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## Hot Water Utilidor Project MAJ 15-MJ0065-Rebid

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### Questions and Responses #1

**PROJECT MANAGER:**

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**ARCHITECT/ENGINEER:**

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**DATE:** October 14, 2016

**Submittal Date:** **October 20, 2016**  
***before 2:00 p.m.***

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The following information is provided for the convenience of the bidders, and is not a part of the Addenda. Questions and requests for clarifications are repeated for all those who have the plans and specifications followed by the response.

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**1-1 Question:**

**Sht. M0.5 – Zone 3 Utilidor Piping is shown to be Bid Alternate #3. This should be Bid Alternate #4 per Bid Proposal Form.**

Response: Drawing No. M0.5 Bid Alternates – Utilidor Piping Zones has been modified. See **Addendum #1**.

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**1-2 Question:**

**Suggest to mark Deductive Bid Alt. #1 in sht. M0.5 so there is no confusion.**

Response: Division 1 General Requirements, Section 01 23 00 Bid Alternative Procedures and Sheet M0.5 have been modified. See **Addendum #1**.

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**1-3 Question:**

**Discrepancy in the descriptions of bid alternatives between Summary of Work & Bid Alternative Procedure sections.**

Response: Division 1 General Requirements, Section 01 11 00 Summary of Work and Section 01 23 00 Bid Alternative Procedures have been modified. See **Addendum #1**.

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**1-4 Question:**

**Discrepancy in referencing the Summary of Work section. Main sheet reference states "Section 01 11 00 – Summary of Work." However, at the bottom of the pages, the reference is 01010" which was the same section referenced in the Bid Forms.**

Response: Division 1 General Requirements, Section 01 11 00 Summary of Work has been modified. See **Addendum #1**.

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**1-5 Question:**

**Sheet note 3 on M-9.0 calls for the installation of a new DBB assembly per 6 / M-24.0. Detail 6 / M-24.0 depicts a traffic rated spring hatch at the DBB assembly, however, at this Utilidor location, no such hatch exists. Please review and confirm if the contractor is intended to modify the existing concrete Utilidor lid and install a new traffic rated spring hatch.**

Response: The hatch will be installed by others after the DBB assembly is installed. The existing concrete lids shall be reinstalled after work is complete on this project.

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**1-6 Question:**

**I notice there is no description as to the type of field joint under Section 23 2113 3.01.B9. I would recommend a complete description be included, otherwise you could get as little as pressure sensitive tape over the foam. Example..... "Field joint closures to consist of polyurethane pour foam, split polyethylene sleeve and heat shrink sleeve." The joint closure is very important to the integrity of the system. The polyethylene sleeve gives you a barrier under the heat shrink if it were to be compromised.**

Response: All field joints should be completed using the pre-insulated pipe manufacturers field joint kits and instructions as per Section 23 2113 3.01.B9. At a minimum, this should include a split sleeve form with polyurethane foam poured into the sleeve, and a heat shrink sleeve applied over the assembly.

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**1-7 Question:**

**Please refer to the rebid specifications for the direct buried hot water heating pipes. The rebid specs reverted back to the specs that were revised in the original bid. I believe we've agreed that the revised specs (original bid) gives us more flexibility in pipe routing and configuration especially if we encounter unmarked and/or unknown utilities. Please clarify if the rebid specifications will be revised.**

Response: Pipe does not need to be factory fabricated to jobsite dimensions. The piping manufacturer should however review the proposed installation based on job dimensions for approval and warranty. All field fabricated joints should be completed using the pre-insulated pipe manufacturers field joint kits and per their instructions.

Piping sections shall be factory fabricated as much as possible depending on site conditions to minimize field welding.

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**1-8 Question:**

**Spec section 31 2000, 3.2, excavation, General states "No changes in the Contract Sum or the Contract Time will be authorized for rock excavation or removal of obstructions." In our mandatory pre-bid meeting, Eric stated that the contractors do not consider any rock or slurry excavation in its bid and only consider regular dirt excavation. Please clarify and revise the specs.**

Response: Please reference Spec 31 2000, 3.2 for clarification, "Unclassified excavated materials may include rock, soil materials, and obstructions. No changes in the Contract Sum or the Contract Time will be authorized for rock excavation or removal of obstructions."

