Proposal 14648 – North Des Moines Maintenance Facility
Questions and Responses Set 2

Q1) Section 00 0115 page 2 talks about hoop building plans….if we are to have them they were not included with the documents. Something was mentioned yesterday about the paving beneath the hoop building – we might want to see what's on those pages.
R1) Section 00 0115, HOOP BUILDING PLAN: Remove Hoop Building Plan reference from the List of Drawings. The hoop building is not included in this contract.

Q2) Section 03-4100 page 1 part 1.2.A.3 says precast foundations for hoop buildings – assumed to be deleted? It was mentioned that we are not including the hoop building in our bid at the pre-bid. Also page 14, part 3.7.C
R2) Delete Item 3.

Q3) Section 11 5213 Pages 1 and 2 – there are some blanks there for product information to be filled in.
R3) Section 11 5213: Replace Section with revised Section 11-5213 attached to Addendum No.2

Q4) Section 10 1101 Pages 1 – there are some blanks there for product information to be filled in.
R4) Replace section with revised Section 10 1101 attached to Addendum No. 2

Q5) Section 08 5313 Pages 1 – there are some blanks there for product information to be filled in.
R5) Section 08 5313 Paragraph 2.01.A.1: Change vinyl window to Alside, Performance Series Silver.

Q6) Section 08 3613 Pages 2 – there are some blanks there for product information to be filled in.
R6) Replace section with revised Section 08 3613 attached to Addendum No. 2.

Q7) Sections 07 8100, 07 8123, 07 8205 for fireproofing, can it be described where each of these are to be installed?
R7) Delete Section 07 8100; Delete Section 07 8205. Provide Intumescent Fireproofing on steel column located within masonry wall in the Office Area only.

Q8) Section 07 2100 Pages 2 – there are some blanks there for product information to be filled in.
R8) Section 07 2100, Paragraph 2.02.A.10.b. Change the manufacturer to Owens Corning Corporation, Foamular XPS.

Q9) Section 06 4100 Pages 2 – there are some blanks there for product information to be filled in.
R9) Replace section with revised Section 06 4100 attached to Addendum No. 2

Q10) Section 03 4500 Pages 1 and 2 – there are some blanks there for product information to be filled in.
R10) Replace Section with revised Section 03 4500 attached to Addendum No. 2

Q11) Section 01 5000 Pages 1 and 2 – provide locations and types of barriers for onsite Barriers on the site plan.

R11) Provide and maintain 4'-0" high minimum Vinyl Construction Fencing along the west side of the new maintenance Building to provide separation between the existing building and the new construction. Provide barricades and-or fencing around any excavated holes or trenches as per OSHA requirements until they are backfilled.

Q12) Section 01 4000 Pages 2 and 3 – provide clarifications as to who pays for testing.
R12) Contractor is required to pay for all third party testing including manufacturer equipment testing and commissioning. The IDOT will test perform concrete core break testing at no charge to General Contractor.

Q13) Section 33 5111 Will the contractor be providing new gas service to each of the new buildings requiring such or is that by the owner and gas utility.
R13) The IDOT is obtaining a price from MidAmerican Energy to run gas service up to the meter outside of the building. The General Contractor is responsible for all gas service from the meter and throughout the building.

Q14) Please see Sheet SP-4 for the Maintenance building.
There are a number of arrows and descriptions for asphalt and concrete paving that don't point in the correct location, these should be reviewed and cleaned up so we know what we are bidding on.
R14) Sheet SP-4 will be replaced with Sheet SP-4R attached to Addendum No. 2.
Q15) Assuming ALL new concrete paving is 6" thick and is above 6" compacted rock base. (Only exception is the 9" approach slab)
Assuming ALL concrete slabs over near the existing and new pole buildings are also 6" thick and over 6" compacted rock base. (Doesn't say anything)
R15) Concrete Approach slab at the pole building to be 6" thick concrete over 6" compacted rock as shown on detail 1/A-9.

Q16) Near the buildings this plan references details 1/A-9 for sidewalks. Assuming we are using all type 1 sidewalks and type 2 isn't used on the site. This except where the sidewalks abut the parking stalls where we use detail 1/A-11?
R16) Detail 1/A-9, Type 1 Sidewalk detail will be used for all sidewalks except where it abuts parking stalls where detail 1/ A-11 will be used.

Q17) Same details 1/A-9. Are all the 6" paving sections 12" this at gravel and 6" thick where abuts asphalt?
Plans does not call out what we do if anything for final surfacing after phase 3 demo of existing buildings and paving. Assumed to be nothing per the current plans SP-4
R17) Where gravel is shown abutting concrete or asphalt, the thickness of gravel shall be 6" thick. Phase 3 Demolition of existing buildings will not be completed until the Owner has moved from those buildings to the new Buildings. The completion date for the new Maintenance Building is September 1, 2016. Contractor will be responsible for backfilling trenches and holes where existing building footings are removed to the existing grade around the Phase 3 demolition building only.

