Questions and Answers – 01/29/2025

Per the contract price schedule CLIN 1 through 3 list Maurice site & utility work, Exterior work, and Interior work respectively; however, we cannot locate the plans associated with these items. We have checked Sam.gov and have all files listed in hand. Can you direct us where to access these files specific to CLIN 1 through 3?

Answer:
Maurice site & utility work including plans are shown on the drawing sheets indexed under 'Civil – Maurice', numbered beginning with the letter 'C'. Exterior work is identified in Architectural Elevation sheets A2.0 thru A2.4, Interior work is identified on Architectural Sheet A3.0 and on Architectural sheets containing building sections.

Do the Superintendent, SSHO and QC Manager need to be 3 separate individuals?

Answer: Yes, all 3 roles shall be separate individuals.

Are there any phasing requirements?

Answer: No phasing requirements unless stated in the construction documents.

Are there any temporary heating/cooling requirements?

Answer: HVAC to be provided as needed by the Contractor.

Can the period of performance be extended after award once the material/equipment lead times are confirmed due to current market conditions for the equipment for this project?

Answer: Period of Performance may be discussed if conditions require.

Are soil boring reports available? If not, it will be assumed that excavation will be clear of rocks and obstructions.

Answer: Park. No borings available. No assumptions are claimed.

Please provide the contact information for the building controls contractor and SCADA interface.

Answer: Installed by Brown Engineering (Little Rock, Arkansas) system name is Ignition by Inductive Automation

Please provide the contact information for the building fire alarm company.

Answer: Hackett Security (if building is monitored, coordinate with Park)

Please confirm the manufacturer of the existing roofing system and who carries the current warranty of the roofing system.

Answer: Out of warranty , trying to find past contract records for exact manufacturer

Please provide photos of the job site and existing conditions.

Answer: Additional photos are not available.

Specifications list CPVC Sch. 40, will Sch. 80 be acceptable? CPVC Sch. 40 is not typical as it is usually only suited to low pressure and irrigation systems. Sch. 80 is ideal for high-pressure, high-temperature applications, such as hot water distribution systems, industrial processes, and chemical handling.

Answer: QA Review. If Sch. 80 is industry standard for this application, then Sch. 80 is acceptable.

(Attachment #1 - Libbey) Spec section 221000, 3.2, E. in Attachment #1 allows for PVC DWV piping for below-grade sanitary systems. Spec section 221005, 2.2, A. in Attachment #6 asks for service weight cast iron. Will PVC DWV be acceptable for below-grade sanitary systems?

Answer: QA Review. Price for PVC DWV piping. Any modifications will be addressed at a later date.

(Attachment #1 - Libbey) Spec section 221000, 3.2, A. in Attachment #1 allows for Type "L" Hard Copper Tube to be used for domestic water systems above grade. Spec Section 221005, 2.6, A. in Attachment #6 asks for Type "K" Hard Copper Tube. Will Type "L" Hard Copper Tube be acceptable for the above-grade domestic water systems?

Answer: QA Review. Price for Type "L" Hard Copper Tube. Any modifications will be addressed at a later date.

(Attachment #1 - Libbey) Spec section 221000, 3.2, H. in Attachment #1 allows for Type "DWV" Copper Piping for Equipment Drains. Spec section 221005, 2.5, A. in Attachment #6 asks for Type "K" Hard Copper Tube. Will Type "DWV" Copper Tube be acceptable for Equipment Drains?

Answer: QA Review. Price for DWV" Copper Tube for Equipment Drains. Any modifications will be addressed at a later date.

(Attachment #1 - Libbey) Spec section 230800, 1.4, A, 3. and 5. respectively refer to spec sections 019100 – Commissioning and 220800 – Commissioning of Plumbing. These spec

sections are not found within Attachment #1. Please advise if these two spec sections are to be included in the project.

Answer: Commissioning spec sections will be added.

(Attachment #1 - Libbey) Is the mechanical contractor to follow the spec section 230900 controls requirements in Attachment #1? Or, are we to follow requirements of spec sections 230913.13 and 230923 in Attachment #6?

Answer: Follow the requirements of spec sections 230913.13 and 230923 in Attachment #6.

(Attachment #2 - Maurice) Spec section 221000, 3.2, A. in Attachment #1 allows for Type "L" Hard Copper Tube to be used for domestic water systems above grade. Spec Section 221005, 2.6, A. in Attachment #6 asks for Type "K" Hard Copper Tube. Will Type "L" Hard Copper Tube be acceptable for the above-grade domestic water systems?

Answer: Price for Type "L" Hard Copper Tube. Any modifications will be addressed at a later date.

(Attachment #2 - Maurice) Spec section 221000, 3.2, E. in Attachment #1 allows for PVC DWV piping for below-grade sanitary systems. Spec section 221005, 2.2, A. in Attachment #6 asks for service weight cast iron. Will PVC DWV be acceptable for below-grade sanitary systems?

Answer: Price for service weight cast iron for below-grade sanitary systems. Any modifications will be addressed at a later date.

(Attachment #2 - Maurice) Spec section 221000, 3.2, H. in Attachment #1 allows for Type "DWV" Copper Piping for Equipment Drains. Spec section 221005, 2.5, A. in Attachment #6 asks for Type "K" Hard Copper Tube. Will Type "DWV" Copper Tube be acceptable for Equipment Drains?

Answer: QA Review. Price for Type "K" Hard Copper Tube for Equipment Drains. Any modifications will be addressed at a later date.

