Procurement, Contract & Risk Management

Oregon TECH
Procurement & Contract Services

Klamath Falls:
541.885.1133 (office)
3201 Campus Drive
Purvine 288
Klamath Falls, OR 97601

Wilsonville:
503.821.1266 (office)
27500 SW Parkway Ave
Wilsonville, OR 97070

BID #2021-03
RETROFIT OF OREGON MANUFACTURING INNOVATION CENTER
RESEARCH AND DEVELOPMENT (OMIC R & D)
RESPONSE TO CLARIFYING QUESTIONS TWO
May 5, 2021

Note that these are questions submitted by interested firms to this solicitation. The below answers are for clarification purposes only and in no way alter or amend the BID as published.

1. QUESTION: We would like to submit the HMRL 2500 by Thyssen Krupp elevator as an elevator as an equal for approval. Please let us know if this will be approved as an equal for bidding purposes.

   ANSWER: Proposed product appears to comply with the specifications however not enough information is provided to verify that it complies with Section 2.5 of Elevator Specifications.

2. QUESTION: The supports for the bridge crane are called out as "plate girders" which indicates a fabricated beam girder. Is it acceptable to source a more readily available (and cost effective) wide flange member of similar size for this application?

3. ANSWER: Wide Flange Beams are acceptable. Contractor shall provide engineering that verifies that the selected member(s) support the crane loads and are compatible with crane.

4. QUESTION: On the site walk, it was observed that there are several items in conflict with the bridge crane installation such as compressed air lines. Will these be moved prior to construction or should the bidders include this relocation work in the base bid scope?

   ANSWER: If there are conflicts, relocation of conflicting items will be agreed to between the parties via change order.

5. QUESTION: Currently the lighting electrical is mounted to the side of the roof purlins. The project calls for filling the roof purlin cavity with insulation and a new banded liner system. This will bury the existing electrical. Please confirm that relocating all of the overhead electrical will be part of the scope.

   ANSWER: NEC requires J-Boxes, plugs, etc. to remain accessible. Raceway can be concealed, but J-Boxes and outlets cannot be.

6. QUESTION: Please provide electrical design for the elevator, ADA lift, and bridge crane. This includes panel location, power requirements, breaker sizing, disconnect locations, etc.

   ANSWER: This equipment has not yet been selected; load data is part of that selection process. Connections are shown on Drawings, Panel Locations are shown on Drawings. Assume for Bidding purposes the following:
   - Bridge Crane (each): 30Amp Circuit (3/4" C- 4#10, 1#10 GND) and 30/3 Breaker in existing 480V Panels.
   - ADA Lift: 20 Amp circuit (3/4"C – 2#12, 1#12 GND) and 15/1 breaker in existing 120V panel
   - Elevator: 60 Amp circuit, 480V/3 phase (1"C – 4#6, #10 GND). Provide 60/3 breaker. Include Cooper Bussman or approved Fused elevator module PS6T48R2GBF1. Provide fused per elevator manufacturer.

7. QUESTION: Is the Savaria V1504 an acceptable substitution for the specified ADA lift?

   ANSWER: Yes.

8. QUESTION: Please confirm that existing surcharge pile for adjacent project will be removed by others prior to start of this project.

   ANSWER: Yes. However, contractors should be aware that OMIC will be building another building where the surcharge pile is located so, other than constructing items included in the project, this area cannot be used for any other purpose (like contractor staging area, etc.).

9. QUESTION: We do not see any waterproofing noted or specified for the elevator pit. Is this scope that should be included?

   ANSWER: Include in bid in elevator pit concrete the waterproofing admixture Xypex – Admix c-500/c-500N (or equal).

10. QUESTION: Can you confirm what the contract start/substantial completion/Completion date will be?

    ANSWER: Please refer to previous response to clarifying questions dated April 23, 2021.

11. QUESTION: DIV 03: There is no spec for cast in place concrete or concrete reinforcing. Please provide Concrete spec.

    ANSWER: Please see structural drawings published in original bid documents.

12. QUESTION: There is no spec provided for structural steel, Metal Fabrication, or Steel handrails. Please provide steel spec.

ANSWER: For structural steel see structural drawings published in original bid documents. New handrails at stairs shall be schedule 40 steel pipe powder coated.

