

DOCUMENT 00200/QBD

QUESTIONS ON BID DOCUMENTS (QBD)

*Potential Bidders must complete this QBD Form and submit to the address below no later than 5 calendar days before the bid opening date.*

Project: EcoCenter LID

Contract :

To: LEJ  
800 Inness, St. 11  
San Francisco, CA 94124  
Attn: Laurie J. Schoeman

**CONTRACTOR'S QUESTIONS**

Company Name:	Plant Construction Co. LP 300 Newhall St., S.F.	Date	1/26/10
Contact Name:	Conrado Vellve	Tel:	415-285-0500
Title:	Construction Manager	Fax:	415-550-1357
<i>Check One Only (Use separate form for each specifications and drawing question.)</i>			
<input type="checkbox"/>	Spec. Section: Various as noted below	RFI #:	PCC #01
<input type="checkbox"/>	Drawing Sheet:	Detail(s):	
<i>General Questions:</i>			
1) We understood that a Bid Addendum will be issued. With bid date fast approaching, we would like sufficient time to process the Addendum information and RFI responses when released, and request a bid date extension.			
2) Has the list of attendees (sign-in sheet) from the PreBid Site meeting been posted somewhere? Will you send emails to bidders if you upload new documents to LEJ website, including instructions on where to find them?			
3) Will design engineers be providing Construction Administration? Are submittals and shop drawings required for piping systems, wetland cells, irrigation systems, etc; subject to designers review and approval? Who will coordinate the various players and programming as the water treatment systems are commissioned? Who will certify Client's acceptance?			
<i>Technical questions:</i>			
4) Are there going to be technical specifications issued for this project other than the general specs on the drawings? This is especially missed regarding the Encon P-1 drawing, where minimal piping +valve specs are observed, and no information provided regarding system startup and sequence of operations.			
5) Are the 'weir roof drains' indicated on sheet LR 2.0 part of this project's scope or already in place (by others)?			
6) We understand that either the 'Greenhouse roof' gutter or the rooftop weir drain at southeast (lower right on page) is intended to be directed to an independent surface drip irrigation (bubbler) field serving the south garden. Which roof drain is			

- this referring to? Is a 2d small independent cistern needed alongside the east wall of the building feeding that independent surface bubbler system or will no holding tank be required? We assume the bubbler system should have the a capacity matching the engineers rainfall gal/hr drainage shown on table 1/LR1.0, once we are told which roof area it is fed from.
- 7) In the Prebid meeting we were told that the 'upper living roof' did not drain into the RWC but sheet LR1.0 indicates that it does. Which is correct.
  - 8) Is the water feature indicated in plan view on Eckman sheet 2 of 7 in scope or out? This element was not reviewed in PreBid Meeting. We do not see adequate design detail to price. Is this the same element as the "water level control structure" indicated in graylineweight *between cells* on section view detail on Eckman sheet 4 of 7?
  - 9) The wetlands cells are shown as either 8'-9" long or 28' long each, 14" deep, cut into the floor and enclosed in unspecified containers. Similarly the "water level control structure" is shown as below grade and concrete encased. Is the 8'-9" dimension accurate and are these structures intened to be cut into the existing interior floor space at the sunspace and cast from new concrete? We understood in the Prebid meeting that the wetland cells might be intended to be surface mounted instead, but are not sure what material the containers want to be from (P/T wood framing and synthetic sheet lined metal pans?).
  - 10) Is the "automatic headworks box" shown outside on Eckman sheet 2 of 7 a part of this project's scope or already in place? We assume the headworks box feeds the leachfield and is by others.
  - 11) Please confirm that duplex 'P1' pump station is already in place as part of base-building plumber's work plus its power + controls are not part of this project's scope.
  - 12) Sheet P-1 shows rainwater cistern RWC interior to building with its associated valves and pumps. Please confirm that RWC will be located *outside* on (e)concrete pad to west, and also confirm which exact pumps and valves are part of this project's scope as opposed to base-building plumber's scope. We assume RWC makeup water feed and backflow preventer are base-building scope. Whose scope is RWC pressure tank?
  - 13) Please clarify if the main digital control panel in the 'sunspace' is the source of all power for the pumps and control valves, or is there a circuit panel elsewhere where work in this project is to connect to? We assume any and all circuits needed in this project will be surface mounted in EMT conduit, correct?
  - 14) Who lands wiring in and later commissions +programs the main digital control panel? Is there more detailed information available regarding this master controller?
  - 15) The documents do not agree regarding scope of decomposed granite pathways. We understand the 'secondary path' at northwest, and the accessible path at south are out-of-scope, and the size of the outdoor plaza as depicted is incorrect. Will corrected layout drawing A1.0 or C-2 be provided? Whose scope is the wheel-chair ramp and railings?
  - 16) Is there a materials specification for the permeable paving? Is a traffic rating required? Is a binder or sealer required? Is any ADA signage required?
  - 17) How do we ascertain limits of new drought-resistant planting on grade since some of this work is already in place.

