



## Procurement

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### PRE-BID QUESTION & ANSWER REPORT

CIFB No. GD 25-23

Paratransit Bus Garage Construction

RESPONSE DEADLINE: June 30, 2025 at 10:00 am

## Approved, Answers Provided

### 1. Bus Wash

**Question:** There are no specifications for a bus wash. If the owner is buying the bus wash separately, what funding source is being used and how is it being procured?

*May 15, 2025 9:29 AM*

**Answered by Noah Greer:** The bus wash equipment is not included in this project and will be procured and installed by the owner once the project is completed.

*May 19, 2025 9:26 AM*

### 2. Bid Submission

**Question:** Does our bid need to be hand delivered and submitted online?

*May 20, 2025 7:22 AM*

**Answered by Noah Greer:** Bids are only required to be submitted online through OpenGov.

*May 20, 2025 8:22 AM*

### 3. Job Start

**Question:** When is the projected job start for this project?

*May 20, 2025 8:29 AM*

**Answered by Noah Greer:** The projected job start for this project is once the successful bidder executes the final paperwork after the project is awarded by the board of trustees. The anticipated award date is August or September, so the project is expected to commence by late September of 2025.

*May 20, 2025 12:38 PM*

### 4. Water Service

**Question:** Please confirm the water service size coming into the building. Page C400 looks like it calls for a 6". Page P100F & F100 calls for 8".

*May 20, 2025 1:45 PM*

**Answered by Noah Greer:** The combination water service size should be 8".

## 5. Third Party Testing

**Question:** Is the owner paying for any third-party testing and the GC is to coordinate this?

*May 20, 2025 1:45 PM*

**Answered by Noah Greer:** Yes, the Owner shall pay for testing and the Contractor shall coordinate per spec section 014533.

*May 27, 2025 9:10 AM*

## 6. Utility Tapping Fees

**Question:** Will any utility tapping fees will be waived?

*May 20, 2025 1:46 PM*

**Answered by Noah Greer:** The City of Dayton will not waive the utility tapping fees for the project. The City has estimated the cost of the new service at \$13,988.30 and capping of the existing service at \$1,500. The cost is based on current pricing and is subject to change based on approved plans. The successful contractor will be required to obtain a water service permit, and the cost does not include curb or sidewalk work which would be the responsibility of the contractor.

*May 28, 2025 2:01 PM*

## 7. Concrete

**Question:** On all exposed concrete walls - are these to be left as a form finish where you will see the concrete panel form lines? Or should these be rubbed out?

*May 20, 2025 2:29 PM*

**Answered by Noah Greer:** Concrete surfaces exposed to view should be as-cast surface finish SF-3 per spec section 033000.3.7.2.

*May 27, 2025 9:10 AM*

## 8. Abatement

**Question:** Is there any hazardous material removal / abatement required for the demolition of the existing facility? If so, will this be handled by the Owner outside of the project and what is the scope and timeframe of that work?

*May 21, 2025 9:55 AM*

**Answered by Noah Greer:** The existing facility was renovated after acquisition by the owner. A study performed by Gandee & Associates, Inc. at the request of the owner sometime after renovations were performed found no evidence of asbestos in the facility, therefore, no abatement is anticipated.

*May 27, 2025 9:10 AM*

## 9. Contact

**Question:** If we need to relook at the site after the prebid, who should we contact?

*May 22, 2025 2:12 PM*

**Answered by Noah Greer:** You should contact Noah Greer at [ngreer@greaterdaytonrta.org](mailto:ngreer@greaterdaytonrta.org)

*May 27, 2025 9:10 AM*

## 10. Planting Quantities

**Question:** On Sheet C800 for landscaping, it shows type of plants, but it is not clear the quantities of plants required with some of the plants that cannot not be counted as drawn. Can this be clarified?

*May 27, 2025 10:31 AM*

**Answered by Noah Greer:** The plants to be installed by the successful bidder are as follows: SPARKLING SPRITE CRABAPPLE – qty/9 RED SWITCH GRASS – qty/49 BLACK-EYED SUSANS – qty/63 AUTUMN JOY SEDUM – qty/77 LOW SCAPE MOUND CHOKEBERRY – qty/37

*May 28, 2025 2:01 PM*

## 11. Ornamental Fencing & Slide Gate

**Question:** Keynote #3 on Sheet C300 states to match existing for new ornamental fencing. Can information be provided on what the existing fencing is with type/model, height, style, post spacing, etc. Also can the reinstallation of the slide gate for clarified? On Sheet C200 it states to salvage for re-use by Owner. Sheet C300 then notes it to be reinstalled with controls. Can more information for the drive gates including type and sizes, operator, manufacturer, controls, accessories, etc.? .