13. QUESTION: DIV 05: Canopies Extensions, 3 at each canopy. Does the current canopy have sag rods at all?

    ANWER: No.

14. QUESTION: DIV 05: Elevator sump grate & Pit ladder is not shown on 1/S2.2. These are typical in all elevator pits. Is a sump grate & pit ladder Required? If yes, please provided updated detail/spec.

    ANSWER: Pit ladder is shown on A4.1 and specified in section 05-51-33. Sump Grate: Provide Hot dipped galvanized sump grate and cast in place frame matching size and configuration of sump pit shown on drawing S2.2.

15. QUESTION: DIV 06: There is no spec provided for Rough Carpentry. Please provide Carpentry spec

    ANSWER: Please see structural drawings published in original bid documents.

16. QUESTION: DIV 06: There is no spec provided for Casework. Please provide Casework spec.

    ANSWER: Casework in the project is in the reception area detailed on A4.3 and A4.4, casework shall be Premium Grade per Architectural Woodwork Institute standards.

17. QUESTION: DIV 08: There is no Hardware group assigned to the openings. Please provided updated Hardware schedule

    ANSWER: Door hardware is assigned based on room type see hardware schedule on A5.0.

18. QUESTION: DIV 09: Interior elevations on A4.2 show wall decals at elevator. No specification is given for decals shown. Please provide specification for wall decals shown on Interior Elevation

    ANSWER: For wall decals, provide 3M print wrap film for use in in interior applications on substrates indicated, or approved equal.

19. QUESTION: DIV 10: Interior elevations on A4.2 show SST Corner guards. No specification is given for corner guards. Please provide specification for corner guards.

    ANSWER: Corner guards shall be 16ga. stainless steel, satin finish, with 1” wings.

20. QUESTION: DIV. 10 & 26: SP1.1 calls out new automated flagpole & lighting. No specification is provided for automated flagpole. Please provide specification for automated flagpole and required connection.

ANSWER: Flagpole is a 25’ tall Automatic Furling Cone Tapered Aluminum Flagpole by Acme/Lingo, or approved equal, conforming to ANSI/NAAMM FP 1001-07. Provide power as required. For bidding purposes, provide 20 Amp circuit (3/4”C – 4#12). Provide 20/1 breaker and route circuit to panel LP-1.

21. QUESTION: Div. 12: New bike racks are noted on SP1.1 Site plan notes (3) bike racks on the south side of plan and calls out Huntco Tilicum to park (6) bikes and (7) Ulline #H2544. Please provide specification and detail for bike racks shown on plans.

    ANSWER: For bidding purposes assume: Product, Huntco Site Furnishings, Model: Tilikum, style 2x2 flatbar, T304 stainless steel satin finish. Assume two (2) bike racks, one (1) at the front of the building, and one (1) at the back of the building.

22. QUESTION: Div 22: P0.00 General note 10 states to- provide vacuum breakers on hose bibbs shown if not existing. Plans do not indicate which hose bibbs have existing vacuum breakers. Are vacuum brakers on existing hose needed? If it is not known, should an allowance be provided?

    ANSWER: Vacuum breakers on existing hose bibs not required.

23. QUESTION: Div 22: I am unable to find material specs within the bid documents for the sump pump discharge piping. Is PVC schedule 40 solvent welded acceptable?

    ANSWER: Provide PVC pipe per specification 22 13 16.

24. QUESTION: Div 22: The elevator sump pump discharge piping needs a 4" line to connect to. Are there as built drawings to reference?

    ANSWER: There are no as-built plumbing drawings. See 3/P1.20. It is assumed that sump will tie into existing plumbing at bathrooms behind elevator. Assume for bidding purposes, discharge line is within 25ft of elevator sump pump discharge.

25. QUESTION: Div 23: Detail M2.00 #1 (EXT. DUCT PENETRATION) shows duct penetrations through the side of the building. Are all 4 openings (2 supply air openings and 2 return air openings) existing, or will openings need to be cut for the ductwork associated with the two RTUs?

    ANSWER: See A2.1. Ductwork is being installed where garage doors are being removed and replaced with infill framing.

26. QUESTION: DIV 32: Pavement marking are noted on SP1.1 but there is no specification for pavement markings. Please provide specification for pavement markings

    ANSWER: See drawing #8 on C500.