18) Please confirm that user signage for building a scope element. No design information is observed.

### LEJ Reply

- Mark this box if the QBD can be answered by Bidder's review of the documents. Reply with location(s) where the information can be obtained.

*Reply: General Questions:*

Please refer to LEJ answers under question asked:

- 1) We understood that a Bid Addendum will be issued. With bid date fast approaching, we would like sufficient time to process the Addendum information and RFI responses when released, and request a bid date extension.

Project Manager stated if there is an addendum issued it will be posted on LEJ website. To date, no addendum to the bid RFP is issued. This RFI will be posted on website. Due to strict funding compliance and scheduling, a bid date extension is not allowable. This is out of LEJ's control as LEJ needs to meet a very strict deadline to get into contract with Prime Contractor as per funding regulations.

- 2) Has the list of attendees (sign-in sheet) from the PreBid Site meeting been posted somewhere? Will you send emails to bidders if you upload new documents to LEJ website, including instructions on where to find them?

List of Attendees will be posted on LEJ website on Wednesday January 27<sup>th</sup>, 2010. LEJ sent Plant Construction a copy of the attendees on Monday January 25<sup>th</sup>. Please confirm you are in receipt of the list.

- 3) Will design engineers be providing Construction Administration? Are submittals and shop drawings required for piping systems, wetland cells, irrigation systems, etc; subject to designers review and approval? Who will coordinate the various players and programming as the water treatment systems are commissioned? Who will certify Client's acceptance?

Project Manager/Owners Representative will provide Construction Administration when needed as liason between engineers and contractor; establish meeting schedules; approve change orders; coordinate players and commissioning of systems. Waste Treatment Engineer will certify acceptance of wetlands; structural engineer will certify acceptance of vegetative roof; and Owner will coordinate additional acceptance measures as needed.

*Technical questions:*

- 4) Are there going to be technical specifications issued for this project other than the general specs on the drawings?

Not at this date.

This is especially missed regarding the Encon P-1 drawing, where minimal piping +valve specs are observed, and no information provided regarding system startup and sequence of operations.

Owner's will coordinate this sequencing with Selected Prime contractor.

- 5) Are the 'weir roof drains' indicated on sheet LR 2.0 part of this project's scope or already in place (by others)?

This is not included in RFP scope.

- 6) We understand that either the 'Greenhouse roof' gutter or the rooftop weir drain at southeast (lower right on page) is intended to be directed to an independent surface drip irrigation (bubbler) field serving the south garden. Which roof drain is this referring to?

This refers to roof drain on south-eastern roof.

- 7) Is a 2d small independent cistern needed alongside the east wall of the building feeding that independent surface bubbler system or will no holding tank be required? We assume the bubbler system should have the a capacity matching the engineers rainfall gal/hr drainage shown on table 1/LR1.0, once we are told which roof area it is fed from.

As discussed at meeting, we currently have not included this in the RFP scope. We are interested in working with a team that can provide a creative alternative to the traditional bubbler design as provided by our architect. The bubbler system has been sized to accommodate run-off from the lower roof.

- 8) In the Prebid meeting we were told that the 'upper living roof' did not drain into the RWC but sheet LR1.0 indicates that it does. Which is correct.

The upper roof which is surfaced with Standing Seam overlayment drains to the 5,000 cistern that feeds the toilets. Our engineering team has sized the roof to match the capacity fo a 5,00 tank to the needs of the building.

- 9) Is the water feature indicated in plan view on Eckman sheet 2 of 7 in scope or out? This element was not reviewed in PreBid Meeting. We do not see adequate design detail to price. Is this the same element as the "water level control structure" indicated in graylineweight *between cells* on section view detail on Eckman sheet 4 of 7?

The water feature described in sheet 2 designed by Eckman Engineering refers to the water level control structure which could also be a possible insertion of a creative water feature between the two tanks. Again, this will be an item that we discuss with our prime contractor.