*May 27, 2025 10:52 AM*

**Answered by Noah Greer:** The ornamental fencing is Impasse II Trident 3 Rail (8') spaced at 8' O.C. Nom. Regarding the reinstallation of the slide gate, the drive gates are TI-IS Trident 2 rail 8'H 12'-14' OPG CNT manufactured by Ameristar of Tulsa, OK. The slide driver is HySecurity SlideDrive, Model 50VF2/3. The salvaged fencing will be reinstalled by the successful bidder, not the owner as stated on Sheet C200. An addendum will be forthcoming with the correction as well as additional fencing information.

*May 28, 2025 2:01 PM*

## 12. Builder's Risk Insurance

**Question:** Which contractors are required to carry builder's risk insurance?

*May 30, 2025 9:04 AM*

**Answered by Noah Greer:** RTA will be awarding the contract for the Paratransit Garage project to one general contractor. The successful general contractor and RTA will be contractually obligated to fulfill the conditions of the contract. Any other company participating in the project pursuant to the specifications will only be doing so under the direction of the general contractor and not RTA, thus it is the responsibility of the general contractor to carry any risk associated with the contract and project.

*Jun 5, 2025 12:10 PM*

### 13. Existing Building Demo

**Question:** What equipment will be left for the contractor to demo from the existing building? Tires, forklifts, skids etc.

*Jun 3, 2025 11:29 AM*

**Answered by Noah Greer:** Reusable equipment will be removed from the existing 705 building prior to contract award including tires, bus lifts, forklifts, solvent bins, attic stock, etc. All other items including office furniture, papers, or other unusable salvage will remain for successful contractor disposal.

*Jun 3, 2025 4:25 PM*

### 14. Road Closing

**Question:** Will we be able to shut down Longworth road during the demo stage? If we aren't able to shut down this road, would be be able to shut down just the south bound traffic?

*Jun 3, 2025 11:32 AM*

**Answered by Noah Greer:** Construction traffic for the project is expected to utilize Veteran's Parkway on the western side of the property. Veteran's Parkway is very lightly used while Longworth Street is heavily utilized by RTA employees traveling to the 600 Longworth garage, RTA buses exiting the 600 Longworth garage, and others traveling to nearby businesses such as Pickel Brothers or Sinclair Community College.

*Jun 3, 2025 4:25 PM*

### 15. Signage Details

**Question:** From Kessler Signs, "I don't see the size of the exterior signs nor the detail or description of the room ID signs ( what they are to look like and size) ... other than the FE sign design." Can these be clarified?

*Jun 3, 2025 2:18 PM*

**Answered by Noah Greer:** Exterior signage is expected to match existing signage (size) previously provided by Kessler for the 600 Longworth, 601 Longworth, and 901 Ludlow buildings. Interior building signage will be provided by SpeedPro Dayton to match existing installed at 600 Longworth.

*Jun 3, 2025 4:25 PM*

## 16. Site Pavement Subgrade Preparation

**Question:** Per the Geotech Report, Section 8.2, it states that undocumented fills exist 7-12' deep for site pavement areas. Proof roll operation of prepared subgrade should take place after new proposed building foundations are completed including deep foundations. Soft or yielding soils observed with proof-roll operation should be undercut down to 4' deep maximum, replaced with compacted fill. Then there are more provisions if these undercuts don't obtain compaction requirements with geogrid and stone backfill, etc. A note states the unit price bid item should be included for this scope of work, I do not believe this is included in the bidding documents. Can the site preparation be clarified in regards to what to include for unsatisfactory subgrades? Possibly an allowance of CY to undercut with stipulation of bringing in compactable materials (hauling off undercuts), or something similar? Then an unit price to utilize if these are encountered in the project?

*Jun 3, 2025 2:32 PM*

**Answered by Noah Greer:** The pavement design has taken into consideration the soft soils as mentioned in the soils report.