1. Due to the high quantity of underground utilities throughout campus, our "Cal Poly Utility Atlas" is attached which shows all known underground utilities. Many of the dry utilities have slurry backfill. All Bidders shall consider the Atlas Map and project Drawings together to understand underground utilities at each work location. During the project, underground utilities will be marked with paint in the field prior to construction before excavation begins.
2. A recent summer 2016 project that occurred at University Drive & N. Perimeter added electrical underground utilities in this area. The "Project 5227" as-built drawing is attached for reference and shall be taken into consideration for the work to be conducted in this area. These As-Built Drawings have not been added into the Atlas yet.

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**1-9 Question:**

**We would like to request a copy of the bid results from the first time the job went out for bid.**

Response: The Bid Results for the Hot Water Utilidor Project, Project No. MAJ 15-MJ0065, Bid Date of May 17, 2016 are attached for informational purposes only.

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**1-10 Question:**

I was curious if timely attendance at the Utilidor pre bid meeting was required as is the case for the JOC pre bid meetings. Specialty was 17 minutes late to the meeting. The notice to bidders was not really clear.

Response: Contract documents do not indicate a time deadline for attendance.

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**1-11 Question:**

**The demo and reconstruction of the pathway at the SE corner of Engineering West (Bldg. 21) will require us to remove the entire concrete walkway, and we would like to cut off all access to this area during construction. Will it be acceptable to close off access to the building at this location?**

Response: Depending on the time of the year, it may be possible to allow thru traffic. However, Bidders shall anticipate no thru traffic and provide closure(s). This is allowed by the Campus.

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**1-12 Question:**

**The walkway construction at the SE corner of Engineering West does not currently match (some areas are red concrete and some are brick). Will we be replacing the brick areas to match existing or to match the red concrete?**

Response: Replace pavement surface to match existing to like kind.

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**1-13 Question:**

**We anticipate having to replace larger trees at several locations. Please provide specifications for the trees to replace these along with any other trees to be removed.**

Response: Contractor to anticipate all trees to remain. If a tree and/or major roots are deemed unavoidable or create a hazardous environment, the tree will be evaluated by the Campus before removal.

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**1-14 Question:**

**During the site walk, we noticed several areas which were not in code/ADA compliance. Please confirm that we are to replace all hardscape areas to match existing, and not bring them up to current code/ADA.**

Response: The University would prefer, if possible, that the hardscape be replaced in compliance with current California Building Code or ADA whichever is more stringent. Should this not be possible contractor will be required to replace in kind.

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**1-15 Question:**

**Please confirm that there will be no hazardous material abatement included in the base or alternate scope of work for this project.**

Response: There are no known hazardous materials in this project that will need abatement.

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**1-16 Question:**

**The plans and specifications do not currently contain any information regarding the existing landscaping to be replaced as part of this project. Please provide specifications and landscaping as-builts for all material to be replaced, to include: soil mix designs, grass, shrubs, trees, irrigation (if applicable), etc.**

Response: Due to various locations and surface types, the General Notes state that "Contractor shall replace landscape, asphalt, and concrete damaged during construction and match existing conditions."

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**1-17 Question:**

**The HW Distribution Demo Plan sheets do not show any existing expansion loops. Should we assume that a) the existing expansion loops are in the same location as those detailed in the new renovation sheets, or b) the expansion loops are in unknown locations, or do not currently exist and we need to anticipate excavation in previously undisturbed soil?**

Response: a). Anticipate the loops in the locations per plans. In some cases the new installations may not match the former locations. b). The Contractor is to remove existing pipe and replace it per the new installation plans. With prior approval from the Engineer, some new installations may need to be slightly altered in the field depending on the site conditions.

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**1-18 Question:**

**Spec Section 01 11 00 – Summary of Work, Part 1.01B.I.ii – Zones 1,2 & 5 Run-Out Piping states that "each zone shall be started and finished before moving onto the next Zone area including Run-outs and Utilidor work". If the piping system is required to be pre-engineered, there will be a long down time between the time the piping is exposed and measured and the system is engineered and pipe delivered to the site. Will it be acceptable to open up other zones for measurement prior to the completion of the first zone?**

Response: Exploratory excavation is allowed beforehand to convey the layout to the manufacturer for approval and warranty.

Pipe does not need to be factory fabricated to jobsite dimensions. The piping manufacturer should however review the proposed installation based on job dimensions for approval and warranty. All field fabricated joints should be completed using the pre-insulated pipe manufacturers field joint kits and per their instructions.

