

We are missing the geotechnical report. Please provide a copy for review based upon the General Provisions file.

When the updated copy after back filling is available I will send it to you.

Please provide a drawing or basis of measurement of how much backfill will be needed around the perimeter of the building to bring it back to grade.

Plan on 200 yards. The county has the surface to bottom of concrete slab and has the footings dug out.

What are the requirements for the heated floor system? What BTU's per SF are required? Will this be electrical or hydronic piping? If hydronic, what is the spacing between the lines & size of boiler required?

The system will be a hydronic system designed and installed to industry standards. The shop should have 1,000,000 btus and the office should have 200,000 btus.

For the option to include radiant heat, will this be at all slabs in shop and office area?

The radiant heat option will be for both the shop and office.

What electrical requirements are needed during phase 1, if any? Are any underground?

No

Will any floor sealers be required on the concrete slab at this phase?

Are the frames on the exterior windows to be metal, aluminum or vinyl?

What type of glazing requirements are needed for the exterior windows?

Thickness, coatings, tint, etc.

No

Will the exterior man doors be insulated? Do the frames need to be insulated?

What hardware is required for the exterior man doors?

The man doors will be steel insulated industrial style doors.

It was our understanding that this was to be a PEMB structure. However the drawings reflect a typical steel building. Please clarify what we should be including in our pricing.

PEMB you will take our plans and have shop drawings made and the steel fabricated. All connections will be bolted.

Please define what type of structure the office portion of the building should be (i.e. PEMB or traditional type construction). If traditional type construction, please indicate exterior wall stud thickness, insulation values & types, exterior sheathing and air barrier requirements, etc.)

The office will also be a PEMB.

Are any lifts required in the shop area that need to be accounted for in phase 1 footing and slab plan?

No the slab design will support all equipment and lifts.

On the architectural sheets, the plan view of the building seems to allude that the overhead doors will be coiling doors contained in a barrel assembly / hood. The elevations also do not show glazing. However the Bid Items document say they are garage doors and require windows. With overhead cranes, garage doors will block the path of the crane. We typically don't see windows in coiling doors as the segments are relatively small to be able to coil around the barrel assembly. Please provide additional information as to the type of door and special requirements that are needed (e.g., motorized vs. manual, rapid rise, garage vs coiling, windows, etc.

The garage doors will be sectional door with one section having windows. The doors need to be insulated and have steel backs, a standard industrial door. The door will have side mounted motors.

Is any access control system required for this building during this phase?

No

Is any data rough in required for the building during this phase?

No

What are the insulation R-value requirements for the walls and roof?

6 inch insulation rolls will be used for both walls and roof. R-19

What gauge should be figured for the exterior wall panels?

26 gauge

What gauge should be figured for the roof?

24 gauge

Are any exterior or interior bollards required at overhead doors locations? If so, what size is required, finish, etc.?

No

Will any under slab vapor barrier be required under the building slabs at the shop and office? If so, what mil does it need to be?

No

The General Provisions document discusses traffic control. Please define what will be required for this item.

There will not be any traffic control for this project.

Submittals & drawings

On page 3 of the General Provisions, it discusses submittals and drawings that may be required. Prior to bid we need a comprehensive list of submittals and drawings that will need to be submitted, as these take time and money to prepare and subcontractors will need to account for these in their pricing.

These can just be the brochure for some of the equipment such as the cranes, the building plans from the steel supplier just for use to double-check everything is correct. You do not need these for submitting a bid. They just need to be submitted before anything is ordered.

The General Provisions document states that we will need to restore to original condition all areas disturbed by the construction. There are no documents showing

existing conditions, and based upon the verbal description of the work already performed, it sounds as if the building location has been over excavated and backfilled. Please define what will need to be accounted for in this item.

The county has the surface to bottom of concrete slab and has the footings dug out. There is a 10 foot area around the building perimeter that is approximately 8 inches low that will need to be filled in.

Is any damp proofing required at foundation walls? If so, what product is required?

Is any foundation insulation required at the shop or office space? If so, what R-value is required?

No

Is metal soffit required at the underside of the canopies? If so, what are the requirements for the material?

No

What is the slab design in between the building?

The slab will be 6 inches with #4 bar on 24 inch centers.

Is the 2 ft spacing for the roof purlins correct or can it be spaced out?

Yes the roof purlins are spaced at 2 ft.

What are the front footing details in the front of the office building?

The footing will be 2ft x 2ft at frost depth with a 18 inch sono tube on top.