

City of Austin

Public Works Department

Project Management Division

505 Barton Springs Road, Suite 900, Austin, TX 78704

Phone (512) 974-7217 Fax (512) 974-7222 email: Alison.Von-Stein@austintexas.gov

December 16, 2014

PROJECT NAME ABIA Terminal Boiler Replacement

CIP ID: 5415.100

IFB No.: CLMC512

SUBJECT: Summary of Questions from Bidders and Responses

Q1: Will the City of Austin grant a second walk-through?

A1: No.

Q2: Please verify if 2D shop drawings will be acceptable to the Owner (as opposed to 3D shop drawings).

A2: 2D shop drawings are acceptable.

Q3: Section 01500 Temporary Facilities specifies that the contractor shall:

- a) Maintain an office for operations in addition to providing a suitable field office for the Owners Rep.
- b) Pay for water used by the contractor.
- c) Furnish temporary sanitary facilities.
- d) When required, provide a security plan to the Owner for review.

Please verify which if any of the items 2a, 2b, 2c, 2d will be required for this contract.

A3: Refer to Addendum No. 2, which modifies Section 01500 and Section 00810.

Q4: Section 01700, 3.2C requires that the contractor shall engage an experienced, licensed exterminator to make a final inspection and rid the project of rodents, insects, and other pests. Please verify this is indeed required of this contract so that appropriate costs may be included.

A4: Refer to Addendum No. 2, which deletes Section 01700, 3.2.

Q5: Div.1 Section 00145A, 1.3E requires, in essence, that any hot work must be **monitored for 3 hours**, after that work is completed, to ensure that is no fire after the work is completed.

Please verify this requirement.

A5: Yes, Section 00145A, 1.3E is required.

Q6: Please verify that not a single phase of the project will require asbestos and/or lead abatement. If asbestos and/or lead abatement is required of this project, will the COA engage the contract services of an abatement contractor that specializes in this field to provide requisite abatement services?

A6: Neither asbestos nor lead abatement is required as part of the scope of this Project. There is no asbestos or lead to be abated.

Q7: The project is required to be Substantially Complete in 120 days; with the failure to achieving this Completion resulting in the levy of Liquidated Damages. General Note 2 on Drwg. G-CT-01 requires that the contractor is to allow sufficient time for the commissioning and fine tuning of the system. Please verify that "Substantially Complete" shall be understood to mean that the Owner can use the system beneficially.

A7: Refer to Addendum No. 2, Section 00810 14. Article 14.7 for further information regarding Substantial Completion for this Project.

Q8: Will the City of Austin be engaging the services of a third party Commissioning agent for this Project? Or is the contractor required to provide commissioning services?

A8: A third party Commissioning agent will not be provided by the City of Austin. Reference Section 015515, 3.5. The Contractor is required to provide standard start-up, testing/commissioning services by factory authorized representative(s). Reference specifications for more details. Reference Section 01820 Demonstration and Training, Article 1.5 Quality Assurance .

Q9: Is the commissioning of the project to be completed before the project shall be considered “Substantially Complete”, or can the commissioning of the project continue to occur during the 30 Calendar days after the project has been deemed “Substantially Complete”.

Q9: Refer to Addendum No. 2, Section 00810, Article 14.7 for further information regarding Substantial Completion and Final Completion for this Project.

Q10: Please verify if the Owner stipulated allowance of \$25,000.00 also includes contractor overhead and profit. If the \$25,000.00 also includes contractor overhead and profit, please state what the overhead and profit amount is that is included in the aforementioned allowance amount.

A10: As stated in Section 01020, 1.5B, overhead and profit are included in the Allowance amount. Overhead and profit shall be calculated in accordance with Section 00810, 11.4.1.2.

Q11: Please indicate the Fire alarm system used at the ABIA, and the contractor – along with contact information - currently engaged with the COA to perform the same service.

