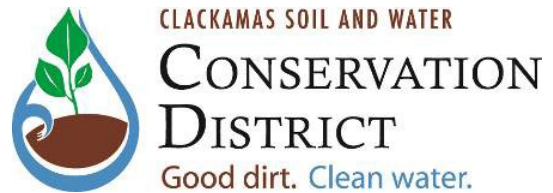


Clackamas SWCD

Conservation Resource Center Tenant Improvement Project



Questions and Answers – Set 1 September 3, 2020

What finishes will be required for the space?

Finishes will likely be matched to existing finishes in the building, which was constructed in 2019. There may be cases where the finishes will be different but for the purposes of responding to the Invitation to Bid, the assumption should be to match existing finishes.

Will the cubicle furniture have electrical whips?

Installing the cubicle furniture is not a part of the scope of the project, but providing data and electrical connectivity for that installation is. There are two floor plates for electrical near the areas the cubicles are located in the drawing. If those are not sufficient, electrical and/or drops from the ceiling may be needed. Data will likely have to be dropped from the ceiling as the conduit in the floor doesn't terminate in the proposed IT closet.

Will the electrical and data portions of the project be design-build in nature?

Please assume for the purposes of the Invitation to Bid that any needed further design for Mechanical, Engineering and Plumbing (MEP) or other components will be the responsibility of the winning bidder and should be included in the cost of the bid proposal.

Are there any plumbing components of the tenant improvements?

There is one existing finished bathroom in the space that is not slated to change. No other plumbing components are planned at this time.

Will existing HVAC components need to be moved?

There are existing HVAC openings in the hard ceiling that will likely need to be relocated to accommodate the design in the provided bid documents. There are existing HVAC units that are installed and operational that should be sufficient for the space, so relocating some of the openings and installing the thermostat will be a part of the scope of the project and should be included in the cost of proposals.

Will the exterior door in the mudroom need to match the main exterior entry to the space?

We have designed an exterior door to the mudroom where there is currently a window installed. That window is taller than a traditional door and it is likely that a window matching existing trim will be needed to close the gap above the door. Converting this existing window to an exterior door is a part of the scope of the project and should be included in the cost of

proposals.

Will as-built drawings be provided?

As-built drawings will be available upon request by email.

Is the attic space open to conduct work?

Yes, attic space is open above the space to work. HVAC is located on a landing in the attic, and access is located within the space.

Will the site accommodate Conex boxes and will the site be accessible without disturbing other occupants?

The site has copious space for Conex boxes and the drive path that circumnavigates the building will accommodate large tractor trailers. The tenant improvement space can be isolated from the other building occupants. There is one double door entry point to the main open office area of the existing building occupants, which will likely allow sound through. We'll ask the winning bidder to try to minimize disruption to the extent that it is possible.

Are there specific requirements regarding security systems or IT data/low-voltage needs?

Exhibit J provides the requirements of the prospective federal lessee for these items.