



415 Broadway
Oklahoma City
Oklahoma 73102
V. 405.232.8787
tapokc.com

BIDDERS QUESTIONS

Project: City of Moore, City Hall Renovation

Project No. 2025-010

TAP Project No. 2227

Contractor Questions (Bidding Phase):

To: **Bidders List**

Date: 3/3/2025

Subject: Bidders' questions.

No. 01

Question: Is there any MEP drawings for the project?

Answer: The MEP scope of work will be a design build effort and consists mostly of removing / reinstalling / or relocating diffusers. The new permitting area (Area C – 1st Floor) will require new electrical throughout, but the plans clarify quantities, locations, and a basis of design fixtures.

No. 02

Question: Is there any consideration for a bid extension?

Answer: Yes, the bid date has been rescheduled for Tuesday, March 18th, bids due at 1:30pm in the City Clerks Office, and the bids will opened in City Hall Chambers at 2:00pm. Refer to the revised front end bid documents.

No. 03

Question: FF&E – how does the contractor provide pricing for this?

Answer: TAP coordinated with Jill Bauman at Office Interiors, the contractor can provide a lump sum turnkey price from Jill or provide an estimate from another supplier – But the furniture must be from the “Global” manufacturer, which is a preferred vendor of the city.

No. 04

Question: Phasing – Based on the way the Area’s are listed on the plans (A-F), it appears the project will be phased based on the areas listed. Can you please confirm if that is the intent or if there will be some crossover available based on means and methods?

Answer: Each area (A-F) is shown in the plan for the designated referenced areas, or a key plan if you will – but to answer the question for phasing, YES, the project will have some sort of phasing involved. This building will be occupied and operating during the construction. So, the selected contractor will need to coordinate a construction schedule with the city on areas being phased out at the time. Basically, can’t do the entire project all at once – thus showing these possibly areas for phasing.

No. 05

Question: Unit Pricing -

a) There are several items not listed on the Unit price document – general conditions, bonding, insurance, overhead and profit that are more general and some specific items such as corner guards. Where do



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these items need to be shown on the document? Are the more general items GC, Bonding/insurance, OH/Profit, etc. expected to be included within each unit cost or will these unit prices be added to the unit cost document?

Answer: Yes, the general conditions, bonding, insurance, overhead and profit will be added to the unit cost document. Refer to the revised front-end documents.

- b) This document requires each contractor to break their bid out quite a bit more than what is standard – flooring for example typically combines tile (wall and flooring), etc. which will require a lot more time to put all the pricing together. Is there any consideration in combining some of these?

Answer: Yes, if the contractor would like to combine unit price line items, that is acceptable but refer to the line item this scope of work will be under.

- c) Please confirm that the bids are based on the quantities and items listed on the document? Variations to these quantities and scope will be negotiated with the awarded contractor.

Answer: The winning bid will be based off the unit costs document and the quantities and items listed in the drawings. This way we can try and keep the bidding field equally competitive. Items on variations of the quantities and scope, and renovation discoveries, will be negotiated with the awarded contractor.

No. 06 **Question:** Tax Exemption – will a letter be provided to the selected contractor to utilize the tax exemption for the project?

Answer: Yes, the city will provide a tax exemption letter to the awarded contractor.

No. 07 **Question:** Will the city or contractor be responsible for moving any furniture in the limits of work area?

Answer: The city will move all furniture in the limits of work area.

No. 08 **Question:** Regarding the second floor Area D, if the contractor is to remove the existing security door?

Answer: Yes, the contractor is to remove and patch / repair this area.



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- No. 09 **Question:** In the front entry, the feasibility to remove the brick flooring could be an issue, what do we price out?
Answer: Provide a removal cost and pour back as described in the drawings. If feasibility becomes an issue, the selected contractor and architect will provide an alternative solution at that time.