

ITB #201915

Handley Library Improvements

Question and Answer (Q&A) Bulletin Board

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

- Q1: Confirm locations of new Electrical Panels MB on Lower Level and on Third Floor per Drawings EI.1&EI.4 respective Electrical Power Notes. Notes as written indicate that the Contractor is to Field Determine the Best location.
- A1: Several locations for panel MB are possible within the basement mechanical room. Panel M on the third floor can be located near panel N in the admin assistant space or in the corridor near the work room. The notes are intended to give the contractor flexibility in selecting the final location based upon what makes the most sense for ease of installation.
- Q2: Drawing E2.1 ELECTRICAL NOTES BASIC METHODS AND REQUIREMENTS Notes 9 & 10 are one-sided as written, and should be revised in some fashion, if not removed in their entirety. As relates to Note 9, it is not reasonable to expect the contractor to cover the cost of revisions due to concealed conditions which would become apparent throughout the construction process (for example). As relates to Note 10, the bid documents should be reviewed as part of the document preparation and bidding process, to eliminate any conflicts or contradictions in terms of the cost associated with any specific installation.
- A2: Note #9 is not intended to cover changes due to unforeseen site conditions that become revealed during execution of work. Note #9 is intended to protect the owner from claims based upon a contractor submitting a low bid having knowledge of a required change order based upon lack of information. Note #10 is intended to protect the owner from claims based upon a contractor submitting a low bid having knowledge of a required change order based upon conflicts or ambiguities in the contract documents identified during bid proposal efforts. Note the fourth sentence should read "No claim for extra compensation will be recognized if difficulties are encountered which an examination of site conditions and contract documents prior to executing the contract would have revealed." As with note 9, note 10 is not intended to cover changes due to unforeseen site conditions that become revealed during execution of work. The intent of these and other notes is to have both parties enter the contract with the expectation of successful completion based upon the description of work required being sufficient to achieve that expectation.
- Q3: Drawing E2.1 ELECTRICAL NOTES MATERIALS Note 5 indicates a short-circuit study is required. Please review and confirm if applicable.
- A3: The requirement for a short circuit study does not apply to this contract. The requirements defined in note 4 relate to new service equipment or changes in service to the equipment.
- Q4: Drawing E2.1 ELECTRICAL NOTES INSTALLATION Note 19 indicates duct detectors shall be installed per local code requirements, said installation to be coordinated with the Mechanical Contractor for control interface requirements. Note as written is open-ended and does not adequately address bidding requirements, including interfacing the same with the existing Fire Alarm System.

No new duct detectors (if required) are shown on new Mechanical Equipment/Ductwork Floor Plans M2.0 through M2.3. Please review and advise further specific requirements.

A4: All HVAC units shall have return air smoke detectors. Mechanical contractor to provide and install with command to shut down when activated. NFPA requirements address the need to tie such devices to the existing building alarm system. Compliance with NFPA requirements is part of the contract, as is compliance with all applicable codes.

Q5: Please review and identify the extent of removal of ceilings and light fixtures for removal of ductwork as shown on Mechanical Demolition Drawings MD1.0 thru MD1.4. No architectural drawings detailing the extent of this work have been provided.

A5: The contractor will be responsible to identify the ceiling areas that need to be removed and replaced in order to perform the work as a matter of the means and methods for completing the work. All electrical work required to execute the project, including temporary removal of lighting fixtures, is part of the contract. Details as to the extent of such work are not defined as they are considered to be part of the contractor's means and methods of execution. Coordination among the trades, based upon their respective expertise and experience, is required.

Q6: Sheet M2.1 shows Add Alternate #1, this alternate is not shown on the bid form. Please confirm if this is to be used or not. If it is to be used please revise bid form.

A6: The Bid Form has been revised ([Addendum #1](#)) to include this item.

Q7: Specification sections 040120.63, 040120.64, 040326, 040342, 040343, 060312, 070150.19, 090320, and 230800 all make reference to specification section 012100 "Allowances" and specify that all work in these sections is to be completed under quantity allowances. Specification section 012100 "Allowances" was not provided. Please provide the missing specification.

A7: Allowances for specific items have been added to the Bid Form – see [Addendum #1](#). If these items are necessary, unit prices for the work will be established via a submittal process similar to that for a change order.

Q8: Where and how many employees will be allowed to park their personal vehicles?

A8: As provided in the drawing at the mandatory pre-bid meeting (copy attached), the Contractor will be allowed to use the parking spaces on the north side of the library (south side of Fairfax Lane) throughout the project. The Contractor shall be responsible to secure, and pay for if applicable, any additional parking spaces needed for their employees.

Q9: Please confirm there are no Architectural drawings. There are numerous architectural trades listed in the specifications with no architectural drawings or details.

