

## **BID NUMBER #23041**

**Project: Gages Lake Road Elevated Tank**

**Subject: Addendum #1**

**Date: September 8, 2023**

### **GENERAL/QUESTIONS:**

1. Question: What building or construction permits will the Contractor need to obtain for this project? Will a Building Permit and/or Plan Review be required from the city or county? If so, whom do we contact to determine what is the cost? Are there any other licenses or fees that the Contractor must pay for? Will the cost of the Building Permit be waived since it is a municipal project?

**Answer: LCPW will obtain and pay for all permits. Plans have been submitted to LCDOT and LCPBD for permitting.**

2. Question: How is this project being funded? Is the site already secured and does the county own it?

**Answer: Project is entirely funded from Lake County Public Works funds. The property is owned by Lake County Public Works.**

3. What is the budget for this project?

**Answer: Budget is \$7,500,000.**

4. Is there any 3<sup>rd</sup> party inspection on engineering, construction or painting? If so, who will it be and on what portions of work?

**Answer: LCPW will contract with an engineering consulting firm to provide shop drawing reviews, construction observation/inspection of all work.**

5. 33 16 19 does not provide the design tank fill rate (in gpm). This is needed to correctly design the overflow pipe. Please provide.

**Answer: The design fill rate should be estimated at 1,500 GPM. That is conservatively equivalent to two pumps running at any given point from the booster pump stations. A third pump may kick on, but only in the event of mass water usage (i.e., water main break, fire flow, etc.). We do not expect the tank to fill quicker than what is indicated above.**

6. Spec 33 16 19, Page 2, Part 1.05.A lists heights and elevations, which are different than those shown on Drawing 4:

Ht of Tank to HWL = 133.20 feet (Spec) / 133.10 feet (Drawing)

Top of Fdn Elev = 793.00 (Spec) / 793.10 (Drawing)

Finished Floor Elev = 793.00 (Spec) / 793.10 (Drawing)

Please clarify which set of elevations (spec or drawing) should be used.

**Answer: The drawings were recently updated to reflect a permit change request. The specs were inadvertently not updated. Please use the following:**

**Height of Tank to HWL = 133.10 ft**

**Top of Foundation = 793.10**

**Finished Floor Elevation = 793.10**

7. Spec 33 16 19, Page 7, Part 4.09.A.1 states that piping in the tank is to be 12" Sch 40 (t = 0.375"). 12" Sch 40 pipe has a thickness of 0.437". 12" Sch STD pipe has a thickness of 0.375". Please clarify the required thickness of the piping (0.375" or 0.437")

**Answer: A. General**

- 1. Piping in the Spherical Tank should be Grade B Schedule 40 carbon Steel (0.437 in) for all sections.**
8. Spec 33 16 19, Page 7, Part 4.09.B.1 states to use 12" Sch 80 pipe (t = 0.687") from the vault to 3 feet above the base of the bowl. Drawing 4 shows this section of pipe to be 12" Sch 40. Please clarify.

**Answer: The pipe material below the expansion coupling shall be CL-52 DIP. The pipe material above the expansion coupling shall be Sch 40 steel. The specification has been modified to indicate a combination inlet/outlet pipe configuration. See below. B.**

**Inlet/Outlet Piping**

- 1. Provide a 12-inch diameter Schedule 40 carbon steel combination inlet/outlet pipe that extends vertically 3 feet above base of bowl. ~~Provide a 12-inch diameter Schedule 80 steel outlet pipe that extends vertically from the vault to 3 feet above the base of the bowl.~~ An expansion joint shall be provided in the vertical section of pipes. The expansion joint should be constructed to accommodate any differential movement caused by settlement or thermal expansion and contraction.**
- 2. The inlet and outlet riser pipes shall be insulated using a minimum of 2 inches of polystyrene rigid insulation and wrapped with an aluminum jacket.**

9. Spec 33 16 19, Page 8, Part 4.12.A states that the roof handrail shall be 15 feet in diameter. Drawing 4 shows a 20-foot diameter roof handrail. Please clarify the required handrail diameter.

