

# ITB #201909

## New Maintenance Facility at City Yards

### Question and Answer (Q&A) Bulletin Board

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

**Q1:** Building-Mounted Exterior Lighting #1 - Civil Drawing Sheet 15/35 provides a photometric Site Lighting layout for this project indicating Type A building-mounted fixtures. Drawings E1.1 for Building 2, E1.3 for Building 3, E1.4 for Buildings 5 & 5A, E1.5 for Building 6, E1.6 for Building 7, and E1.7 for Building 8 all indicate exterior wall-mounted fixtures as Type W1 in the same general locations as Civil Drawing Sheet 15/35. As there appears to be duplication in this regard, please confirm which drawings we are to follow, noting that the Type A Fixture on Civil Drawing Sheet 15/35 Fixture Schedule does not match that of the Fixture Schedules on Drawings E1.1 for Building 2, E1.3 for Building 3, E1.4 for Buildings 5 & 5A, E1.5 for Building 6, E1.6 for Building 7, and E1.7 for Building 8.

**A1:** Use data for W1 light fixture.

**Q2:** Building-Mounted Exterior Lighting #2 - Civil Drawing Sheet 15/35 provides a photometric Site Lighting layout for this project indicating Type A building-mounted fixtures on the Phase 1 Public Works Building (Building 1). Nothing is shown on Drawing E1.1 GROUND FLOOR LIGHTING PLAN for these fixtures, nor is any circuitry or lighting control shown. Please confirm (1) if we are to follow the aforementioned Civil Drawing and (2) the lighting circuitry and control required.

**A2:** Use Civil photometric site plan lighting layout for exterior lighting. Use circuits shown on electrical drawing to serve lighting layout shown on Civil site lighting plan.

**Q3:** Civil Drawing Sheet 15/35 provides a photometric Site Lighting layout for this project indicating Types B & C pole lights. No circuitry or lighting control is shown on this drawing or any of the Electrical Drawings. Please review and confirm what is required.

**A3:** Pole light fixtures are to be circuited to Building #1- B1 Panel- Circuit 31. Provide a 20A circuit. Controlled by photocell.

**Q4:** Please review and confirm the details associated with providing Electrical Service to all Buildings requiring the same from Shenandoah Valley Electric Cooperative (SVEC). Civil Drawings Sheets 18/35 and 19/35 Service Utilities Plans only provide (what appear to be) new Overhead and Underground Electric Lines. All One Line Diagrams provided (E3.1 for Phase 1 Public Works Building, E2.3 for Building 3, E2.4 for Buildings 5 & 5A, E2.5 for Building 6, E2.6 for Building 7, and E2.7 for Building 8) only indicate incoming Secondary Service to Meters shown as UTILITY SERVICE with the ampacity and phase as shown. SVEC has indicated recently that they have been contacted and are therefore aware of the project, but only some preliminary discussions have taken place, and no formal Request for Service has been made, no Electrical Loads have been submitted, nor any design begun to-date.

- A4: The City has coordinated the electrical service for this project with SVEC. A conduit plan was provided in Addendum #1. This includes conduit that will be utilized by SVEC. SVEC will install their power lines in the conduits installed by the contractor to the meters shown on the buildings.
- Q5: Fire Alarm System – Note that the Project Manual provided indicates ‘Fire Alarm Local Building System’ at the top of Page 3 of the Table of Contents as a requirement for this project. No Fire Alarm drawings or Fire Alarm Technical Specifications have been provided within this Bid Package. Please review and confirm what is required.
- A5: The fire alarm system is not included in the scope of this contract. The City’s current vendor will install any fire alarm system components separately, but the Contractor will need to coordinate with the City’s fire alarm vendor.
- Q6: Phase 1 Public Works Building Emergency Generator – Please review and provide a proposed location for this equipment as shown on E3.1 One Line Diagram. No location is shown on the plans provided.
- A6: The generator will be installed on the north side of Building #1. See sheet 8 of the Site Plan drawings.
- Q7: Panel B7 Feeder – Please review and confirm the size of the feeder from the Meter to Panel B7 as shown on Drawing E2.6 One Line Diagram for Building 7. Feeder as currently noted is only actually rated at 200A yet it is noted as 400A feeding Panel B7 rated at 400A from a 400A Meter.
- A7: Feeder wire for Panel B7 needs to be a 400A feeder wire using two sets of 3/0.
- Q8: Bid Form Line Item 18 on the BID TABLE/Bid Form Page 5 – This indicates that the Backup Power Generator is to be provided as a separate line item cost. Please review and advise what this separate cost is to include relative to what is to be included in Bid Form Item 5 for Construction of New Building #1.
- A8: See measurement and payment section provided in Addendum #1.
- Q9: Bid Form Line Item 23 on the BID TABLE/Bid Form Page 5 – This indicates that the installation of (20) Electrical Junction Box(es) is to be provided as a separate line item cost. Please review and advise (1) details as to what is to be included and (2) if this cost is related to the installation of the 2’, 3”, & 4” PVC conduit noted in Bid Form Line Items 20-22 above.
- A9: Provided in Addendum #1.
- Q10: Lighting Fixtures/Devices/Equipment Disconnects for Truck Wash Bays – Drawing E1.6 LIGHTING PLAN for Buildings 7 & 9 indicates the switches for the (2) Truck Wash Bays as standard non-weatherproof. Drawing E1.6 LIGHTING PLAN for Buildings 7 & 9 indicates the same Emergency Lights in the Truck Wash Bays as in the balance of the Building, while the general overhead lighting Type V1 fixtures are noted to be fully enclosed and gasketed fixtures. Equipment Disconnects for Overhead Doors and Unit Heaters for these areas are not specified as to the required NEMA Rating. Based upon the use of these areas, please review and confirm if the design at present will meet the intent of a wet environment and (what appears to be) a direct spray-down environment.
- A10: All components should be weatherproof or NEMA 3R.

