



Updated

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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 l.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		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 Archtitectural	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 seperation for classification. The mech. Area will have a partial mezz. Drawings should be done by tomorrow for Mech/TTS space.
20-Oct		18 Archtitectural	What is 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 EFIS areas)?	Looking for something a little decorative, but cost effecting. Here is a sam with metal wall panels instead of Efis. (You can grab corner of picture and enlarge. This is just a sample. Colors and final finishes can be hashed out
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 accomodations 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. Recepacles 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.
24-Oct	28	Windows / Doors	What are you wanting for the interior sliding storefront? I cannot tell what manufacturer you want.	All sliding doors are the dirtt walls or equivalent. I will be carrying the dirtt price. But VE is an option.
25-Oct	29	Windows / Doors	What is the glass make up on the exterior? Is it 1/4" grey over low E?	1/4" grey over low e is approved.
24-Oct	30	Windows / Doors	Is the storefront clear anodized?	Clear anodized will be good.
24-Oct	31	Fencing	How large of sliding Gate at the S. Entrance 30' is the max. before we need multiple gates. Moving it S. would make it work.	30' sliding gate is fine at the current fence location. Extend fence over the curved corner to make it complete. If we need the additional turning radius the concrete and asphalt are there and we just need to rework the fence / gate.
24-Oct	32	Fencing	The gate at the parking lot appears to be wanting a 24' opening. Layout provided allows for a 16' gate.	16' gate will be fine. It is an overflow drive mostly. All large traffic will come from the S.
24-Oct	33	Window Treatme	Do you happen to know if the owner is requesting any form of window treatment for this project?	Window treatments will be done by owner at a later date.
24-Oct	34	Parking Signage	I looked through all the available sheets and was unable to find any detail sheets which include the ADA parking signs that are shown on the site plan to be in the asphalt at the head of the ADA parking stalls. I can make some assumptions on what they may want installed but that can go south pretty quick if they have any special requests.	No special requirements
24-Oct	35	Ceilings	Is there a reflected ceiling plan for the office area? If the architect does not plan to have one drawn up, can you provide ceiling heights?	See A-8 - mostly 9' ceilings
24-Oct	36	Ceilings	Please confirm that all acoustical ceilings are 2'x2' layout.	See A-8 - yes 2x2 where lay in.
24-Oct	37	GC / Finishes	The finish schedule does not have materials specified for flooring, paint or ceiling. Would you like us to break out the dollar figure of the allowance we plug in for each finish item or do you want to standardize a SF material cost for all GC's to use?	See A-8 should give you qty. Colors and such will be picked later. Again TEC isn't looking for a top of the line, but want it to last for a while. Please quantify anything you feel might cause you to be high and we will vet out the pricing.
24-Oct	38	GC	You mentioned in the questions that you would like a rough schedule as part of the bid, can you tell me if the architect has submitted drawings to start the permitting process?	TEC submitted the plans for Permit last Friday.
24-Oct	39	Civil / Irrigation	Do you want an irrigation system	No
24-Oct	40	Doors	What type of laminate, vaneer do you want on the doors.	TEC is not door people. So whatever is standard. Laminate if there is a savings might be allowed. Please use your best judgement on what would look nice and cost effective.
25-Oct	41	milwork	Did you want a plam top on the casework?	Yes plam tops are desired
25-Oct	42	milwork	On page A7, elevation 1 that says '3/4" wood or plam sill to extend 1"', but no other information on any other pages. Is that all windows? Paint grade, unfinished?	Yes we will want that at all windows. Ready to paint or plam is preferred.
25-Oct	43	Civil / GC	Do you have related SWPPP Plan and docuements	See Addendum #2 in the bid folder. We would like this to be covered 100% by the GC.
26-Oct	44	Concrete / GC	Are you wanting any type of sealer on the exposed concrete floors	yes please seal all exposed concrete
26-Oct	45	GC / Flooring	I see tile listed in vestibule A room 100, Lobby room 101, and toilet room 135. I do not see a detail for start/stop points of perimeter for the lobby floor or tile and grout chosen for vestibule and lobby or layout for these floors. In restroom 135 I do not see a layout for this room or a chosen tile and grout. Please advise	Room 100-101 is 200 s.f. total tile by front entry the remainder will be carpet, Room 135 is 42 complete tile, and Room 103 72 s.f. of tile by ext. door.
