

Heating Hot Water Boiler Replacement

Question #1

Drawing M-001, Temporary Equipment Requirements note states to provide a temporary 2,000 MBH boiler. We will have to extend the Gas, Electrical and Heating Hot Water piping out towards the exterior of the central utilities building. We will have to remove one louvers above the door and install a plywood over it for the piping to penetrate through and then extend to the temporary boiler. Will this be acceptable.

Response #1

Yes.

Question #2

Which hot water pumps tagged P-10 & P-11 due we use for the temporary boilers?

Response #2

Either pump can be used.

Questions #3

What is the sequence of operation for the temporary boiler?

Response #3

Pump and boiler shall operate to maintain 140 deg. F HHWS to building.

Question #4

Where is the approved lay down location?

Response #4

See Addendum 1 for staging plan.

Question #5

Where is the approved designated construction parking area?

Response #5

Parking is in the unnumbered employee parking.

Question #6

Will there be restrooms for the contractors to use in the building or do we provide a port o let?

Response #6

Port-o-let. Location can be determined during pre-construction.

Panel Board and Circuit Breakers Replacement

Question #1

Drawing E-002, General Notes, #11, 12 & 13. The requirement to perform the electrical scope of work is not impossible. To have an asbestos abatement contractor to provide a quote to is impossible due to the extent of the work required by the electrician. They are all over the place in the basement and first floor.

Response #1A

Regarding drawing E-002, General Notes, #11, the Contractor is to assume that all existing electrical materials/equipment to be demolished or modified as part of the work of this project is painted with paint containing hazardous concentrations of PCBs or heavy metals, and shall be treated as such in accordance with applicable worker and environmental policies and procedures. Existing electrical materials/equipment are shown on the Contract Drawings.

Regarding drawing E-002, General Notes, #12 and #13, the Contractor shall provide for asbestos abatement wherever the existing drywall system is disturbed. Contractor shall assume that all new wall penetrations, for routing new conduits, will disturb the existing drywall system. Contractor shall assume that materials/equipment mounted on walls in all areas, except electrical rooms, will be mounted on the existing drywall system. Except as otherwise noted, Contractor shall assume that materials/equipment mounted inside electrical rooms will be mounted on concrete masonry unit (CMU) wall. Contractor shall assume that materials/equipment mounted on walls inside electrical rooms B52, 144, and 146 will be mounted on the existing drywall system. See drawing E-101, Demolition Notes, #1 for abatement work associated with the replacement of panel L-11. See drawing E-102, Demolition Notes, #2 and #3 for abatement work associated with the replacement of panels L-21 and L-22, respectively.

The means and methods to install the electrical work will require the electrician to remove a lot of ceiling tiles, cut through drywall and CMU, anchoring in drywall and CMU, running conduit through fire rated walls. These locations will not be able to be determine until the work has started being that this building was built in 1965 and has had a lot of renovation in the last 53 years. I would say that there is a lot of ceiling tile and dry wall dust laying on top of the existing ceiling tiles that will have to be removed to perform this scope of work. Note 13 states that there **may or may not** be classified asbestos containing material (ACM). The Hazardous Material Sampling Report does not reference the ceiling tiles throughout the report.

Response #1B

All ceiling tiles have been replaced and the original abatement is in Addendum 1. Isolated conditions have been identified panel replacement and will require a partial abatement.

The Hazardous Material Sampling Report also states: "The survey has been performed to identify asbestos containing materials (ACM) associated with the identified renovation activities and is not intended as an abatement specification with drawings. Quantities of materials would be verified during the pre-bid by the Contractor".

Response #1C

Quantities have been identified, inspected, and sampled in the original and subsequent survey. These locations verified during the pre-bid meeting and are located on the sampling report.

The report also states: A 10-working day notification to the Florida Department of Environmental Protection (DEP) is required prior to demolition of the if they are not inspected and sampled prior to abatement.

Response #1D

See answer to Response #1C.

With all this said, how are we (the contractors) supposed provide locations to the abatement company to quote too and that the scope of work will be the same for all bidders? This can be \$20,000 or a \$100,000 dollar abatement project in itself based on the general notes #11, 12 & 13.

Response #1E

See answer to Response #1C.