- Q11: Drawing E2.6 POWER PLAN for Building 7 indicates (4) Special Panels being installed – Main Control Panel and Motor Starter Panel located in Truck Wash System Room along the east wall and Pre Wash Panel and Brush Panel in 20' X 85' Truck Wash Bay along the west wall. Please confirm who is to provide (furnish and install) these panels and if any of the circuits indicated on this plan are to be controlled/wired through these panels.
- A11: Panels are provided by the equipment provider. Building contractor to provide feeders to control panels. Equipment provider to install wiring downstream of control panels.
- Q12: Building #1 Drawing E3.1 – Riser Clouds. Per the riser we are to provide (4) sets of 4 x 350 CU XHHW in 3" PVC. Where does this feeder originate from? Feeds from where to the CT cabinet?
- A12: See answer to Question #4 above.
- Q13: For electrical drawings of other buildings – Riser Clouds – The riser does not tell us what size conduit or wiring needs to be provided for this service. Where does the service originate from? Feeds from where to the meter?
- A13: See answer to Question #4 above.
- Q14: Are we to provide the pushbutton operators for the roll up doors or will they be provided by others?
- A14: Contractor shall provide the pushbutton operators.
- Q15: What is the extent of site demolition we need to cover? There are a lot of items shown for demo, relocation or to remain in the Civil Drawings and it isn't clear as to what extent we will need to cover this work.
- A15: Contractor shall be responsible for all the site demolition and site work shown on the Site Plan drawings.
- Q16: Will the site lighting shown on Civil drawing 15/35 need to be included in our scope?
- A16: Yes.
- Q17: The project manual calls out hydraulic elevators, which KONE no longer manufactures due to their ride quality and energy inefficiency. Would the Owner take traction elevators as a substitute?
- A17: Yes, a traction elevator is acceptable as long as the cab size, speed, and capacity meet the required specifications for elevators provided in the project manual and that all the required electrical system and controls are provided.
- Q18: Building #1 - Can you provide a vegetative (living) roof specification? Can you also provide a specification on the pedestal paver system?
- A18: Provided in Addendum #2.
- Q19: Building #2, 3, 6, 7, 9 – Can you provide an overhead sectional door specification (i.e. Manufacturer, R-value, motor type)?
- A19: Provided in Addendum #2.
- Q20: Building #2 – What is the specification on the heavy duty shelving in the Tool Room?
- A20: The heavy duty shelving in the tool room should be two 72" wide x 36" deep x 72" high welded 14 gauge steel uprights with galvanized steel mesh shelves. Units

shall be freestanding but bracketed back to the wall for safety and capable of holding 2750 pounds per shelf. Uline Model H-4320 or equivalent.

- Q21: Building #2 – What is the epoxy flooring specification in the Pesticide Room?  
A21: The flooring in the Pesticide room should be the same Resinous Poured-in-Place Resilient Flooring being used in the lower floor of Building 1.
- Q22: Building #2 – The skylights on the architectural and structural drawings are shown in different directions than the orientation on the mechanical drawings. Please clarify which direction is correct.  
A22: Drawing SB3 is correct. The long dimension of the skylights shall run in the direction of the slope of the roof.
- Q23: Building #2 – The finish schedule does not seem to match up with the room numbers in Building #2. Please clarify.  
A23: The finish schedule on Drawing A-4 has been amended to include the finishes for all four metal buildings – provided in Addendum #2.
- Q24: Building #7 – The finish schedule does not seem to match up with the room numbers in Building #7. Please clarify.  
A24: The finish schedule on Drawing A-4 has been amended to include the finishes for all four metal buildings.
- Q25: Building #9 – Should the bus wash cleaning equipment be included in our proposal (per M3.1 to M3.3)? Drawings indicate preliminary – reference only.  
A25: The wash cleaning equipment is not included in the bid and will be provided and installed separately.
- Q26: Sitework – Can you provide a marked up drawings and scope of utilities provided under the early site package (i.e. utilities start-stop, any preliminary grading, excess soil to be hauled out, etc.)?  
A26: The drawings and project manual for this work can be accessed on the City's website on the same page where the drawings and project manual for this project are located. See ITB #201922.
- Q27: Bid Form, Item #25, Rock excavation – Should the rock excavation unit cost be based on hoe ramming or blasting?  
A27: The rock can be blasted or hoe rammed. The price per cubic yard paid will be the same for either.
- Q28: Item 22 of the Bid Table – Electrical Junction Box- Can we spec a size for this so that pricing is equal across the board.  
A28: Size shall be 32-inches by 19-inches by 24-inches deep.
- Q29: Is there a spec on staging and parking for this project? (Containers, Mobile office etc.).  
A29: No, there is no specification for this. The contractor will be allowed to utilize the area within the phase under construction (Phase 1 or Phase 2) for parking, containers, etc. The contractor needs to understand that space is limited and they will need to coordinate with the City on this throughout the project.

Q30: Hot water heaters in buildings other than the Public Service Building are they Gas or Electric?.

A30: Gas.