

Q & A

Deadline

Same as solicitation deadline.

Remarks

Only questions submitted through BidExpress will be considered and answered in accordance with the question deadline. Question deadline is February 10. After this date, questions will be permitted. Owner will do our best to respond, but some questions may not be answered after this date.

| *Published*

Q.

1. **Sheet A9.0, Finish Keynote 9.7, is Wall Base PWB-01 the only "Flooring Work" in Rooms 120 Pantry, 118 Stor., 119 Stor. and RR 306? Or is PFT-01 intended on Floors?**
2. **Material Description of PFT-02 is for "Third Floor Restroom Floor Tile", but Finish Box in this Room on Sheet A9.1 shows Flooring as "PFT-01". Please clarify.**
3. **What is the Ceiling Height in Kitchenette 307?**
4. **Please provide Elevation Detail of Kitchenette 307 Wall Tile Backsplash.**
5. **WD-01 Material Description relates to Cabinet Materials. Finish Keynote 9.3 is noted in Kitchenette 307 states that existing Wood Flooring is to be patched-in. Please clarify existing Flooring in Kitchenette 307.**
6. **Kitchenette 108 has a Note 9.6 to Patch & Match Existing Flooring. Please clarify what existing Flooring in Kitchenette 108 is.**

A.

Disregard this question per below.

| *Published*

Q.

Sorry, the question before was submitted under the wrong project.

A.

Thank you for clarifying.

| *Published*

Q.

Can you provide the sign in sheet from the pre-bid meeting, please.

A.

The Pre-Bid Sign in Sheet is provided in the attachment list (item 14).

| *Published*

Q.

Which prevailing wage rates are to be used? Both the Building Rates and Heavy Highway Rates are posted.

A. **Building Rates should be used for the project.**

| *Published*

Q. **On page L202 it lists angular stone?? As 57 Gravel??
If it is angular stone, should it say ----- 57 Limestone?? Instead of gravel**

A. **The specifications for the material in question are:**

Angular Stone Surfacing: Hard, durable stone, washed free of loam, sand, clay, and other foreign substances, of the following type, size range, and color:

- 1. Type: Crushed stone or gravel.**
 - 2. Size Range: #57.**
 - 3. Color: Readily available natural gravel color range.**
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| *Published*

Q. **Thank you for the clarification, but I only show 13 items in Attachment list**

A. **Sorry about that. I neglected to publish the updated list.**

Attachments list now includes the pre-bid sign in sheet as well as links to existing plan sets of the pool and splash pad (constructed in 2022-2023). Please note the existing plan set is not a complete set of documents for the property/project from 1995/1996.

| *Published*

Q. **RE: AQ4.0, Equipment Schedule
Is the owner purchasing items 2, 3, 6, 7, 8?**

A. **Yes, it is the City's intent to purchase Items 2, 3, 6, 7, and 8 as listed on AQ 4.0 direct from the supplier to be installed by contractor.**

| *Published*

Q. **Will a tax exemption certificate be provided to the successful bidder and associated subcontractors?**

A. **Yes, In the attachments is a sample of the State of Ohio Construction Contract Exemption Certificate. The awarded contractor (and associated subcontractors) will be provided an executed Tax Exemption Certificate for the project.**

| *Published*

Q.

Will there be separate sealant scope/package for this project?

- A. **There is no anticipation for a separate sealant scope/package. Please review the current plan set and specifications.**
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| *Published*

- Q. **Can unit pricing be required only by the low bidders 24 to 48 hours after the project bids? This requirement is hampering the qualified subcontractors' level of interest in this project and it presents a true obstacle for the primes to get you the best pricing by the bidding deadline.**

- A. **This will be addressed in Addendum #1, anticipated to be released tomorrow 2.5.2025.**
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| *Published*

- Q. **On sheet A-400, the Toilet Accessory Schedule calls for (K&L) to be Bobrick Solid Color Reinforced Composite (Phenolic).**

On Sheet A-401, Drawing Keynote 111, calls for Ceiling Mounted Overhead Braced HPL partitions (Plastic Laminate) Specs also call for Bobrick HPL Designer Series

Which material should be quoted? Plastic Laminate is not recommended for wet areas.

- A. **The Toilet Accessory Schedule is correct. The project intends to call for (K&L) to be Bobrick Solid Color Reinforced Composite (Phenolic).**

The toilet partitions and urinal screen shall be a basis of design the Bobrick SierraSeries SCRC (Solid Phenolic) 1090 series. Color to be selected by Owner / Architect - The drawings and specifications will be revised and included in the forthcoming Addendum #02 document package.

| *Published*

- Q. **Is Builder's Risk Insurance by Owner or GC?**

- A. **Builder's Risk is by GC.**
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| *Published*

- Q. **Page AD-101 note 10, how deep are these foundations?**

- A. **Existing plan sets show these to be 9' in depth. Structural Engineer notes that bottom of footings supporting the entry gateway are -3'-10" below FFE. Existing footings are spread foundations.**
-

| *Published*

- Q.