Q18) Sheet A-1.
At one of the storage bays, on the floor it describes tie down anchors (typ) Do these repeat at each of the storage bays? Or just at the first bay (6 each) total for the storage bays room. The tie down anchors are not described or called out in the specs 03 3000 per what it says on the plans.
There is at least two AED drawn on the walls. Furnished and installed by the owner?

R18) The Tie Down anchors in the storage bay is only in the 1st stall as shown. There are Tied downs in the shown in the mechanics bay as shown on drawings. The tie down Specification will be included in Addendum No. 2.
The AED equipment shown on drawings will be provided by the Owner and installed by contractor.

Q19)What is the difference in the bollards on the north side of the mechanics bay with the lines drawn through them and the other bollards without lines?
R19) There is not a difference between the bollards with or without lines in them. All bollards to be installed per detail 4/A-11.

Q20) Sheet A-1 and sheets A-3 near the generator and the transformer – there is a different layout there and number of bollards between the two sheets, which layout will be built?
R20) Bollards around the utilities and generator on the east side of building to be installed as shown on Sheet A-1. Replace Sheet A-3 with revised A-3 sheet attached in Addendum No.2.

Q21) Sheet A-1 There are two sets of narrow lines drawn at the paving on the north side of the mechanics and wash bays, south side of the mechanics and wash bays and east side of storage bays, what does that symbolize? Also – that is drawn differently on sheet A-3. Perhaps this is thickened edges per 1/A09 but the dimensions away from the building don't line up so no sure.
Sheet A-8 detail 10 – are these precast wash sumps and floor sumps?
R21) The double lines that show up on sheet A-1 in the approach outside outside the wash bay, mechanics bay, and storage bay is a CAD problem from the 3D model. It is corrected in the revised sheet A-1 attached to addendum No. 2.
Q22) Sheet A-12 Room finish key – floors – F1 says sealed concrete. Specs 03 3000 has various options, cure and sealing compound, dry shake floor hardener finish, penetrating liquid floor treatment. Which one of these are we doing ?
R22) Provide sealing compound on storage bay, mechanics bay, and wash bay.
Q23)Sheet A-12 Door and Frame Schedule under column for Hardware group – 3 doors have "HW" with no group number. One has "HW-7" which is not one of the selections in the specs 08-7100. Please clarify hardware groups.

R23) Replace sheet A-12 with revised sheet A-12R2 in addendum No. 2
Q24) Sheet A-12 Room finish key – conference room cabinets says alt #6 – assumed to be base bid
R24) Replace Sheet A-12 with revised sheet A-12R2 in addendum NO. 2.

Q25) Sheet A-6. Roof Plan. The dimensions on this plan appear to be for a different building, although may scale correctly. Please clarify.
R25) Replace sheet A-6 with revised sheet A-6R in addendum no. 2.

Q26) Sheet A-7. Downspouts. Please clarify that the downspouts are to be installed and drain to 10" PVD Storm drain per detail A-11. No detail here is given as to how and using what materials – please provide. Where does the 10" PVC drain go to – not on the site plan. And at ½% slope we won't have frost protection setting the drain on the footing 400' around the building.
R26) Drain tile location and run is shown on sheet M100

Q27) Sheet A-11. Which parapet wall blocking detail are we figuring, 12/A-11 or 13/A-11 at exterior walls?
R27) Replace Sheet A-11 with Sheet A-11R in Addendum No.2

elevation precast insulated wall panels from existing location to new location" referring to?

R28) Delete item E.

Q29) Sheet 03 4100-5; 2.6; A; 1; it says for cement to match existing precast wall panels. To my knowledge no precast exists at the current site. Is a standard gray mix acceptable. This is what PDM used on previous maintenance facilities.
R29) Delete "Color to match existing precast wall panels" in item 1.

Q30) Sheet 03 4100-7; 2.10; A-1.; Please re-evaluate the r-value requirements. The spec calls for an R-21 with 4" of extruded insulation, this is not achievable. Extruded insulation is 5 per inch, and with reduced insulation at lifters and connectors, the panels would be closer to an r-18. PDM cannot meet the r-21 as specified and if not revised PDM will be unable to bid.
R30) Polyisocyanurate unfaced board insulation in accordance with ASTM C 591 may also be used in the wall panel construction to achieve the R-21 value.