*Jun 5, 2025 12:10 PM*

## 17. Bid Item #11 - Additional Costs if Tariffs are Increased

**Question:** Can the Bid Item #11 be clarified as to what is expected to be inserted to address the "Additional costs if tariffs are increased"? In the Contract Terms, Item #1, it states that we are to identify cost of tariffs included in bid, which are subject to audit, and any change in bid price due to tariff increase or reduction is subject to RTA approval. It will be basically impossible to accurately provide a cost as to what tariff costs subcontractors and other vendors have added to their bid based on tariffs at time of bid. Also, I am not sure that this bid item #11 is asking for this amount or another amount that could be possibly increased throughout the project duration, which would affect the bid amount and is not something that any bidder would feel confident to quantify. This question is looking to understand more clearly what is expected for tariffs and what this bid item is requesting.

*Jun 3, 2025 2:42 PM*

**Answered by Noah Greer:** Contractors should provide their bid amount as that amount stands on the date of bid submission. If a contractor is aware that there are pending tariff's that have not been officially implemented, then those additional costs should be delineated as an 'additional cost.' For example, as of today, June 4th tariffs on IMPORTED steel and aluminum were increased to 50%. That cost should be included in a bid submission only if an imported product is used. However, there are other proposed tariffs that may come into effect on July 8th, after the date of bid submission and those costs, if known, should be listed as an 'additional cost.'

*Jun 5, 2025 12:10 PM*

## 19. Access Points

**Question:** Are access points provided by owner or supplied by contractor? If so, what brand/models?

*Jun 4, 2025 2:39 PM*

**Answered by Noah Greer:** Wireless access points to be provided by the owner and installed by the contractor.

*Jun 9, 2025 1:42 PM*

## 20. Surveillance System

**Question:** Is the surveillance going to be adding to an existing system or will a new server and system be needed for video management?

*Jun 4, 2025 2:39 PM*

**Answered by Noah Greer:** Video Surveillance will be an expansion to the existing system.

*Jun 9, 2025 1:42 PM*

## 21. Bid Guaranty %

**Question:** In the ITB, the % of the bid bond is listed with different requirements: Page 1: Full amount of Bid Amount Page 11 - Item 11: 10% of Bid Amount Page 29 - Bonding #1: 5% of Bid Price Page 31 - Bid Guaranty Item #1: Full amount of Bid Amount Can this be clarified?

*Jun 4, 2025 12:39 PM*

**Answered by Noah Greer:** Please disregard the federal clause stating a minimum bond of 5%. The State of Ohio requirements are stricter so those are what should be followed for this project. The official requirement from the Ohio Revised code can be satisfied one of two ways, as stated in the letter to bidders in the beginning of the bid package. "In accordance with the drawings and specifications on file at the Greater Dayton Regional Transit Authority (RTA). Pursuant to Section 153.54 et seq. of the Ohio Revised Code, the bidder shall submit a Bid Guaranty in the form of either: 1. A bond for the full amount of the bid conditioned that if the bid is accepted, the bidder after the awarding or the recommendation for awarding the contract, will enter into a proper contract based upon the bid; or 2. A certified check, cashier's check, or letter of credit pursuant to Chapter 1305, Ohio Revised Code, in the amount of 10 percent of the base bid amount." This means that bidders can decide to give a bond for 100% of the bid amount OR a certified check for 10% of the bid amount.

*Jun 5, 2025 12:10 PM*

## 22. Buses leaving 601 Longworth Street

**Question:** Where will the RTA buses leave 601 since RTA will still be operating? Are there any other evident areas that should be avoided, if possible, to ensure that RTA can still conduct business?

*Jun 5, 2025 9:58 AM*

**Answered by Noah Greer:** The 601-building adjacent to the jobsite will remain operational during the project construction. There are entry/exit doors on Longworth Street that will allow buses to utilize the building. This will have minimal impact to the project except for a short period when fuel tank lines are installed and the fuel truck pullup is construction. This disruption can be coordinated with the successful contractor. There is one overhead door accessing a repair bay on the south end of the 601 building which will be impacted by the project. RTA will coordinate this impact internally. There is one overhead door accessing additional repair bays on the western side of the 601 building which can only be accessed via Veteran's Parkway. This door will have no impact to the project site.