10) The wetlands cells are shown as either 8-9" long or 28' long each, 14" deep, cut into the floor and enclosed in unspecified containers. Similarly the "water level control structure" is shown as below grade and concrete encased. Is the 8'-9" dimension accurate and are these structures intended to be cut into the existing interior floor space at the sunspace and cast from new concrete? We understood in the Prebid meeting that the wetland cells might be intended to be surface mounted instead, but are not sure what material the containers want to be from (P/T wood framing and synthetic sheet lined metal pans?).

As stated in the meeting, the wetlands cells are surface mounted and we are interested in collaborating with our contractor on the materials used to frame the wetlands cells—there are a variety of ways to encase the cells and I can refer your team to a resource that will help you understand the options. It might be useful for your time to consider subcontracting this scope out to a specialist in the field of landscape design.

11) Is the "automatic headworks box" shown outside on Eckman sheet 2 of 7 a part of this project's scope or already in place? We assume the headworks box feeds the leachfield and is by others.

Correct this is the headworks box and this is not part of this RFP scope.

12) Please confirm that duplex 'P1' pump station is already in place as part of base-building plumber's work plus its power + controls are not part of this project's scope.

Confirmed, this is not in your scope. As stated, this is part of the waste treatment contractor's scope of work. I will expect, as stated in the meeting, that you will be available to have several meetings with our waste treatment team to discuss the interconnection between the wetlands and conventional treatment system.

13) Sheet P-1 shows rainwater cistern RWC interior to building with its associated valves and pumps. Please confirm that RWC will be located *outside* on (e)concrete pad to west, and also confirm which exact pumps and valves are part of this project's scope as opposed to base-building plumber's scope. We assume RWC makeup water feed and backflow preventer are base-building scope. Whose scope is RWC pressure tank?

Yes the RWC will be located on the pad outside the building. Our plumber has provided a stubout point for the cistern. We are asking you to give us an estimate for the connection between the rainwater tank and the downspout off the roof and the toilets.

Please clarify if the main digital control panel in the 'sunspace' is the source of all power for the pumps and control valves, or is there a circuit panel elsewhere where work in this project is to connect to? We assume any and all circuits needed in this project will be

surface mounted in EMT conduit, correct?

Confirmed. The digital control panel is the source of the power input. Yes all circuits needed in the project are surface mounted and in EMT conduit. We have an electrician who is contracted to run all conduit that is needed for the systems.

14) Who lands wiring in and later commissions +programs the main digital control panel? Is there more detailed information available regarding this master controller?

Our wastewater contractor wiring all pumps for the waste treatment system and we do not anticipate additional wiring under this scope. If there is a need for a pump to provide more lift from the wetlands we will provide that via our electrical contractor.

15) The documents do not agree regarding scope of decomposed granite pathways. We understand the 'secondary path' at northwest, and the accessible path at south are out-of-scope, and the size of the outdoor plaza as depicted is incorrect. Will corrected layout drawing A1.0 or C-2 be provided? Whose scope is the wheel-chair ramp and railings?

We have asked you to provide an estimate for surfacing of all pathways to the building and on the patio, this is in your scope. The size of the outdoor patio is called out on our Landscape Design as well as on our revised Civil drawings that are located on our website. In addition I have a recent survey record if you would like to review. The wheel chair ramp and railings is not called out in this scope.

16) Is there a materials specification for the permeable paving? Is a traffic rating required? Is a binder or sealer required? Is any ADA signage required

I have posted the material specifications for the permeable paving on our website and will send these to you independently. There is no ADA signage required for the pathways. The material specifications are California Fine Gold DG.

17) How do we ascertain limits of new drought-resistant planting on grade since some of this work is already in place.

To ascertain the limits, you will need to review the plant palette and the landscape design that has been drafted for this purpose. I will post those both on the website today. As I mentioned at the site meeting, LEJ staff which has a great deal of technical expertise on plants and ecology is on hand to work with our prime contractor as a resource. I will post our plant palette as well as our landscaping design on the website for additional resource and information. For the purpose of estimating plants—our designer is estimating an additional 1000 plants at an average of 7\$ a plant.

Please confirm that user signage for building a scope element. No design information is observed.

User signage for building systems is a scope element, we have no design information in place, this is what we are seeking to get from the prime contractor selected on this job.

By: Laurie Schoeman Bureau/Firm: LEJ Date: 1.27.10

The reply is an answer to a Bidder's question. The reply does not change the Bid Documents unless the information contained therein is issued in an Addendum. At the sole discretion of the LEJ, the question and reply may be returned to the questioner and distributed to all bidding general contractors for informational purposes