27. QUESTION: DIV: 10: Sizes and quantity for the overhead doors are missing from the door schedule. Please provide overhead doors information in door schedule. that need to be removed.

ANSWER: Existing overhead doors are 14’ wide x 16’ high. See demolition drawings for quantity removed. See floor plans and elevations for quantity replaced.

28. QUESTION: DIV 23: Bid Documents note an HVAC unit to be relocated on A1.5. Please provide pictures of existing condition.

    ANSWER:

29. QUESTION: DIV 41: Plans do not provide dimensional details that correspond to the cranes. Some of the architectural drawings show the cranes and runways but without any dimensions. Details for connection of the runways to the building did not note dimensions. Please provide dimensions required for the cranes and runways or confirm that dimensions are to be scaled off of contract documents.

    ANSWER: Crane runways extend 9 building bays, bays are 20’ wide (centerline to centerline). See as-built “Metallic Building Company” drawings, distance between existing runway brackets is 38’.

30. QUESTION: DIV 26: Electrical Equipment schedule (E0.10) does not show connection/power required for elevator & Wheelchair lift system. Please provide updated electrical connection showing what is required for Elevator and Wheelchair lift.

    ANSWER: See response to question No. 6 above.

31. QUESTION: DIV. 01 Logistics. Spec section 01 11 00 Summary of work states the building will be occupied during construction and to coordinate with owner regarding schedule, sequence, staging, and logistics. Spec does not note if the owner will be responsible for moving and storing of any supplies, furniture, and equipment that is remain. Will the owner be responsible for moving and storing of any supplies, furniture, and equipment to allow construction activities to occur?

    ANSWER: In offices, Owner will be responsible for storing supplies and equipment. In shop area, equipment will remain.

32. QUESTION: Will there be clear access available for steel erection of crane members? It is assumed existing equipment will need to be relocated to allow for hoisting equipment access to safely erect the steel members.

    ANSWER: Building will be occupied during construction and equipment will be in the shop during construction. Contractor will need to take this into account in bid.

33. QUESTION: It is assumed if equipment is scheduled to remain in place, a scaffold system will either be provided for overhead work or one will need to be provided by the GC. Please confirm if the GC should carry provisions for scaffolding system.

    ANSWER: Contractor will be required to provide his own means of installing items in high areas.

34. QUESTION: Existing condition photos show some existing utilities at the roof structure. Will these utilities need to be removed/reinstalled for insulation installation? Should the GC carry an allowance for this work or assume it to remain in place?

    ANSWER: Items needed to be removed during insulation will need to be replaced or relocated.

35. QUESTION: Please confirm any specific requirements for temporary protection of existing equipment to remain in place. Will this be a GC requirement, or will owner provide and maintain temporary protection?

    ANSWER: In the shop, contractor will need to cover equipment to the same extent as if contractor was doing other normal interior construction work (like drywall or painting). No special sealing of equipment will be required.

Electrical Scope Questions:

36. QUESTION: Sheet E1.00. Is there currently power in the trash enclosure for the (2) L4 fixtures? How will they be controlled?

ANSWER: Type ‘L4’ fixtures located in the trash enclosure to be deleted.

37. QUESTION: How will exterior lights be controlled?

    ANSWER: Provide Lighting Control Panel Cooper Greengate LiteKeeper 8 and provide exterior photocell and Astro-Clock. Locate and connect LCP in Electrical room. Route LP-1 Exterior Circuits through LCP. Provide LCP as indicated in following LCP schedule. Each Relay shall be connected to separate 20/1 breaker circuit, do not combine. Area Parking/Pole lights (P1) shall be locally controlled through use of light manufacturer furnished occupancy sensor. Provide DIM and OA-RA1014 Option on light poles. Program for 50% lighting reduction when no occupancy detected.

Relay	**Description**	**Panel**
1	Building Perimeter- W1, W2, W3, W5 Fixtures	LP-1
2	Building Eve/Entrance, D3 Fixtures.	LP-1
3	Parking Lot, P1 Fixtures	LP-1*
4	Site Bollards, P2 Fixtures	LP-1*
5	Sign Light- S2 Fixtures	LP-1
6	Flagpole Light, P3 Fixtures	LP-1
7	Spare	LP-1
8	Spare	LP-1

* Utilize #8 Conductor for these circuits.