Piping sections shall be factory fabricated as much as possible depending on site conditions to minimize field welding.

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**1-19 Question:**

**Reference “Part B – Contract General Conditions – 4.08.a: The Quality Control section states “On projects with new foundations (for buildings, site improvements, bridges, light poles, others), the Contractor shall prepare a certified survey illustrating dimensions, locations, angles and elevations of the construction associated with the new foundation”. Will this specification be required on this project?**

Response: There are no known locations that require this beforehand, however, if the Contractor's work impacts a site that needs this type of survey, it shall be required.

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**1-20 Question:**

**Bidders have inquired who the campus has consulted for the temporary Boiler Rental/Supply.**

Response: The Campus has spoken with Roehl Fabay at California Boiler at (714) 908-5875. However, there may be other companies Bidders may want to contact.

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**1-21 Question:**

**Reference Spec Section 23 2113 – Hydronic Piping and Valves, 3.01 B.1 This section details requirements for a fully engineered piping system. We anticipate this process may take up to 3 months from the time the piping is exposed for measurement till design, approval, fab, and delivery to the site is complete. Would a prefabricated Sticks and Kits system be an acceptable alternate?**

Response: Pipe does not need to be factory fabricated to jobsite dimensions. The piping manufacturer should however review the proposed installation based on job dimensions for approval and warranty. All field fabricated joints should be completed using the pre-insulated pipe manufacturers field joint kits and per their instructions.

Piping sections shall be factory fabricated as much as possible depending on site conditions to minimize field welding.

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**PROJECT 5227**  
(see Sheets MD17.0 & M17.0)

North Perimeter Road

(2) 1/2 PLACE (DOUBLE SIDED) BIKERACKS (NIC)

TRASH CAN (NIC)

Electrical Conduits stubbed up in planter area approx 20" bolw flatwork encased in concrete

(E) 2" Drain to SD to be disconnected & abandoned Elev = 2' below T.O Conc.

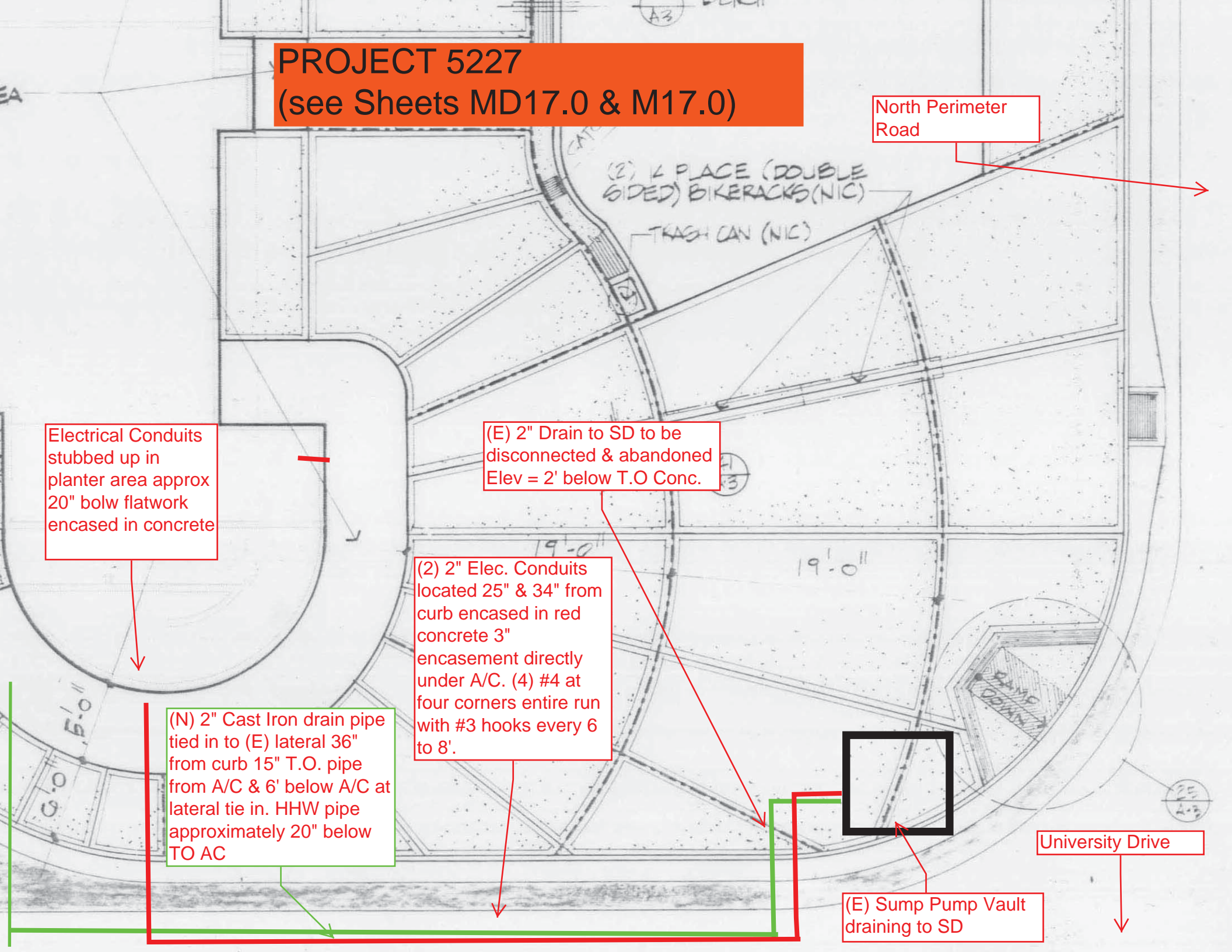
(2) 2" Elec. Conduits located 25" & 34" from curb encased in red concrete 3" encasement directly under A/C. (4) #4 at four corners entire run with #3 hooks every 6 to 8'.

