



Updated 10/23/2022

TEC Saline Office Q and A

Answer Date	Item	Trade	Question	Answer
18-Oct	1	All Trades	Do you want the trenching quantities as part of this bid, or will that be done post-bid?	Send TEC the qty. we will include it in our scope cost. Qty at the time of pricing is fine. TEC was thinking the excavation for plumbing, gas, and sewer. All mass grading, storm water pit, etc. Is not going to be done by TEC.
18-Oct	2	GC	Same goes for the office trailer. (we will have an office trailer on-site).	TEC will provide a 60' x10' office we would like 1 office and the GC can utilize the rest. We will have it on site at the beginning of construction
18-Oct	3	GC	Will we be responsible for the light pole bases/transformer pad/etc?	TEC will include the precast culvert tube, transformer pad, and light pole bases complete
18-Oct	4	GC	Do you want a construction schedule submitted with the bid, and if so, what will be the start date?	A rough schedule is wanted with the bid. The start date will be what works best for the GC. TEC is fine with immediate start, or waiting until material gets closer so there isn't a pause. Ultimately whatever works best for you and your price and your subs. TEC envisions starting immediately and being moved in by the end of next year.
18-Oct	5	GC	Do you have any preferred subcontractors that you want utilized (or excluded), or would you like to go through that post-bid?	We are open with all subcontractors. Price is a major concern but will discuss at the post-bid meeting any issues that come up.
18-Oct	6	GC / MP	The GC will include the sanitary and water utility fees, and exclude the electrical fee (assume this will be negotiated through you).	Correct.
18-Oct	7	GC	Do you want the bid lump-sum, or do you want it broken out in a certain way?	It was listed at the bottom of the RFQ. Lump Sum with a tax deduct and a Maint. Area deduct. The goal is for 100% but we need to track the taxes. It is a huge deal to us to get a tax rebate at the end of the job. It is noted in the RFQ what we need to do to get that.
18-Oct	8	GC	Preferred subcontractors?	Duane Hoover, the local CECO building contractor. Duane's phone number is 785-267-1197. Goes against #5, but he did help the Architect with the design. Ultimately TEC needs a nice building at a good price. We hope the GC's reach out to him and checks to see if they can make it work. Not required to use him though.
19-Oct	9	GC	Who is providing the Demountable Walls	Currently TEC plans on using Dirtt glass walls with sliding doors for all the offices, and conf. rooms. It is noted on the hardware schedule note 14 and HDW Type 15 (Aluminum Slider Doors). If contractor knows of other cheaper options TEC would be interested in possible savings.
20-Oct	10	All Trades	TEC would like to keep all excavation for sewer, water, and gas in their scope. Are we to include the (turnkey) Roof Drain's in our scope? Or will trenching pick up these as well?	Send the I.f. and depth you need at bid time, and we will include that in our package.
23-Oct	11	Civil	confirm the depth of the class 1 rip rap at the periphery of the forebays for the infiltration basins?	24" thick
20-Oct	12	Concrete / Civil	TEC will also be installing the culvert crossing of the waterway on the S. side of the project. Can you verify this is turnkey installation and includes the following per Site Plan	TEC Will demo the existing, regrade for new, Furnish and install the precast culvert / tunnel, and install the 4" pipe outfall for underdrain. The wing walls that appear to be poured in place will be by the GC.
20-Oct	13	Asphalt / Civil	There is also a note on the site plan (notes 2&3) that say construct 8" or 6" asphaltic concrete pavement. Can you verify which thickness we need to price? I am assuming this is 8" drive lane and 6" parking stalls but wanted to confirm?	6" for parking and 8" for drive lanes
23-Oct	14	Civil	On the grading plan, there are no existing contours on the south ditch. If we had a top elevation and a bottom elevation, that would help a lot.	Sheet 4 shows the contour lines in the ditch - they aren't labelled though. As a reference elevation, the flow line of the ditch at the southwest corner of the project, where the ditch exits the exist RCB, is 873.95 and the top of the ditch is 883.00