*Jun 5, 2025 12:10 PM*

## 23. External Cameras

**Question:** Will RTA be removing the external building cameras prior to demolition?

*Jun 5, 2025 9:59 AM*

**Answered by Noah Greer:** Yes

*Jun 5, 2025 12:10 PM*

## 28. Site Visit Time

**Question:** What time will the additional site visit be on June 10?

*Jun 6, 2025 5:19 PM*

**Answered by Noah Greer:** The time is 12 PM or noon.

*Jun 9, 2025 7:38 AM*

## 32. Video Surveillance

**Question:** There's a spec section 28 23 01 Video Surveillance – IP which only lists camera specification nothing about the NVR for recording. Also, there are several notes on T003 that say the cameras are by others. Please confirm we are not to include pricing for the cameras.

*Jun 9, 2025 1:13 PM*

**Answered by Noah Greer:** Contractor is to provide cameras. An NVR is not required.

*Jun 9, 2025 1:42 PM*

### 33. Access Control System

**Question:** There's a spec section 28 13 00 which lists a complete access controls system. There are several notes on T003 that say the door contract, request to exit and card readers are by others. Please clarify what we are to include for spec section 28 13 00.

*Jun 9, 2025 1:14 PM*

**Answered by Noah Greer:** This is an expansion to the existing Genetec system. Please provide door contacts, request to exit, and card readers as part of this project.

*Jun 9, 2025 1:42 PM*

### 36. Pre-bid Question 1

**Question:** Is this a final cleaning (ready to occupy) construction clean (remove debris) or both? Cleaning square footage is 67,000, correct?

*Jun 9, 2025 1:22 PM*

**Answered by Noah Greer:** Refer to individual spec sections for cleaning requirements and spec section 017000 for progress and final cleaning. It is the responsibility of the bidder to determine extent and quantity of cleaning.

*Jun 9, 2025 1:42 PM*

### 39. RFI 1

**Question:** 1. Drawing T002, detail 1 states to provide (1) Cat6A cable for the AP. Drawing T003, detail 3 says (2) Category cables at the top of the drawing. How many cables are wanted at each AP location? 2. Drawing T003 details 1 and 2 - in the notes it states that the cameras and access control hardware are by others. Can you confirm that the CCTV and PACS systems are part of this project and should be included in the proposal? 3. Drawing T400 only show Cat6A patch panels but the outlet details on T002 indicates both Cat6 and Cat6A cables. Can you confirm that both Cat6 and Cat6A cables are to be used on this project? 4. Drawing T002 detail 3 shows a backbone fiber between Closet BG3 and the existing building. Is the existing building the 601 Longworth building shown on T004? Where in that building is the existing closet? Is there an approximate footage for that backbone?

*Jun 9, 2025 1:25 PM*

**Answered by Noah Greer:** 1. Provide one (1) Cat-6A cable for wireless access points and the Smartyard AP's 2, The CCTV and PACS systems are to be provided as part of this project. 3. All UTP cable shall be Category-6A 4. The existing fiber cable between building 601 and the existing building shall be reused.

*Jun 9, 2025 1:42 PM*



## 40. RFI 2

**Question:** 1. The camera schedule shows 2MP single imager cameras, but also says they need to be 180- or 360-degree cameras. The specs say they must be varifocal imagers. Are the cameras supposed to be multi-imager or panoramic? 2. Should we include in our bid any servers for either the PACS or VMS system such as archiver for video storage? 3. Do we need to include any device licensing for the existing Genetec System? 4. If we are including licensing, do we need to match or extend any existing Genetec Advantage plan that is in place?

*Jun 9, 2025 1:26 PM*

**Answered by Noah Greer:** 1, Provide multi-imager cameras. 2. No 3. Yes. Please provide licensing for the existing Genetec System 4. Licensing should match what the owner currently has in place.

*Jun 9, 2025 1:42 PM*

## 42. Power Lines

**Question:** Are the power lines over the Paratransit Parking lot staying?

*Jun 9, 2025 3:55 PM*

**Answered by Noah Greer:** Yes, the power lines are staying.

*Jun 9, 2025 3:58 PM*

## 43. Asbestos

**Question:** Has 705 Longworth been asbestos tested?

*Jun 9, 2025 3:57 PM*

**Answered by Noah Greer:** Yes, 705 Longworth has been asbestos tested and there is no asbestos. The building was previously remediated.