(Attachment #2 – Maurice) Spec section 232100, 2.2, B. allows Type « L » Hard Copper Tube for Hydronic Piping Above Grade. Spec sections 232113, 2.2, B and 2.3, B. ask for Type "K" Hard Copper Tube. Will Type "L" Hard Copper Tube be acceptable for hydronic piping above grade?

Answer: Price for Type "L" Hard Copper Tube. Any modifications will be addressed at a later date.

(Attachment #3 - Roofs) Spec section 221000, 3.2, A. in Attachment #1 allows for Type "L" Hard Copper Tube to be used for domestic water systems above grade. Spec Section 221005, 2.6, A. in Attachment #6 asks for Type "K" Hard Copper Tube. Will Type "L" Hard Copper Tube be acceptable for the above-grade domestic water systems

Answer: Price for Type "K" Hard Copper Tube for the above-grade domestic water systems. Any modifications will be addressed at a later date.

(Attachment #3 - Roofs) Spec section 221000, 3.2, H. in Attachment #1 allows for Type "DWV" Copper Piping for Equipment Drains. Spec section 221005, 2.5, A. in Attachment #6 asks for Type "K" Hard Copper Tube. Will Type "DWV" Copper Tube be acceptable for Equipment Drains?

Answer: QA Review. Price for Type "K" Copper Tube for Equipment Drains. Any modifications will be addressed at a later date.

Will the general contractor be required to hire the commissioning agent for the project?

Answer: Yes.

Would Minisplits be accepted as a mean to heat/cool/reduce humidity?

Answer: Alternative HVAC systems may be considered.

Buckstaff Bathhouse: Can we confirm the load capacity and structural adequacy of roof areas where HVAC units and equipment will be placed?

Answer: Assume that the load capacity of the roof is structurally adequate to carry the load where HVAC units and equipment will be placed. Any modifications will be addressed at a later date.

Buckstaff Bathhouse: What is the accessibility and feasibility of running SCADA controls and HVAC piping throughout all floors?

Answer: Contractor shall determine this thru the site visits.

Libbey Bathhouse: Exterior Repairs and Mothballing - Will future office space requirements necessitate any design foresight during stabilization?

Answer: Load design has already been considered to accommodate future requirements.

Maurice Bathhouse Rehabilitation: Are there any alternative materials acceptable for areas requiring historic replication but within budget constraints?
Excerpts from the Historic Survey Report can be shared with Contractor if requested.

Answer: Alternative materials may be proposed and considered on a case by case basis.

Are there any preferred subcontractors from past projects with NPS that we should engage with?

Answer: For the SCADA controls Brown Engineering has installed the current system.

How will contractor access be coordinated to minimize disruption to visitor traffic and other park operations?

Answer: Park Sidewalk at the street shall remain open and safe for visitors. Contractor shall coordinate with Park.

Will NPS assist in securing any nearby temporary staging locations?

Answer: Staging allowed at the Libby @ Spring and Reserve Streets. Be aware that there are numerous underground utilities in each yard of the Bathhouses. Any damage caused by any vehicle, machinery, or stored materials will be the responsibility of the contractor.

Utility Interruptions: Are there penalties or specific requirements for managing utility interruptions during critical upgrades like HVAC and electrical?

Answer: Contractor shall minimize and coordinate with Park prior to any utility interruptions. No penalties will be enforced.

RFI Review Times: For scheduling purposes, what is the expected turnaround time for RFI responses from the National Park Service?

Answer:7 Calander days

Submittal Review Times: For scheduling purposes, is there a defined timeframe for submittal reviews and approvals? Are there provisions for expedited reviews in case of critical path delays?

Answer: Assume 10 business days for submittal review.

Regarding the landscaping at Maurice Bathhouse: The specifications indicate sod and plants are required, but these elements are not clearly detailed in the drawings. Could you confirm if landscaping is part of the scope, and if so, where we might find the relevant details?

Answer: Landscaping is part of the scope. Price per the current drawings. Sod and plants similar to existing. Additional details will be provided as needed during construction.

Are drawings for the storage shelving in the lower level available?

Answer: No.

Is there a designated laydown area for each bathhouse or will there be a single laydown area for all four (4) bathhouses? With limited areas at each building, what can we expect for availability of storage on site for our scopes? Is a storage container feasible or will materials need to be delivered the day of use? Are there size limitations and quantity of storage containers?

Answer:Answer previously discussed.

Please confirm the square footage of each Bathhouse. Can this be broken down by floor per building?

Answer: Drawings have been provided. Square footages have been provided on Code Analysis sheet.

Maurice A1.4 detail 7.522; The roofing type required on the towers is not identified. Can direction be given on proper material and details that should be used for these areas?

Answer: Note 7.522 states to replace "in kind" (existing material shall be replaced with the same type of material and detailing)

Are there any restrictions for crane access to each bathhouse? Any traffic control concerns or accommodations the contractor needs to account for?

Answer: There is an underground creek along Bathhouse Row, (known as "Creek Arch"), running parallel with the sidewalk, however out of precaution we have always limited heavy loads (Small cranes and Manlifts 20,000 lbs. and less) over the Creek Arch. All large cranes have set up in the street with coordination of city and state road departments approval along with NPS Law Enforcement.

No blocking pedestrian travel on Bathhouse Row and as mentioned above Heavy Cranes will need to operate from Central Avenue Coordinated through City and State Road Departments along with NPS Law Enforcement.

Note: Any vehicular travel on Bathhouse Row sidewalk requires a spotter in front and back of vehicle with hazard lights on and only can be on Bathhouse Row for loading and unloading.

Can the government review extending the proposal deadline beyond February 7, 2025, due to the scale of the project and outstanding RFI responses?

Answer: No more extensions.