(N) 2" Cast Iron drain pipe tied in to (E) lateral 36" from curb 15" T.O. pipe from A/C & 6' below A/C at lateral tie in. HHW pipe approximately 20" below TO AC



(E) Sump Pump Vault draining to SD

University Drive



**CAL POLY  
SAN LUIS OBISPO**

**Bid Results**

Project : **Hot Water Utilidor**  
Project No.: **MAJ 15-MJ0065**

Bid Date: **May 17, 2016**  
Time: **2:00 PM**

Bidder	Base Bid Amount	Rank	Add Alt 1	Add Alt 2	Add Alt 3	Add Alt 4	Address Acknowledged	Bid Security	Subs. Listed	Qualifies as C.A. Co.	Small Bus Adv Req	DVBE Incentive Req
Estimate For Information	\$ 5,218,000.00											
HPS Mechanical, Inc.	\$ 8,422,739.00	2	\$ 1,547,341.54	\$ 1,480,709.61	\$ 1,181,328.63	\$ 1,064,260.03	Y	Y	Y	Y	N	3.00%
Ranger Pipelines, Inc.	\$ 8,375,000.00	1	\$ 1,790,000.00	\$ 1,730,000.00	\$ 1,320,000.00	\$ 1,530,000.00	Y	Y	Y	Y	N	3.00%

SB Preference	SB Preference Amount	Adjusted bid amount after SB Preference	Rank after SB Preference	DVBE Incentive	DVBE Incentive Amount	Adjusted bid amount after DVBE Incentive	Rank after SB Preference and DVBE Incentive
N	\$ -	\$ 8,422,739.00	2	Y	\$ 251,250.00	\$ 8,322,739.00	2
N	\$ -	\$ 8,375,000.00	1	Y	\$ 251,250.00	\$ 8,275,000.00	1
	\$ -				\$ -		
	\$ -				\$ -		
	\$ -				\$ -		
	\$ -				\$ -		
	\$ -				\$ -		
	\$ -				\$ -		