Egress battery pack fixture locations:
At every exterior door, provide W4 Fixture. Not less than 9 (10 if existing at top of stairs is included). Connect to unswitched hot at nearest 120/208V Panel LP Series with spare capacity.

38. QUESTION: Sheet E3.11. What are the power requirements for the overhead cranes in keynote 1? What are the power requirements for the chair lift in keynote 2?

    ANSWER: See ADA lift Spec and question No. 6 above.

39. QUESTION: No power shown for the west wing elevator?

    ANSWER: West wing is ADA lift.

40. QUESTION: What are the power requirements for the elevator in keynote 2 & 4?

    ANSWER: The above equipment has not yet been selected. Load data is part of that selection process. Connections are shown on Drawings. Panel Locations are shown on Drawings.

    Assume for bidding purposes: Bridge Crane (each): 30Amp Circuit (3/4” C- 4#10, 1#10 GND) and 30/3 Breaker in existing 480V Panels.

    ADA Lift: 20 Amp circuit (3/4”C – 2#12, 1#12 GND) and 15/1 breaker in existing 120V panel

Elevator: 60 Amp circuit, 480V/3 phase (1”C – 4#6, #10 GND). Provide 60/3 breaker. Include Cooper Bussman or approved Fused elevator module PS6T48R2GBF1. Provide fused per elevator manufacturer.

41. QUESTION: Sheet E3.12. What are the power requirements for the elevator in keynote 2 & 4?

    ANSWER: See above.

42. QUESTION: Sheet E3.22. What size circuit feeds the AHU that is being relocated?

    ANSWER: Extend existing circuiting.

43. QUESTION: Sheet E6.12, E6.21, E6.22. What is the make and model of the new cameras?

    ANSWER: See Question responses in Addendum / Clarifying Questions #1.

    QUESTION: Is there already cabling in place for the cameras per sheet note A?

    ANSWER: Assume all new CAT6 cabling.

    QUESTION: If new camera cable is required can it be open running or does it need to be in conduit?

    ANSWER: Camera cabling can be open running in shop and attic spaces, or above ceiling tile; other locations in office wings in raceway and concealed. If subject to damage, in conduit.

44. QUESTION: Sheet A1.1. Note A indicates new power operators on door but nothing is noted on electrical drawings. What is the power requirements?

    ANSWER: Note A refers to electric operators for overhead doors. See specifications section 08-36-13. Existing O/H doors have automatic operators, match new operators to existing circuit. For door 100, see door hardware schedule note #3 on A5.0.

    1. ADD GENERAL NOTES TO E0.00
       A- See Arch. for ADA operators added to doors. Contractor shall provide power connection and required connections for ADA Operators including connections to operating buttons, Access Control Inter-Ties, and programming & control of operators. Provide 20A circuit to each operator (3/4”C 3#12) route to closest 120/208V Panel and utilize spare breaker in existing LP series panel.

45. QUESTION: Sheet A1.5. What are the power requirements for the new condensate pumps? Nothing noted on electrical drawings.

    ANSWER: See mechanical drawings for condensate pump information. Sheet M1.20. Condensate pumps are plug-in type, 120V. Provide 20 Amp GFI receptacle where

existing is not within 6 ft. Provide 20 Amp circuit (3/4" C – 3#12) and route to nearest 120/208V panel with spares.

East Units: LP-3/LP-4.
West Unit: LP-12/13.

46. QUESTION: Access Control. Who is the current access control vendor?

    ANSWER: Building does not currently have automated access control.

47. QUESTION: E6.12 appears to show card readers, but the access control scope is not defined, what will be required?

    ANSWER: See door hardware schedule on sheet A5.0.

Elevator Questions:

48. QUESTION: Phone line required?

    ANSWER: Yes, if not staffed or sent to campus security 24/hours. If sent to security, likely a phone line that sends the intercom connection as well.

49. QUESTION: Fire alarm required?

    ANSWER: No, elevator recall is required see below.

50. QUESTION: Shunt trip controller required?

    ANSWER: Yes, added.

51. QUESTION: Will this be a machine room or machine room less elevator?

    ANSWER: Machine room less. See Section 14-24-23.

52. QUESTION: Sump pump power required?

    ANSWER: Yes, it is indicated.

53. QUESTION: Sump pump Alarm required?

    ANSWER: Yes, it is specified.