*Jun 9, 2025 3:58 PM*

## Approved, Unanswered Questions

### 18. Slab on Grade Stone Sub-Base Thickness

**Question:** Can the thickness of stone sub-base for the various slab-on-grades be clarified? The plans do not indicate.

*Jun 4, 2025 1:44 PM*

### 24. HVAC Controls Installer / Manufacturer Request for Approval

**Question:** Reference Spec Section 230923, 1.3, D. Request to add Comfort Systems USA as an approved installer using Schneider Electric (if approved), Distech, or Lynxspring. Request to add Schneider Electric as an approved HVAC controls system manufacturer. Schneider field controllers are BACnet IP and programmed via the Niagara framework.

*Jun 5, 2025 12:05 PM*

### 25. Dimensional Letter Signage Attachment to Curtainwall

**Question:** From Kessler - Can the expectation of the attachment for the logos and building address dimensional signage to the curtainwall system be clarified, especially at locations where items are positioned glass locations. (The "7" and "1" in address)

*Jun 5, 2025 2:00 PM*

### 26. Helical Piles

**Question:** Please confirm we can use helical piles vs auger cast piles. Per 8.4 in geo report this is one of the approved recommendations.

*Jun 6, 2025 7:37 AM*

### 27. Hollow Metal Frame Profile

**Question:** We are finding that the manufacturers that are listed cannot make frames with that profile. The specs also say to purchase all HM doors & frames from the same supplier. If we were allowed to use HMF Express for the frames they wouldn't be able to supply the exterior HM doors if they have to be steel stiffened with no face welds. 1. Are we able to HMF Express as a HM frame supplier? 2. The exterior doors call out polyurethane and steel stiffened core, level 4, maximum-duty, 14 gauge, model 2. This seems excessive for this type of building, can we use a 16 gauge, polystyrene, HM door?

*Jun 6, 2025 12:57 PM*

### 29. Liquid Fuel Specs

**Question:** Is it allowable to set and hold down tanks using in place using straps, deadmen, and turnbuckles as opposed to the concrete hold down pad in the installation specs? Concrete hold down pads are more costly both with materials and labor and not typically used in the tank installation process.

*Jun 8, 2025 11:19 AM*

### 30. Steel Stud

**Question:** Page 88 in spec. 2.4A/B calls for studs to be 18 gauge and track to be 20 gauge. G002 calls for 16 gauge. Which should we use?

*Jun 7, 2025 9:59 AM*

### 31. Building Demo Existing Below Grade Foundations

**Question:** To follow up the question asked in the pre-bid meeting in regards to existing below grade foundations of the building to be demolished, can guidance be provided for extents and provisions to expected removals. Without being provided the existing building plan, the size and depths of the existing structure is unknown.

*Jun 9, 2025 10:47 AM*

### 34. Deep Ground Improvement

**Question:** In Spec 316613, Deep Ground Improvement with Stone Columns, Section 1.10B. it requires a plate load test loaded to 10 ksf (see screenshot below). This load test seems excessive and costly when the piers are only supporting floor loads with a bearing capacity of 250 psf. Can the plate load test requirement be eliminated? Or can a conventional individual pier test be used in lieu of the plate load test?

*Jun 9, 2025 1:15 PM*

### 35. Access Control and Cameras

**Question:** 1. Camera Count is 27 and Reader Count is 10 on the drawings, however the T003 drawing shows 27 cameras and 12 Readers. I cannot locate the 2 other Readers, is this an error? 2. Will we be networking the new Controllers to an existing system? 3. What are the specific model numbers for the AXIS cameras?

*Jun 9, 2025 1:18 PM*

### 37. Pre-bid Question 2

**Question:** Is the existing building on a deep foundation? What are the details on the foundation of the 705 Longworth building?

*Jun 9, 2025 1:22 PM*

### 38. Pre-bid Question 3

**Question:** How should the fiber cables be extended?

*Jun 9, 2025 1:24 PM*

### 41. Bid Requirements

**Question:** Am I required to bid each part of this contract? For example, if I only do electrical work, can I just bid the electrical portion of this contract? If not, how would I participate in this project?

*Jun 9, 2025 3:49 PM*