 1950 1193">2.00</td> </tr> <tr> <td data-bbox="1096 1193 1157 1237">⊗</td> <td data-bbox="1157 1193 1283 1237">32</td> <td data-bbox="1283 1193 1493 1237">WindCol</td> <td data-bbox="1493 1193 1619 1237">3/4"</td> <td data-bbox="1619 1193 1950 1237">GR36</td> <td data-bbox="1808 1193 1950 1237">2.00</td> </tr> </tbody> </table>	ANCHOR BOLT SUMMARY						<u>Qty</u>	<u>Locate</u>	<u>Dia (In)</u>	<u>Type</u>	<u>Prof (In)</u>	○	40	Jamb	1/2"	GR36	1.00	⊗	32	Endwall	3/4"	GR36	2.00	⊗	64	Frame	3/4"	GR36	2.00	⊗	32	WindCol	3/4"	GR36	2.00
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16	12/11/2024	Is there specs for reinforcement on the interior footings?	Interior footing specs will be added to the 241035 Phase 1 Specifications package as soon as they are received from the designer.																																			
17	12/11/2024	What is the depth on the holes for the poles? Or if the 36" is the depth, what is the hole diameter?	The pole holes are through the concrete slab to the soil underneath only. The 36" call out is diameter.																																			

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18	12/11/2024	There are reference markings on page D1.2 that don't coincide with anything, are sheets missing?	The markings reference elevation drawings of the building which are not final. The drawings will be released when finalized for the tenant improvement phase of the project (Phase 3).
19	12/11/2024	I also don't see any information regarding the vapor barrier so clarification on that would be great.	Vapor barrier specs will be added to the 241035 Phase 1 Specifications package as soon as they are received from the designer.
20	1/8/2025	Sitework Scope of Work (SOW): Drawing A1.2 has information regarding the various sitework to be performed during the course of the larger Project. How much of this is included in this Phase of the Project?	The foundation phase (phase 1) of the project seeks to construct the concrete foundation, install underground utilities within the perimeter of the foundation and place the concrete slab. Utilities within the perimeter of the foundation should be stubbed through to allow connection in the next phases of the project. OTEC understands that the drawings provided to this point do not contain needed information and we are working to provide that civil design information as soon as possible. For this reason we have pushed back the bid due date to Feb 28, 2025.
21	1/8/2025	Mechanical, Electrical and Plumbing (MEP) Design: Currently there is no MEP design for the building or sitework. These design documents are required in order to perform any of this work. In addition, accurate pricing cannot be provided without this information.	MEP underground design information will be included with the civil design.
22	1/8/2025	Concrete Mix Designs: Current design documents have a discrepancy between Demaris and R&M for the interior slab. There is no mix design for the exterior concrete.	Concrete mix designs for the inside slabs are 2500 psi for the classroom and office areas and 3500 psi for the climbing area (drawings D1.2 & D1.3 respectively). Foundation and footing concrete mix shall be per R&M Steel (Mountainview Engineering) foundation plan, drawing F1.

23	1/8/2025	<p>1. RFP Section 2.15 OTEC's Right to Modify Contract: A sample contract with all necessary terms should be provided by OTEC prior to the submission of proposals. Without that, the contractors don't know anything about the contract terms. Plus, why would the terms of the contract need to be negotiated and/or changed once both parties have entered the contract? Please provide clarity.</p>	<p>OTEC is reviewing this question internally and will provide feedback as soon as possible.</p>
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