54. QUESTION: Emergency circuit for elevator cab lights required?

    ANSWER: Separate circuit required for elevator cab lighting. Elevator cab lights are by Division 14 including backup.

    Note: Elevator is to be installed per Oregon Elevator Specialty Code (OESC), including phone, fire alarm, and all other items required by code. Elevator contractor will be

responsible for providing permit drawings and other information per the OESC to jurisdiction for permitting. For further information see additional items below.

Related Items:

1. Delete Qty (2) L4 fixtures in west hydraulic lift. REF E4.11
2. Provide Waterproof Manual switch for L4 fixtures in elevator Pit. REF E4.12
3. Provide 1-gang wall mounted Occupancy Sensor nLight Sensor Switch WSD PDT with dual technology microphonics, 20Amp rated, or approved to control L5 fixture in 112B. REF E4.12
4. Provide separate 1-gang wall mounted Occupancy Sensors nLight Sensor Switch WSD PDT with dual technology microphonics, 20Amp rated, or approved to control fixtures in rooms 213, 215, 216. Note a dual relay sensor for control of the lights and EF (separately timed) is permitted for restroom 213. REF E4.21

PROVIDE ELEVATOR RECALL SYSTEM FOR EAST ELEVATOR AS FOLLOWS:

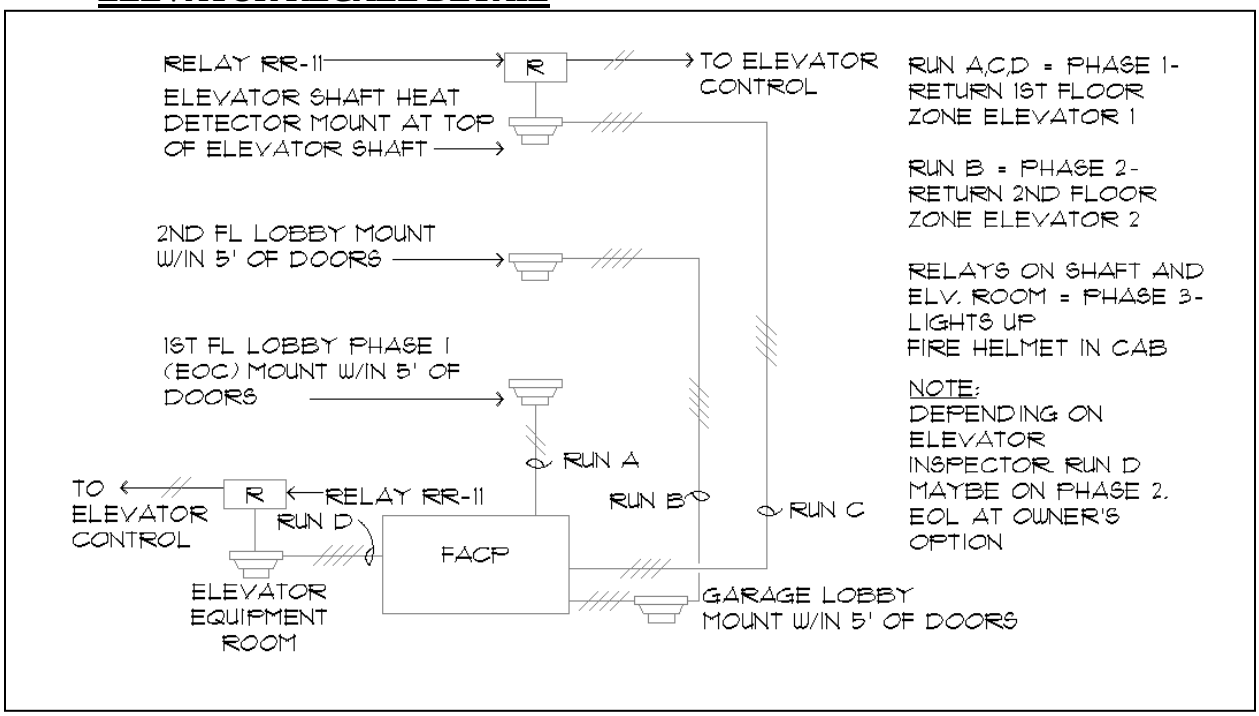
ELEVATOR RECALL SYSTEM:

1. Provide packaged elevator recall system complete with battery backup, smoke and heat detection elevator control interface and shunt-trip capacity.
2. Provide proper fire hat illumination, flashing, and operation per OSSC.
3. Provide high water/oil in shaft alarm annunciated on remote panel.
4. Recall Master Panel: Conventional Type.
    a. Example Model: Silent Knight SK-2
5. Remote Annunciator: Powered off control panel with LCD display and audible alarm.
    a. Example Model: Silent Knight 5230
6. Relay Interface: UL listed.
    a. Example Model: System Sensor EOLR-1
7. Smoke Detector: UL Listed, powered from control panel, conventional type, photoelectric, white housing, LED alarm/heartbeat indicators.
    a. Example Manufacturer: System Sensor
8. Heat Detector: UL Listed, powered from control panel, conventional type, white housing.
    a. Example Manufacturer: System Sensor
9. Submit Shop Drawings showing voltage drop, layout, model numbers, and battery calculations.
10. Connect Elevator Recall panel to existing fire sprinkler communicator
11. Connected Elevator Recall panel alarm output to existing fire alarm notification devices
12. See Detail herein for additional Requirements

DETECTOR/PANEL LOCATIONS:

1- Provide Heat and/or Smoke Detector at top of shaft as Required
2- Provide Heat and/or Smoke Detector at elevator pit as Required
3- Provide Smoke Detector over recall panel location
4- Locate Recall Panel outside of machine room, located per Arch.
5- Provide Smoke Detector at each elevator landing/stop

ELEVATOR RECALL DETAIL



55. QUESTION A4.3 Detail 6: Confirm Alum. panels are 1/8" d.

    ANSWER: Alum panels – 3/16" thick.

56. QUESTION: Confirm "OMIC" lettering specs.

    ANSWER: OMIC lettering in detail 6/a4.3 are cut out of the panel, just like the gears.

57. QUESTION: Confirm mounting method.

    ANSWER: N.A. Letters are cut out of alum panels per the above.

58. QUESTION: Detail 3 Reception Area East. No details provided. Confirm specs if in signage scope.

    ANSWER: "Oregon Manufacturing Innovation Center" made of cut out metal (same as gear wall) attached directly to bamboo plywood panel with concealed fasteners.

59. QUESTION: SP1.2 / monument. Confirm phenolic panel specs.

    ANSWER: Phenolic panels are specified in 07-42-33.

    QUESTION: Confirm address letters FCO thickness.

    ANSWER: 3/16" thick.

    QUESTION: Confirm "OMIC" letter FCO thickness

ANSWER: 3/16” thick.

QUESTION 60: Please provide the geotechnical report for this project.

ANSWER: See Question No. 63 below.

QUESTION 61: Please provide further detail for material of solid surface vanities.

ANSWER: Provide Solid Polymer Countertops, selection may be from, but is not limited to, the following products: Dupont Corian, LG HiMacs, LOTTE Staron, Wilsonart Solid Surface, Formica Solid Surface, Hyundai L&C USA Hanex, Aristech Surfaces Avonite Surfaces to name a few.

QUESTION 62: There does not seem to be any link between the hardware sets and the openings found in spec section 08-7100 and the door schedule found on page A5.0. Please provide information for which openings get which hardware sets.

ANSWER: Door hardware schedule listed on A5. Provide hardware as indicated by room type. As indicated in hardware schedule note #1 assume for bid purposes (25) NDE80 electronic latches, some locations are listed in note #2 remaining locations to be determined by owner, other latches as indicated by group in hardware schedule.

QUESTION 63: Are there as-built drawings of the building?

ANSWER: Included with these clarifications separately uploaded on the website are “As-Built” plans for the building : 1) metal building drawings from “Metalic Building Company”, 2) fire sprinkler drawings from “American Sprinklers Inc.” 3) interior architectural / structural drawings drawings from Sherman Engineering, 4) building foundation info by KPPF, 5) existing stormwater system by Sisue Engineering, and 6) the original geotechnical report when the building was built in 2007 by Geodesign and a recent geotechnical report from 2020, by Intertek, where the surcharge pile is located. Files may also be directly downloaded at:
https://www.dropbox.com/sh/lezsdl49l21dhki/AADX6EQt2S5e-HnYlxTuoQZLa?dl=0

End of Clarifying Questions