26-Oct	46	Concrete / GC	In the finish schedule, it has exposed concrete. Is this just a sealed concrete? Am I understanding correctly that you would like an alternate for stained concrete at the Lobby 101, Waiting 102, Toilet 106 and Shower 107?	Yes Seal all exposed concrete. If stained concrete will look good and be cost efficient in those areas I'm open to the idea. We are a contractor and mud / dirt will be common.
26-Oct	47	Civil	Is there any site demolition needed? I only see the curb cuts and utility cuts.	yes the site is how you will receive it for construction. Tree's will need demoed and such. Please drive by the site for full scale.
28-Oct	48	GC / General	On the finish schedule, there are several areas that say Finishes Defined in Open Plan Area __. There is nothing defined for Open Plan Area 3. Please advise.	Match open plan area 1 and 2 all 3 are the same.
28-Oct	49	Structural / Architectural	Office 254 has a section call out on it for 5/A3. There is no section for this.	There is nothing special here. It should be similar to a 1- A7 Detail.
28-Oct	50	Tile	Is there any wall tile in the restrooms?	No - We call out epoxy walls. If tile is a cheaper substitute then we are open to it.

28-Oct	51	Civil / Landscape	On the landscaping plan it shows 2 pretty big beds, one along the N of the property and the other on the W side running the length of the parking lot. My question is are these areas just landscaping beds with no turf around them or is there turf on the outside?	The brown cross hatch area are mulch per notes 16 and 27
28-Oct	52	Fire Suppression / GC	Please verify that there are no fire sprinklers needed.	No sprinkler required
28-Oct	53	GC / Stairs	Are all (3) stair sets and railing SIM to stair #1 on detail 8/A-13 (ADDENDUM #1)?	So the stairs in the mech. Shop in addendum #1 are for a mezz. And storage. CHEAP. The Details on A-12 are for the front entry stairs NICE. Then there are 2 enclosed stairs on the N and S back side of the offices. Those are typical back of house cheap enclosed stairs. Painted handrails and such.
28-Oct	54	GC / Stairs	What is the material and dimensions of the fence rail 8/A-13 (ADDENDUM #1)?	The fence rail above the mezz. of the mech. shop Needs to meet OSHA requirements with a top, mid, and toe rail. No major look or finish expected.
28-Oct	55	Door Hardware	Electrofied Door Hardware	TEC wants electrofied crash bars at doors 1, 32, 39, 41, and 48 for card access. TEC will provide the power supplies and run all the cabling for them. We would also would like DPS built into the crashbars.
28-Jan	56	Door Hardware	Electrofied Door Hardware	On doors 04, 06, 19, 203, 210, and 255 we will be adding electrofied strikes at some point. Not immediately. We would like hardware on these doors to be lockable from the handle.
2-Nov	57	Architectural	Sheet A4 is the only sheet that shows a detail (5) with foundation insulation. Based on that small cut, should we assume 24" vertical and horizontal at the office only?	I agree on the 24" in both directions on exterior walls. (North, West, and South, and a few feet on the N. and S. of the East side.)
2-Nov	58	Civil / Concrete	Are we including any concrete at the culvert at the South entrance? Those don't look like CIP wingwalls even though the addendum mentioned it. They have those plastic outflow	Note 28 is for the 8" outfall conduits for underdrain (By TEC). Note 20 is the 8" think wingwalls and footings (By Contractor).
2-Nov	59	Civil / Concrete	The South side approach if fairly long back to the property line. Would the culvert be considered the City's also?	The culvert is existing and is required to remain for the area water run off. It needs to be maintained. It is not TEC's so I assume the city owns it.
2-Nov	60	Civil / Asphalt and Concrete	C2 also says that City of Topeka standard details govern for materials and methods. Most of Topeka's details require granite. Is that required inside the property line? I read that they want this cheap but there's a decent amount of sitework.	I would like to know the cost difference and the expected life of both options. I've been told the granite holds up a lot better. But if no commercial projects use it and you experience no issues I'm open to not requiring it. Please clarify on your bid what you have included. S
2-Nov	61	GC	Do we need to figure any costs for power and water usage during construction.	yes
2-Nov	62	Mechanical	Who is providing the controls for the HVAC	TEC - will be carrying the cost for HVAC controls. Please make sure the equipment is BacNet Compatable.
2-Nov	63	Structural	Plan calls for pilaster types P1 & P2. There is only a detail for P1. Should be bid P2 like P1?	P1 would be intermediate pilasters along the wall and P2 would be a corner pilaster. The reinforcing configuration would be the same for both.
2-Nov	64	Structural	Pilaster dims shown on the plan don't match the dimensions shown on section 8/S301. Which dimension should we use?	Pilaster dimensions indicated on plan would supersede the dimensions indicated in the typical detail.
