

ITB #201808

WTP Building Improvements

Question and Answer (Q&A) Bulletin Board

(This document will be updated periodically to share all relevant questions and answers.)

Q1: From our observation it appears there is a second layer of roofing material underneath the existing membrane roof on the operations building. Is there any information on the extents of this material and does this condition exist on the maintenance and Raw Water Station?

A1: For the purposes of bid, assume that there is only one layer of roofing. However, if there are unknown conditions encountered such as a second layer, it will be handled as a change order.

Q2: Given the time frame during which the Operations / Filter Building was first constructed, we suspect that there will be lead based paint and asbestos encountered. At the pre-bid meeting, the Engineer was asked to conduct an evaluation. Has this been completed and is it available for bidding purposes? Note the specification (2 41 19) indicates OWNER will remove all hazardous materials. This has schedule and cost implications if delays result while this work is done.

A2: This study has been done and the report is attached. A non-friable asbestos containing material was found in the roof caulking. This material can be removed in a normal manner, but must be kept separate, bagged, and can be taken to the Frederick County landfill for disposal under the landfill's terms.

Lead based product is assumed to be located in the following locations:

- 1.) All cream porcelain tiles within the Filter Operating Floor and Rear Entrance Lobby
- 2.) All blue paint located on the stair systems and guard rails,
- 3.) The orange paint located on the I-beams within the columns of the Filter Operating Floor
- 4.) The red access doors located on the exterior of the Operations Building.

You will need to follow lead based paint abatement procedures for these items found in the report.

It was attempted to perform an ACM and LBP survey of the interior portions of the Operations Building proposed for renovation. The roofs of the Operations and Maintenance Buildings located at the Percy D. Miller Water Treatment Plant. However, some areas may have been hidden or impracticable to access. These areas may include, but are not necessarily limited to, the sub-grade; flooring located below underlayment's; above or behind ceilings, walls, and roofing; and pipe and utility chases. Any SACMs or suspect LBP coatings encountered during the renovation that were not tested should be assumed to be ACM or LBP unless tested to determine asbestos or lead content.

Q3: There is a large quantity of river rock ballast to be removed from the roof areas. Does the City want this rock to be stockpiled for use in? road stabilization or some other purpose?

A3: We can stockpile this in the laydown area next to the plant.

Q4: The drawings do not indicate the make-up of the existing roof decks (thickness / reinforcing) and require that the Contractor provide an inspection for damage and suitability for receiving the new roof. We recommend that Engineer of Record (qualified structural engineer) provide the inspection, make recommendations if there are concerns and confirm that the roof is in suitable condition for new roofing as this is subjective and should be performed by a professional engineer.

A4: The contractor will coordinate the inspections needed with the City and the engineer of record and we will perform the inspections and subsequent details, as needed.

Q5: There do not appear to be any overflow scuppers at the Raw Water Pump Station or other structures. No details on drawings related to scuppers / overflows. These are normally provided to prevent flooding on roof areas in the event drains become plugged with debris. We suggest consideration of the installation of overflow scuppers.

A5: Scuppers will not need to be added.

Q6: Section 2 41 19 contains language addressing refrigerant recovery. We presume this is unrelated to the project.

A6: This section is unrelated to the project. It can be ignored.

Q7: Section 2 41 19 requires an engineering survey of the structures to confirm adequacy if structural members are removed. Please clarify intent.

A7: The contractor will coordinate the survey as needed with the City and the engineer of record and we will perform the survey and subsequent details, as needed.

Q8: Section 04 01 20.64 refers to section 012200 related to unit prices. Please provide this section / confirm intent.

A8: For the purposes of bid, please bid as shown on contract documents. If unknown conditions are encountered, they will be handled as a change order.

Q9: EPDM Roofing - please identify routes / extents of walkway pads if required.

A9: We wish to have walking blocks to access equipment. Please see roof walkway attachment for more information.

Q10: Cementitious coating specification and application is unclear. The documents appear to indicate application of a parge type system over the brickwork, please confirm the intent / application of cementitious coatings.

A10: In accordance with the Architect, the deteriorated mortar & brick shall be removed, replaced / repointed and pargetted with a cementitious coating such as Miracoat at upper clerestory area. Brick in good condition at the lower portion of the building is to receive a coating of clear water repellent such as silane/siloxane brick sealer & water repellent.