A9: There are no Architectural drawings for the project.

Q10: Can an additional site visit be scheduled to allow subcontractors to visit the site.

A10: Yes, visits can be arranged by contacting:
Carolyn Bly
Email: cbly@handleyregional.org
(540) 662-9041 ext. 27

- Q11: Please identify a location for a laydown area.
A11: As provided in the drawing at the mandatory pre-bid meeting (copy attached), the Contractor will be allowed to use the parking spaces on the north side of the library (south side of Fairfax Lane) throughout the project.
- Q12: Can the bid date be moved to 5/23/19?
A12: The bid date has been modified – see [Addendum #1](#).
- Q13: Drawing E1.2 Electrical Power Notes for AHU's 7-9 indicate to 'Provide Disconnect Switch' for each respective unit. Drawing M1.1 SPLIT HEAT PUMP SCHEDULE indicates per Note 3 that each unit is to be 'Provided with Disconnect Switch'. Please confirm who is to furnish the same, due to the contradictory nature of the aforementioned drawings.
A13: The intent of the electrical notes is to assure disconnect switches are provided. Coordination is required between the electrical contractor and mechanical contractor for those instances where the equipment is provided with a disconnect switch. Duplication is not intended.
- Q14: Drawings E1.4 & E1.5 Electrical Power Notes for RTU's 1-6 indicate 'New Branch Circuit to New Disconnect Switch at RTU Equipped with Fuses per Nameplate' for each respective unit. Drawing M1.1 GAS PACKAGE ROOFTOP UNIT SCHEDULE for RTU'S 1 & 2 and HOT WATER/AC ROOFTOP UNIT SCHEDULE for RTU'S 3-6 do not indicate/confirm if disconnects are provided integral with equipment in the respective notes. Please confirm who is to furnish the disconnects/fuses for this equipment.
A14: The intent of the electrical notes is to assure disconnect switches are provided. If the mechanical schedules do not call out for disconnect switches to be provided with the equipment, the electrical contractor is to provide them.
- Q15: Will no work be allowed from October 16, 2019 to December 31, 2019?
A15: Work during this period can be completed in the basement, second floor, third floor, and roof. Work on the first (main) floor in the publicly accessed spaces is not allowed during this period.
- Q16: Specification 024119-4: 3.1 C; Please confirm the contractor is responsible for providing the indicated engineering survey.
A16: The Contractor shall be responsible for coordinating with Painter-Lewis who will survey and assess the removal of any building elements which might result in a structural deficiency during selective demolition operations. The City will pay Painter-Lewis for their services separately.
- Q17: Specification 024119-3: 1.9 E: Please provide the referenced hazardous materials report.
A17: Based on the major renovation that was completed in 2001, assume there are no hazardous materials that will be encountered.
- Q18: Specification 024296-2: 1.5 C: Please identify any historic items to be removed per this requirement. Please confirm the notice period is 30 days prior to historical demolition work only.
A18: The Library will remove any historic or fragile items prior to construction. This specification is intended to cover any historical components of the physical building to ensure that the Contractor coordinates with the City.

- Q19: Specification 040120.63: 1.3 A: The referenced allowance indicated to be in section 012100 "Allowances" is not provided. Please identify any required allowances.
- A19: An allowance for 3-wythe brick repair has been added to the Bid Form – see Addendum #1.
- Q20: Specification 040120.63-5: 1.11 A: How long with the preconstruction masonry testing take? Will this testing be performed during the contractor period allocated to the contractor?
- A20: It is unknown at this time if this testing will be necessary. If the testing is necessary, it will take approximately 7 days, but there will be no time extensions granted if the testing is completed.
- Q21: Specification 040120.63-11: 3.5 A: Please confirm painting of any steel identified will be performed via a change order or as an allowance as quantities are unavailable.
- A21: An allowance for coating repair has been added to the Bid Form – see Addendum #1.
- Q22: Specification 040120.64: 1.3 A: The referenced allowance indicated to be in section 012100 "Allowances" is not provided. Please identify any required allowances.
- A22: An allowance for brick masonry repointing has been added to the Bid Form – see Addendum #1.
- Q23: Specification 040326-1: 1.3 A: The referenced allowance indicated to be in section 012100 "Allowances" is not provided. Please identify any required allowances.
- A23: An allowance for terracotta repair has been added to the Bid Form – see Addendum #1.
- Q24: Specification 060312-1: 1.3 A: The referenced allowance indicated to be in section 012100 "Allowances" is not provided. Please identify any required allowances.
- A24: The Contractor needs to identify exposed quantities of historic wood paneling or trim which may need to be removed and replaced as a part of their means and methods and include this cost within their base bid.
- Q25: The referenced allowance indicated to be in section 012100 "Allowances" is not provided. Please identify any required allowances.
- A25: This specification applies to the roof sections designated to be removed and replaced on the plans. Any additional areas which may be identified as requiring re-roofing during the construction process will be addressed with a change order.
- Q26: Please identify any requirements for commissioning. Who will provide/pay for independent commissioning?
- A26: All of the new HVAC system will need to be commissioned as described in the written specification in the Project Manual. The Contractor shall include the cost for this requirement in their base bid.
- Q27: Specification 075423-4: 1.11 B: Please confirm the two year warranty indicated is a labor warranty and the standard manufacturer's warranty for materials will be required.