A11: Section 01041, 1.13 indicates three companies that have performed work on the ABIA fire alarm system in the past.

Q12: Please issue Det.03/M-DT-01 (called for on P-PI-01 at ~gridline BC).

A12: Refer to Addendum No. 2 which provides a correction for the detail label.

Q13: Drwg. P-PI-01, General Note#7- in essence - requires that the new BAS monitoring and controls is to be implemented by approved ABIA personnel. Please verify the following:

a) Will the City of Austin be responsible for contracting the services of the contractors for the BAS Scope of Work?

If not, and the contractor is responsible for the same -

b) Please issue contact information for ABIA approved BAS contractors.

A13: No, the City of Austin will not be responsible for contracting the services for the BAS scope of work. Sheet G-CT-01 has all the information. No connections to ABIA central BAS system are intended to be made as part of this Project.

Q14: Please verify that a single existing DW heater will handle the HW load of the City of Austin, and that it is the intent that existing DWH-5 will remain operational while the new DWH-6 is being installed (and until the new DWH-6 is made operational).

A14: Based on historical information and short term field measurements taken during typical normal use times, one existing boiler with charged storage tank operational at full capacity can handle the current load.

Q15: Specification 15111, 3.5B permits the use of butterfly valves for domestic hot and cold water systems on this project. Please verify that the use of butterfly valves with EPDM seats (in lieu of 3-piece ball valves

with Teflon seats) will indeed be permitted on this project. It is noted that specification 15411, 3.4 requires the use of 3-piece ball valves.

A15: Only 3-piece ball valves are to be used on this Project. Reference Addendum No. 2 which removes references to “Iron Single Flanged Butterfly” and “Iron Grooved-End Butterfly” valves in Section 15111.

Q16: Specification 15111, 3.5B.1 permits the use of threaded in lieu of flanged ball valves in sizes 2.5” – 4”. Please verify if unions shall be required on either side of the threaded valves (as a means to replace the valves, as flanges on a flanged valve would serve those same means).

A16: Unions are not required when using 3-piece ball valves. Reference Addendum No. 2, Section 15111, Article 3.5B .

Q17: Keyed note 16, P-PI-01 requires the relocation of existing CHW valves “...as necessary to maintain ease of access for regular maintenance...” The relocation of the CHW valves will require the drain down of CHW within the piping system. Please verify that the CHW can be drained down the sanitary sewer.

A17: CHW may NOT be drained down the sanitary sewer. Reference Addendum No. 2 Section 15111, Article 3.2.

Q18: If the CHW cannot be drained down the sanitary sewer, and given that the relocation of the existing CHW valves will require the drain down, collection, and safe disposal of existing CHW to enable the relocation of the existing CHW valves, please indicate the volume of CHW that will be required to be drained down and collected, for safe disposal. Alternately, if this information cannot be published in a timely manner, will the City of Austin permit a second Allowance amount in the bid proposal to account for costs that will be incurred in any event?

A18: The drain down method will not be used if the Contractor isolates the lines in accordance with Addendum 2, note #19 to be added to sheet P-PI-01: “The Contractor must perform the required piping modifications without outage of CHW to any other loads. Utilize a non-intrusive method of flow blocking (freeze chilled water branch lines under working pressure, or other method submitted and approved) to facilitate the required modifications with minimal drain-down. “

Q19: Please verify if the existing mechanical room/s (1379 & 1381) floors are epoxy coated. If the floors are indeed epoxy coated, please provide the manufacturer of the existing coating system, and issue a new specification on the epoxy coating requirement for the new pads (if new pads are required to be epoxy coated). It is understood per the specification 15010, 1.18B that the pads are to be painted an industrial grade enamel.

A19The Contractor is only required to paint new and modified pads as specified in section 15010.

Q20: Is the plumbing contractor for this Project required to hold a Master Plumber’s License?

A20: Yes, as specified in Section 00700, Section 00810 and Section 015010.

Alison von Stein
Project Manager
