

INVITATION TO BIDDERS #2026-01
TECH REC REHABILITATION
RESPONSE TO CLARIFYING QUESTIONS I
February 6, 2026

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 solicitation as published.

1. **QUESTION:** Please provide the original remodel plan set for the Tech Rec/fitness area (all architectural sheets, details, finish schedules) in PDF.
ANSWER: Please reference document titled OT Tech Rec Interior Renovation – Plans.
2. **QUESTION:** Please provide the original project manual/specs from the remodel (Div 01 + flooring/court/paint/drywall specs), including any manufacturer requirements and warranty language.
ANSWER: Please reference documents titled OT Tech Rec – Specs Book 1 and OT Tech Rec – Specs Book 2.
3. **QUESTION:** Please provide record drawings/as-builts for the space (architectural + MEP). If not available, provide the latest permit set and any field redlines.
ANSWER: Please reference document titled OT Tech Rec – Plans.
4. **QUESTION:** Confirm the exact areas included in this bid (weights, cardio, court, circulation, reception, storage, etc.) and provide a marked plan.
ANSWER: Please reference document titled OT Tech Rec Interior Floor Plan.
5. **QUESTION:** Confirm required phasing milestones (weights/cardio first), occupancy expectations during construction, and any limitations on access to maintain limited operations.
ANSWER: Please reference document titled OT Tech Rec Interior Floor Plan – Phase Priority.

Phase 1 (Simultaneous 1-7)

- 1) Hallway to LRC (H001)
- 2) Hallway (H008)
- 3) Womens Bathroom (012)
- 4) Mens Bathroom (015)
- 5) Access Control Point (005)
- 6) Exercise Studio (007)
- 7) Equipment Checkout Room (006)

Phase 2 (Simultaneous 8-11)

- 8) Hallway (H020)
- 9) Cardio ((021))
- 10) Hallway (H019)
- 11) Weights (018)

Phase 3
12) Court (022)

At project start, Contractor shall limit or control access at all doorways adjacent to all project areas by solid barrier with locking device that shall permit joint access. Contractors will use Hallway (H001) and Mechanical (010) for staff entrance/exit and materials delivery/extraction. Upon completion and acceptance by owner of Phase #1 this area will be occupied and operational for Oregon Tech use. The Contractor will continue to limit or control access to the Phase #2 and Phase #3 areas by solid barrier with lock. Materials for Phase #2 or Phase #3 areas may continue use of Hallway (H001) and Mechanical (010) with the stipulation that the material movement be coordinated with and approved by owner in writing prior to delivery or extraction. Contractor workforce requiring entrance into or exit from solid barrier area will access this area through the mechanical room (010) using a travel path straight into court (022). Upon completion and acceptance by owner of Phase #2 this area will be occupied and operational for Oregon Tech use. The Contractor will continue to limit or control access to the Phase #3 area by solid barrier with lock. Phase #3 material being delivered or extracted from site will utilize Mechanical (010) as travel path continuing the previous stipulation for Phase #2. Phase #3 barrier must permit enough interior space required to safely continue work, unimpeded, on Court (022), space that has been mutually agreed upon by Contractor and Owner to permit the continuous Oregon Tech operation of Phase #1 and #2 areas. Contractor workforce requiring access into or exit from remaining barrier surrounding Court (010) will use the same travel path established for materials. Upon completion and acceptance by owner of Phase #3 this area will be occupied and operational for Oregon Tech use and all barriers shall be removed from property.

6. QUESTION: Confirm allowable work hours and any campus restrictions for noise, dust, demolition, and weekend/after-hours work.

ANSWER: No sooner than 6:00 AM is the site to be entered or occupied by contractor, including sub-contractors and work staff. No later than 9:30 PM is the site to be occupied by contractor, including sub-contractors and work staff. Seven days a week, the hours between 6:00 AM and 9:30 PM are the permitted work hours for this project.

Restarting Tech Rec and the Maintaining of Current Building Operations the Following Statements are Applicable to all phases of project:

- At no time shall detectable odors be introduced into building such as, but not limited to, the application of paint or use of solvents without a review of and prior written approval by owner.
- Notify point of contact for Oregon Tech of any activity that may affect the intended Fire Alarm System operation prior to causing such action.
- All smoke detector head must be removed or covered prior to painting or other activities that may interfere with the intended operation of the device. All smoke detector heads must be returned or made operable immediately after the reason to disable or block has ceased to be relevant.
- If a fire watch is determined to be utilized at any time during any construction activity the contractor shall provide all properly trained staff and any supplies required to successfully execute the watch.

If activities related to this work shall be, in the opinion of and determined solely by owner, a source of a distraction, interruption, or a nuisance to any activity in the building the source of that distraction, interruption, or a nuisance shall immediately cease to produce and continue in that state until such a time as determined in writing by owner it may resume.

7. **QUESTION:** Identify the specified flooring systems by zone (weights/cardio/circulation) type, thickness, manufacturer/approved equals, colors, transitions, and base type.
ANSWER: Please reference documents titled OT Tech Rec – Plans and OT Tech Rec – Specs Book 1.
8. **QUESTION:** Confirm whether the gym court is hardwood or modular tile, and provide the required manufacturer/system, underlayment/subfloor requirements, finish system, lines, and warranty requirements. This is a large lead time item that may impact the duration schedule, will this be a liquidated damage item if lead time pushes past the set final completion date?
ANSWER: Please reference documents titled OT Tech Rec – Plans and OT Tech Rec – Specs Book 1.
9. **QUESTION:** Clarify demo limits (full removal vs selective) and required substrate prep scope (adhesive removal, grinding, patching/leveling). Confirm whether moisture mitigation is required or should be bid as an allowance/alternate.
ANSWER: No Moisture mitigation. Substrate prep would be to strictly follow manufacturer's instructions. Oregon Tech Project Manager is unaware of any more demo.
10. **QUESTION:** Confirm whether Oregon Tech has performed (or will provide) asbestos/lead testing for flooring/mastic/paint. If not, confirm bidder assumptions or required allowance.
ANSWER: An asbestos survey is on file from the original Tech Rec Interior Renovation project. Additionally, BELFOR conducted additional testing during moisture mitigation. There is no abatement required for this project

End of Response to Clarifying Questions I