20-Oct	15	Fence	On the fences, it just says construct fences and gates. I know there is a gate at the main entrance. Is there another in the parking lot? The main gate I'm assuming will be a cantilever gate. Is it automated?	We would like a 6' tall chain length with a couple rows of barbed wire at the top. We would like a gate at the S entrance, and on the S lot between the office and the warehouse. They will both have sliding motorized gates that are controlled with wireless fobs.
20-Oct	16	Architectural	Is there a roof plan	No, is there something we need to show better for the roof? Should be all metal building style roof.
20-Oct	17	Architectural	What is the wall condition between Warehouse and Unfinished section? Details make it seem that the unfinished will also have a Mezz?	Same as the wall between the office and warehouse. It needs separation for classification. The mech. Area will have a partial mezz. Drawings should be done by tomorrow for Mech/TTS space.
20-Oct	18	Architectural	What are we doing between Warehouse and Office building. Should I make this area an open wall for Full height studs	I anticipate full height studs and sheetrocked wall.
20-Oct	19	Architectural	Liner Panel-8' SWA/SWC, anywhere else.	TEC would like Liner panels on the S. N. and E. loading dock area wall. The W and E that are sheetrock do not need liner panel. In the maint. Area we would like it to match the warehouse with insulation and liner panel on the N. and E wall.
20-Oct	20	Architectural / Str	There will be a Parapet on the Office building 28' AFF. Parapet on SWA, SWC, EWB. Do we need to account for any on EWD where it extends past the warehouse?	There will be a parapet around the office on the N. S. and W. sides and along the N. and S. of the East side by the warehouse stairs to tie it into the taller Warehouse wall.
20-Oct	21	Architectural	Office building looks to have Horizontal wall panels. Do you know what wall panel they are calling out? Will wall panel need to extend behind EIFS- (Is there any additional information on what they are doing in the EIFS areas)?	Looking for something a little decorative, but cost effecting. Here is a sample with metal wall panels instead of Efs. (You can grab corner of picture and enlarge. This is just a sample. Colors and final finishes can be hashed out later.
20-Oct	22	Architectural	A-6 Detail 3 shows an excess door from Warehouse onto Office roof. Not sure how they plan to accommodate this 3' door with Office low eave 25' and Warehouse 28'-6". With Beams that does not leave room for a 3' door.	Coordinate with the steel contractor. If access can't be done that way then a roof hatch may be necessary. TEC's opinion is if it doesn't work the way drawn. Include an option that will work. This goes for all items.
20-Oct	23	Architectural / Structural	What is the weight of the Canopy by others? Do we need to add additional support for canopy in that section?	Canopy is by the GC. Please make accommodations as necessary.



21-Oct	24	Structural	I don't see any collateral load listed for the roof structure.	All large electrical will be underground, besides lights and misc. power. There is no sprinkler in the building. There may be a couple large fans in the prefab space added later. (South half of warehouse) Also a vehicle exhaust system in the mech. space.
21-Oct	25	All Trades	1. Are there any future overhead doors, fans, louvers planned in the 100x50 area? I need to rod brace 1 bay on highside and lowside.	New drawings are getting loaded into add. #1 with markups. It is the added work in the mech. Space.
21-Oct	26	Structural	1. I see very little MEP in the warehouses, 1 air rotator, 1 units heater and some wall fans/louvers. That's great. We can support all that with collateral load, no point loads.	There are 3 small cranes that are on the electrical. They will be 2,000 # cranes. Receptacles denoted with CH next to them. There are no roof mounted fans or such on the roof.
21-Oct	27	Plumbing	any outdoor hose spigot eeded?	1 in front of the family restroom, 1 N. of the office space, 1 by the restroom in the maint. Office area, 1 on the roof by the restrooms, and 1 in the SE corner of the warehouse.