Q11: What is the extent of the exterior masonry cleaning, would this include clean and seal the concrete below the brick around the bldg. to the ground elevation and areas above as a unit price?

A11: It does not include cleaning and sealing below the brick, just the brick.

Q12: After reviewing the exterior condition of the brick and cracking, it is likely that we will encounter additional damaged brick. Recommend consideration of making brick replacement a unit price item with a base quantity of 200 units?

A12: For the purposes of bid, please bid as shown on contract documents. If unknown

conditions are encountered, they will be handled as a change order.

Q13: Based on observations by potential subcontractors in pricing the work, the condition of the brick mortar on of the entirety of upper walls above lower the roof is suspect. Recommend the extents of repointing be revised to include this area which will provide uniformity around the window area after the new brick is installed, also there are areas on the first floor exterior in need of repair/repoint. We recommend consideration of a unit price for this work and a base quantity the includes the areas noted above.

A13: For the purposes of bid, please bid as shown on contract documents. If unknown conditions are encountered, they will be handled as a change order.

Q14: There are approximately four (4) square feet on the interior beams that need spall repair due to spalling of concrete, this area need to be replaced and cured before injection. Recommend adding this work to the contract.

A14: For the purposes of bid, please bid as shown on contract documents. If unknown conditions are encountered, they will be handled as a change order.

Q15: Once the paint is removed and the beams are exposed, we anticipate there will be additional spall/cracking how will this be handled, as a unit price? There will undoubtedly be areas where the routing and injection operations reveal significant damage where the specified repair methods will not provide the desired structural integrity. We recommend a unit price and detail for bolstering the beam / joist mechanically.

A15: For the purposes of bid, please bid as shown on contract documents. If unknown conditions are encountered, they will be handled as a change order.

Q16: Work around penetrations, will require approximately 12" of clear area to prep the beam and install the FRP repair. This will likely require replacement of conduits / piping that is not addressed in the documents. This was mentioned at the pre bid visit. We recommend defining and including requirements for removal and replacement of exposed conduits / fixtures that are located near beams / joist.

A16: For the purposes of bid, please bid as shown on contract documents. If unknown conditions are encountered, they will be handled as a change order.

Q17: Please clarify that there is no work within any other part of the interior of the filter / operations building except the filter area for beam or column repair? It should be noted that columns were observed with cracked areas along with wall areas in the pump room area outside the filters.

A17: For the purposes of bid, please bid as shown on contract documents. If unknown conditions are encountered, they will be handled as a change order.

Q18: Please clarify the overhead concrete work at the areas designated "C" on the structural drawings. It would be very beneficial if the engineer could provide a detail for the repair.

A18: The description of these repairs have been specified on the plan with the appropriate repair materials to be used. With the directives of the materials manufacturers, there is enough information on the plans to properly perform these repairs.

Q19: Can all the filters be covered during the contract period or only one or two cells at a time? If we have to block one filter at a time then teardown and reset-up at each filter, this will significantly increase labor and material cost, we are trying to minimize this if possible.

A19: We understand, however, we will only take one filter out of service at a time and cover in order to maintain WTP operations.

Q20: Specifications appear to require framing and glass design to be "large missile" compliant which would likely require laminated glass and potentially special caulking within the frame. With regard to the glass, this is in conflict with paragraph 3.06 which designates the properties of the proposed inner and outer glass. Please advise as to the required glass makeup and confirm the framing is also required to be "large missile" compliant.

A20: Large missile compliance is not required in this region. The Water treatment plant is a Risk Category III building, but our regional maximum design wind speed is well below the wind speed that would require compliance. So this section of the specifications does not apply.

Q21: Details for the window installation depict work to restore the metal upper sill but do not address the lower sill which is cast stone, and most are two piece castings with a joint in the middle. In most locations, the vertical joint is absent caulk or the caulking is in deteriorated condition. These stone sills may need to be reset and / or be recaulked. We recommend this be included as either a unit price or provide direction as to a quantity to include in bidding.

A21: For the purposes of bid, please bid as shown on contract documents. If unknown conditions are encountered, they will be handled as a change order.