Can the existing concrete that is being removed/demolished be crushed and reused, at least in part, as the 304 aggregate base?

- A. This will be addressed in Addendum #2, anticipated to be released early next week.

| *Published*

- Q. Does the metal fabricator need to be AISC certified for this project? In lieu of being AISC certified, can we have 100% visual inspection of all welds performed by a CWI? We are AISC compliant (mill test report tracking, weld tracking, quality management program) and will provide all the necessary information related to the quality management program.

- A. While the project specifications currently require work to be performed by an AISC Certified Welder, the Owner is open to considering alternative qualifications. Bidders who are AISC compliant but not certified may still submit proposals. If awarded the project, such bidders must be prepared to demonstrate equivalent quality control measures, including but not limited to:
100% visual inspection of all welds performed by a Certified Welding Inspector (CWI), Comprehensive mill test report tracking, Weld tracking documentation, A formalized quality management program, or more. The project will be required to adhere to Ohio Building Code, specifically for this question Chapter 17, (1705.2), and the Special inspection matrix on Sheet S003.

Please note that any modifications to the original project specifications, including alternative qualifications, may necessitate additional testing, review, or approvals. Any such adjustments will be determined at the Owner's discretion and will be the responsibility of the selected contractor, including any additional associated costs. We encourage all interested bidders to submit their proposals, understanding that final requirements will be confirmed during contract negotiations.

| *Published*

- Q. Page A-310 at the top of each section, it calls for the new CMU wall cores to be filled and fully insulated. Is there a spec for the insulation?

- A. We will accept any of the following products for the CMU core insulation:

Core Foam Masonry Insulation – which is an injectable dry resin spray foam
EPS Insulation CMU core block inserts

GC to select which product/process they will use, which shall be reviewed during the shop drawing review phase of the project prior to installation of the CMU Blocks.

| *Published*

- Q. In the spec, for example on page 224 - there is notes saying the GC is responsible to verify existing doors and frames are in good working condition and code compliant. Can we include an allowance in our bid to complete this work? It will be very difficult to put a budget to this potential work.

A. **This will be addressed in Addendum #2, anticipated to be released early next week.**

| *Published*

Q. **Can we get clarification on what anchor bolts are needed for the beam bearing details similar to detail 10/S312.**

A. **Wide Flange beams on CMU bearing plates are to have (2) 5/8" diameter anchors with 9" min embedment.**

| *Published*

Q. **Is the owner hiring their own Testing Agency to perform material testing per the specifications and special inspections required by the building department at no cost to the contractor?**

A. **Yes, Owner will be hiring a testing agency for material testing at no cost to the contractor.**

| *Published*

Q. **On sheet C130, I believe note 9 was mistakenly called out instead note 10 for bollards. Just wanted to confirm.**

A. **Note 10 on sheet C130 is in reference to bollards, found in the dumpster pad area, near the mechanical/pump room. Note 9 does appear to be misidentified on the sheet. The columns near the entrance/proposed building should be included with note 6, instead of note 9.**

| *Published*

Q. **Is the curb ramp on C131 supposed to be concrete or asphalt?**

A. **Curb ramps should be concrete. See addendum #2 for updates to this area.**

| *Published*

Q. **Would it be possible for the architect to issue a drawing overlaying the pool plumbing, site utilities, and conduit pathways on one drawing to help bidders better understand conflicts, coordination, phasing and mobilization?**

A. **This is answered within Addendum No.2**

| *Published*

Q. **Would you accept ASI (Accute) as an alternate to Bobrick?**

A. **We are open to equal/alternates. Please provide a substitution form and documentation that we can review against what was specified.**

| *Published*

Q. **Is it assumed that the only MEP items to be painted are located in finished areas? The Interior Painting Spec calls for the MEP items to be painted in the equipment rooms as well per section 3.3 E.**

A. **Yes, thank you for that clarification. MEP Items should be painted only in finished locations. This requirement does not apply for MEP for Pump House and Pump House Expansion, and Slide Pump House area or other non-finished area.**

| *Published*

Q. **With regard to the ceiling-hung toilet partitions and changing panels, how are these to be supported? There is nothing referenced in the structural plans.**

A. **The Manufacturer and GC should provide the mounting structure - that could be a steel channel hung from the ceiling with threaded rods, unistrut with threaded rod, or another method. Means and methods is up to the GC. Owner requests these be ceiling mounted or a top mounted units with a span structure between walls.**