Q31) Sheet 03 4100-9; 2.12; B; 1; Form joints are not permitted on faces of structural precast concrete with an architectural finish. There is not practical way for us not to have form joints. If "architectural finish" is referring to both the brick panels and the low-profile-rib panels. If this requirement is not revised PDM will be unable to bid.

R31) Delete item 1.

Q32) Is the "factory applied texture" equal to Low-profile-rib for precast?
R32) Precast to have low profile rib except at office area and where shown on drawings to have a smooth surface.

Q33) Is the mix for the precast with the thin brick standard gray?
R33) Concrete mix for precast to be the standard gray color.

Q34) Sheet A-0; Type 2; shows a 13" panel (4"-4"-4"+1" for brick). The thin brick could be incorporated into the 12" thick precast wall panel, thus keeping down costs. Please advise if that would be acceptable.
R34) The thin brick can be incorporated in a 12" wall as long as the interior structural side remains 4" thick and the thickness of insulation and type of insulation used is sufficient to achieve R-21.

Q35) Sheet 03 4500-3; 2.09; G; Cut drainage channels in exterior face of insulation to route moisture to exterior. Position weep drains to suit, etc. PDM does not provide these channels or weep drains. This is all done within the panel joints and caulking, by others.
R35) Replace Specification section 03 4500 with new section in addendum No. 2/

Q36) Floor slabs. Will you require the use of "imported sand" in the exposed and polished floors to reduce the effects of shale pops in the floors?
Plans/ specs do not call out the thickness of the vapor barrier and where it is needed? Usually something like 15mil Stego Wrap vapor barrier
Structural plan calls out for the sawcut plan refer to architectural plan….this is not on the architectural plan

R36) Imported sand has not been required on previous projects and the IDOT have not had much problem with shale pops. Bid project with sand available in Des Moines area.
Provide 6 mil vapor barrier under office area and 15 mil Stego wrap under the floor slab at the mechanics bay, wash bay, and storage bay.
On Sheet S000, Concrete Note 24: Concrete contractor is responsible for providing proposed jointing locations for Architect's approval which would include the sawcut joints.

Q37) Sheet A-2 Enlarged office plan. Why in the conference room does the whiteboard, projection screen, projector all say by others but in the specs 10 1011, 11 5213 it says to provide? Please clarify.
R37) Replace sheet A-2 with revised sheet A-2R in addendum No. 2. White board and projection screen is included in the contract.

Q38) Sheet A-3 transformer, assuming details 4/A-8 and 12/A-8 are the details, however the details have a moat around them and on A-3 this is placed in the middle of PCC paving. Please clarify.
R38) Detail 4/A-8 and 12/A-8 Equipment pad and section was provided by the Electrical Utility company. It was explained to me that the moat is required to capture oil from the transformer in the event of a failure or spill.

Q39) Sheet A-3 would also assume the AC and generator "pads" would be referred to under detail 1/A-7 however the paving were building on is already 6" with rebar, so not sure if these "pads" need to be separated and with thickened edges or not, please clarify.
R39) The concrete approach is sloped and Detail 1/A-7 provides a level pad for the AC equipment and Generator. The size of pad will depend on the generator and AC condenser pad requirements.

Q40) Sheet A-7 detail 4 bracket for roof fans. Does this apply to the project? Talks about between "purlins" which would be a part of a metal building which this building is not. Is a bracket like this needed for any of the "EF"s "SF"s, "GV"s or "MUA"s on sheet A-6?
R40) Detail 4/A-7 is not used for this project.

Q41) Sheet A-7 detail 3 bracket for OH exhaust fans, does this apply to the project? Doesn't appear to be any of these per sheet MH 100 and sheet MH 400
R41) Detail 3/A-7 is not used for this project.

Q42) Sheet A-7 detail 5 bracket for workbench lights, does this apply to the project? Doesn't appear to be any of these per sheet EL 100
R42) Detail 5/A-7 is not used for this project

Q43) Sheet A-10 says 2 ½" black iron framework…is that to be installed under the entire steel joist roof or just as needed for drywall? Any details of the plan view of that? Like how often the members. Item (7) notes doesn't mention the insulation but assuming the entire office section gets the insulation, vapor barrier, drywall, hat channel, and black iron. Will the drywall shown here make up the finished ceilings as shown on sheet A-4 or is there a 2nd gyp board ceiling beneath this one? Rom finish schedule on sheet A12 says finished ceiling is at +11'-8" which is two foot above this black iron/ drywall ceiling on sheet A-10. Please clarify.
R43) The 2 ½" black iron framework is required under the entire roof joist system. Drywall is required over the entire office area for the per the fire requirements. The frame work to be 16" o.c. See revised sheets A10R, A11R, and A12R.