

BID #2021-03
RETROFIT OF OREGON MANUFACTURING INNOVATION CENTER
RESEARCH AND DEVELOPMENT (OMIC R & D)
RESPONSE TO CLARIFYING QUESTIONS
April 23, 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: Can you please advise on the commencement, substantial, and final completion dates for the project?

ANSWER: Commencement Date: No later than July 1, 2021; Substantial Completion Date: On or about January 1, 2022; Final Completion Date: On or about April 30, 2022.

2. QUESTION: Will the owner provide the cabling to the cameras?

ANSWER: No, the owner will not provide cabling. The GC or subcontractor is to acquire wiring and terminations as needed.

3. QUESTION: If we are to reuse the cabling, which camera locations currently have available cabling? It just states "where available."

ANSWER: There should be no existing cable available for use, as new systems utilize CAT6 PoE.

4. QUESTION: Are we supposed to provide the cameras or is the owner?

ANSWER: Cameras should be acquired by the GC or subcontractor. For interior offices and entries, the UniFi G3-Flex with appropriate recessed ceiling mounting should be used. For Exterior locations, the Uni-Fi G4 Pro should be used. For the Shop Area, the UniFi G3 Pro should be used.

5. QUESTION: Are we supposed to provide an NVR/Licensing/software or is that existing or provided by the owner?

ANSWER: OMIC has an existing UniFi Cloud Key Plus capable of running 20 network connected cameras. The system is currently managing 2 temporarily installed G3-Flex cameras which can be reused in system. UniFi Protect is currently in use for monitoring of cameras via a web interface or phone app. Once cameras are connected, they will be synced to system by OMIC's IT provider.

6. QUESTION: E6.12 Keyed Notes 1 states “Approximate location of existing security panel.” Is this the location of an existing access control panel or intrusion security panel?

ANSWER: This is unknown. There are existing 13 year old cameras, security touch panels, motion sensors, and door sensors that were wired but never terminated or tied into a system. The panel is in room 111.

7. QUESTION: Are the access control doors existing or are they new?

ANSWER: There is no existing access control. Use UniFi Access control systems at identified doors per door schedule on Architectural Drawings Sheet A5.0. Some doors will need to be modified with mag or similar locks, including but not limited to door no. 101, 107, 108B and 116B. Other interior offices will receive new doors as well as access control.

8. QUESTION: Are we to reuse existing card readers, locks, cabling, power supplies?

ANSWER: It should not be expected that you will be able to utilize any existing cabling or components. There are no existing access controls.

9. QUESTION: Is the access control server existing? Will it be provided by the owner?

ANSWER: OMIC will utilize UniFi control systems to administer access control cards. No partial or temporary install exists currently. Once wired, OMIC will use its IT provider to sync to existing server. Both ends terminate with an RJ45 jack. OMIC's IT provider will connect wiring on server side (in room 111 and 125) to switches.

10. QUESTION: What are the permitting costs? Are all permits issued?

ANSWER: Civil plan permit, building plan permit, construction permit, and system development charges (water, sewer, street, and storm) will be paid by owner. Plumbing, mechanical, and electrical permits will be submitted by the GC or subcontractor completing the work.

11. QUESTION: Will the building be empty during construction?

ANSWER: No, the building will be owner occupied the entire time. Most of the renovations in the office area such as restrooms, removing the column will be away from individuals working in offices.

12. QUESTION: When will the building be available?

ANSWER: Monday – Friday 7am - 5pm are the hours the building will be open. It is likely the budget will not afford for weekend or off hours labor.

13. QUESTION: What is the lead time suggested on materials?

ANSWER: This is something you will need to address in your bids.

14. QUESTION: When was the budget created?

ANSWER: The original budget was completed in early 2020. It was verified by PlanB in January.

15. QUESTION: Where should we direct questions from suppliers requesting substitutions?

ANSWER: Substitution requests should go to purchasing@oit.edu. It is unlikely that we will be accepting substitutions due to the federal EDA requirements associated with this project.

16. QUESTION: The current bid form has two alternates (parking lot and ADA lift); however, the discussion during the pre-bid meeting was that those two items would be included in the base bid amount. Please advise.

ANSWER: The two items are to be included in the base bid amount, alternates should indicate the deduction / reduction in bid.

End of Clarifying Questions