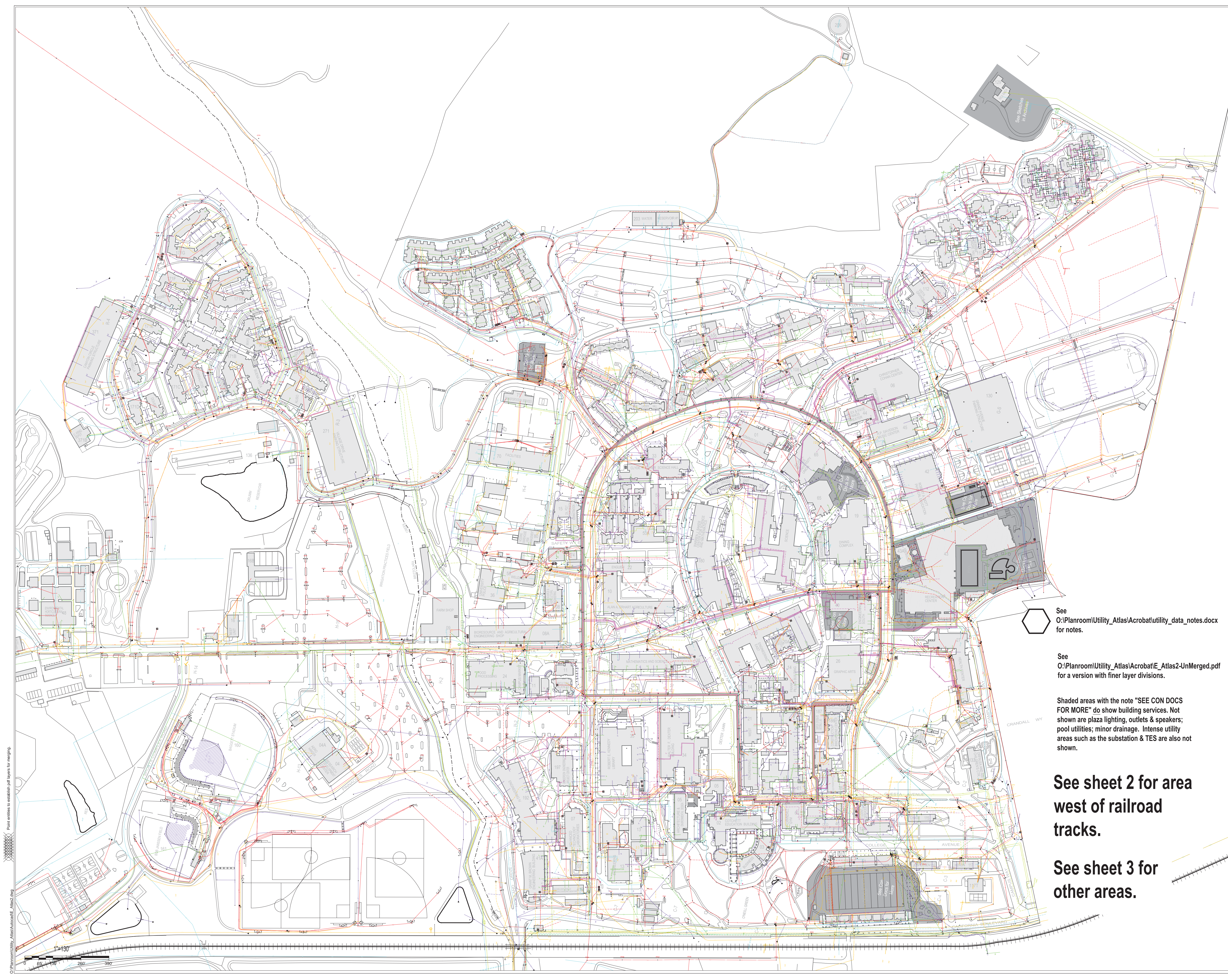
Note: If the lowest responsive, responsible bid is a California certified small business, for bid evaluation purposes only, the only bidders eligible for the DVBE incentive will be California certified small businesses. Small Business Preference combined with DVBE Incentive may not exceed \$100,000.





GRID  
NORTH  
SCALE  
1"=130'

File Information	
Publication Date	2.22.2016
File Name	E Atlas2.dwg
File Path	Core 36x48
Plot by	Rex M Wolf



See  
O:\Planroom\Utility Atlas\Acrobat\utility\_data\_notes.docx  
for notes.

See  
O:\Planroom\Utility Atlas\Acrobat\E Atlas2-UnMerged.pdf  
for a version with finer layer divisions.

Shaded areas with the note "SEE CON DOCS FOR MORE" do show building services. Not shown are plaza lighting, outlets & speakers; pool utilities; minor drainage. Intense utility areas such as the substation & TES are also not shown.

**See sheet 2 for area west of railroad tracks.**

**See sheet 3 for other areas.**

**Cal Poly Utility Atlas - E-Atlas 2  
Campus Core**