- A27: Yes, the two year warranty is required for labor and the standard manufacturer's warranty is required for materials.
- Q28: 090320-1: 1.4 A: Unit prices indicated to be in section 012200 "Unit Prices" is not provided. Please identify any required unit prices.
- A28: The Contractor is expected to identify quantities of historic plaster which may need to be removed as a part of their means and methods and the cost for this work should be included within the base bid.
- Q29: Please confirm insurance coverage of \$3 million per occurrence, \$6 million aggregate is required for this project. Is proof of insurance required with the bid package?
- A29: Yes, that level of coverage will be required. Proof of insurance is not required to be submitted with the bid package.
- Q30: Please confirm temporary protection of the existing glass structure is only required if add alternate 01 is executed by the owner. Please provide requirements for the protection.
- A30: Yes, temporary protection of the glass dome is only required if Alternate 1 is exercised. The Contractor will be responsible for engaging a third-party engineer to design the protective system consisting of cargo netting or a temporary platform that is sufficient to protect the glass dome from construction debris.
- Q31: Drawing S4 Notes 1 & 2: As the extent of repairs that may be required for roofing repairs are unknown at this time, would the owner consider including an allowance or unit price rate for this work? If not, please provide quantities.
- A31: No, the Contractor needs to bid this work as currently described.
- Q32: Drawing S4 Room 013: As the extent of damage to the concrete is not known at this time, would the owner consider including an allowance of unit price rate for this work? If not, please provide quantities.
- A32: An allowance has been added to the Bid Form for both gypsum board finishes and the repair of cracks in the concrete – see [Addendum #1](#).
- Q33: Please confirm crane access will only be permitted on N Braddock St. and W Piccadilly St.
- A33: In addition to N. Braddock and W. Piccadilly, crane access will be considered on Fairfax Lane or in the alley on the west side of the library if it can be done safely.
- Q34: Drawing S4 Guardrail: Please provide specifications/requirements for existing guardrail to be replaced.
- A34: Guardrail shall be constructed to match existing construction, and the specifications set forth by the International Building Code, 2015 edition.
- Q35: Please confirm no sprinkler or fire alarm work is required. If it is required, please provide drawings, specifications, and any required installers.
- A35: Fire alarm work is required to tie into duct smoke detectors associated with RTU's. Refer to Question #4 above.
- Q36: Please identify any required permits for this work (crane, traffic, building, etc). Who pays for the permits?
- A36: The City will obtain all permits needed. The building permit will be transferred to the Contractor at no cost.

- Q37: Under Spec Section 230923, 2.1, will you allow other qualified Controls Contractors to provide the BAS/Controls for the project?
- A37: [Alternate qualified Controls Contractors are acceptable to provide the BAS/Controls equal to the basis of design.](#)
- Q38: We have noticed that on M2.4 the Condensers C-8, C-7, C-9 and RTU #6 are shown located on the green copper Historical Roof. This roof is a sloped roof that would be very difficult to support.
- A38: [See revised mechanical drawings in **Addendum #1** for new equipment locations and duct modifications.](#)
- Q39: The rooms under the roof are with sloped vaulted sheetrock ceilings which will show the refrigerant piping and ductwork in finished space. We suspect that it would meet with opposition due the historical significance of the edifice.
- A39: [See revised mechanical drawings in **Addendum #1** for new equipment locations and duct modifications.](#)
- Q40: Refrigerant piping was not shown on the plan and we are not sure as to how you would route that piping through those spaces. More clarity is needed on these.
- A40: [The refrigerant piping was not shown for C-7, C-8, & C-9 to allow the contractor to field determine the best route for the piping to the AHU.](#)
- Q41: The sequence of operation for the AHU's with H.W. Heating coils and the Boiler temperature on/off point of 40 degrees seems to be in conflict and we feel it should be reviewed.
- A41: [See sheet M1.3 Sequence of Operation Hot Water System – The boiler shall be energized at 60 degrees not 40 degrees or on a call for dehumidification.](#)