2-Nov	65	Architectural	There is no rigid insulation shown at the footings or under the slab edge, is there any required?	See # 57 above.
2-Nov	66	Architectural	Just to confirm, stairway 1 is CIP pan stairs and 2 and 3 are open grate treads?	Correct.
2-Nov	67	Architectural / Structural	Also to confirm, we'll need to pour the fitness room lid first and form it prior to the other decking going up?	This is not a rated safe room, but inteneded to be used as such so the closer to the intent with the least cost is desired.
2-Nov	68	Structural	- Is slotted deflection track an acceptable alternative to the individual slide clips shown on Detail A, S501	Yes, slotted deflection tracks are acceptable in lieu of individual clips. Sheathing screws would need to be properly installed into deflection slots to allow movement
2-Nov	69	Architectural / Drywall	In the Vehicle Service Area, are the restrooms gypsum hard lids or acoustical ceilings?	gypsum hard lids are desired.
2-Nov	70	Architectural	Is the interior of the exterior metal building walls furred with 2 1/2" CFMF and drywall? This would be the south and east wall of the finished space	In the warehouse we have paneling. It would be a standard panel from the PEMB contractor installed to their standards. It is to protect the structure and outside from Prefab, and interior damage.
2-Nov	71	Ceiling Tile	Do you have a specification for the acoustical ceiling tile?	2x2 in a mid level range. Something you would put in an average school project
2-Nov	72	Architectural / Framing	I see the exterior perimeter wall framing is specified as 6" 18ga. Does this size and gauge apply to the furred bump out framing behind the EIFS as well?	yes - use same 6" and 18 gauge
2-Nov	73	Architectural / Framing	- Do you want the interior walls to go 6" above the ceilings? The detail says just to the bottom of the ceiling.	Yes 6" is fine. Something for the ceiling grid to get support from.
2-Nov	74	Structural	Q & A question #26 talks about cranes. Are we responsible for these? If so, we need a layout and specs. -	There are 3 small cranes that are on the electrical. They will be 2,000 # cranes. Shown on E101 Row 10 Column F and H, and Row 11.2 Column J. The link adjacent is similar to something we we will be installing at those locations.
2-Nov	75	Plumbing	Is there a detail for the trench drain in the service bays?	No, It is a drain for rain and snow to drip off of vehicles and to easily be mopped into the trench. It will have dump trucks and trailers driving over it.
2-Nov	76	Structural / Concr	If the service bays are 6" below the main building floor should there be a 6" step in the building footing to accommodate the floor step?	It is to keep moisture out of the offices and warehouse. A smaller step 2" is acceptable. Please use your best judgement
2-Nov	77	Concrete	What reinforcing do they wat in the service bay floor and in the service office area.	Use the same reinforcement in the mech. Shop as the warehouse.
2-Nov	78	Concrete	Is there a detail for the stem wall? i.e. width and reinforcing. Is the wall to set on the floor or on the footing?	No - use your best judgement Might be coordination between Concrete and PEMB on who can make the adjustment cheaper.
2-Nov	79	Concrete	Is there a detail for reinforcing and design at the step down between the service bay and office.	No - use your best judgement A slight slope at the door would work to get rid of a hard step between spaces.
2-Nov	80	Concrete	I am assuming there is a step between the warehouse floor and the service bays as well?	Yes but again it doesn't need to be 6" Trying to keep moisture out of warehouse. Back office and main warehouse are the same level. Only the mech. Area with water we would like slightly lower.
3-Nov	81	Mechanical	I've had a few requests for "equals" on the air turnover units.	Item #1: Air rotation units, owner wants the base bid to be Arizon, MIC, or Engineered Air as listed in the schedule. If the contractor wishes to provide a separate deduct price for a unit by Titan or Applied Air it would be considered, but the mechanical contractors base bid must include one of the three listed in the schedule.

7-Nov	82	Windows / Doors	4 offices in the warehouse	TEC would like to have 48" x 48" windows looking into the warehouse.
4-Nov	83	Structural	Can we get building loads to take into account between the 2 structures?	The office construction would deliver about 31 kips (allowable) total of E/W lateral wind load into the west PEMB end wall columns at the roof framing elevation (approx. elev. 126-0). The office construction would deliver about 40.5 kips (allowable) total of E/W lateral wind load into the west PEMB end wall columns at the 2nd floor elevation (approx. elev. 111-4). This total load should essentially be divided equally among the PEMB columns. As previously noted, I would look to hold building deflections to L/400.