**Answer: The handrail shall be 20-foot diameter.**

10. The plans only show 102' of Cedar shadow box privacy fence. The only specs for fence are for chain-link fence, which is not shown on the plans. Please confirm fence type to be used and or please provide specifications for the Cedar shadow box privacy fence.

**Answer: The fence shall be 6-foot-high chain link.**

11. Can you confirm that the Owner currently owns the property (or properties) where work is to be performed? If not, can you provide information on the timing in which ownership will be obtained?

**Answer: Owner owns the property.**

12. Can you confirm that the Owner currently owns and/or otherwise possess all required easements or permissions to work on or access the property (or properties) where the work is to be performed? If not, can you provide information on the timing in which these easement or permissions will be obtained?

**Answer: Owner owns the property. The access permit from LCDOT for access from Gages Lake Road is anticipated to be issued by end of October.**

13. Can you confirm that the Owner has obtained the necessary approvals and permits required to start construction?

**Answer: Owner is waiting for permit from Lake County Planning, Building and Development and LCDOT. It is anticipated that the permit will be issued end of October 2023.**

**All other permits have been secured.**

14. Can you confirm funding is in place for this project?

**Answer: The project is funded.**

15. Can you confirm the budget amount for this project?

**Answer: Budget is \$7,500,000.**

16. Can you describe the process or events (i.e., approval by council, board of directors, etc.) that must occur and anticipated dates and durations that must occur in order to award this project?

**Answer: The award of the project is scheduled for Public Works and Transportation Committee on November 8, 2023, and County Board approval on November 14, 2023.**

17. Are there any governing agencies (federal/state/local agencies other than the building permit department) that must review and approve the project drawings prior to the start of construction? If so, who are these agencies and what is the anticipated duration for their review period?

**Answer: Lake County Planning, Building and Development and LCDOT must approve the project drawings. It is anticipated that approval will be obtained by the end of October 2023.**

18. What is planned Notice of Award date for the project?

**Answer: Notice of Award is typically a few days after the Public Works and Transportation Committee meeting which is on November 8, 2023.**

19. What is the planned Notice to Proceed date for the project?

**Answer: Notice To Proceed is scheduled for December 5, 2023.**

20. Supplementary Conditions Item SC 7.02 and Section 33 16 11 Item 1.07.D.2 describes working hours as 7 am to 3:30 pm – can these working times be extended to 7 am to 7 pm?

**Answer: The working hours can be extended. However, no inspections, construction observation or testing can occur after 3:30 PM.**

21. Supplementary Conditions Item SC 7.02 describes working days as Monday through Friday. Section 33 16 11 Item 1.07.D.2 describes working days as Monday through Saturday.

Please confirm work on Saturday will not be restricted.

**Answer: Work may occur on Saturdays with notice and approval from LCDPW. However, no inspections, construction observation or testing may occur.**

22. Is this project subject to any Buy American, American Iron and Steel or other domestic material procurement requirements?

If yes, can the specific requirements and or references be provided?

**Answer: Project is not subject to Buy American, American Iron and Steel.**

23. Bid Form, Pages B-4 and B-5 appear to be duplicates, (The only difference is “permanent fencing” added to Item No. 2.) Please review and advise if we are required to complete both forms.

**Answer: See revised Bid Form attached with this Addendum #**

24. Can a Cash Allowance be established for Bid Item 12?

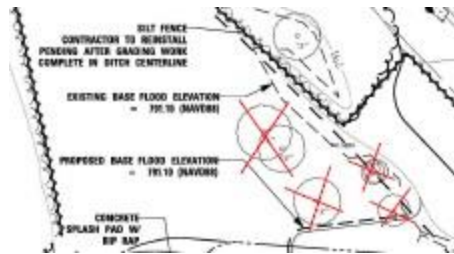
**Answer: Item 12 is a lump sum price.**

25. If a cash allowance for Bid Item 12 is not provided can a Plant Material List be provided?

**Answer: The Plans specify the type, number and size of plant materials. A Plant Material List is not provided at this time.**

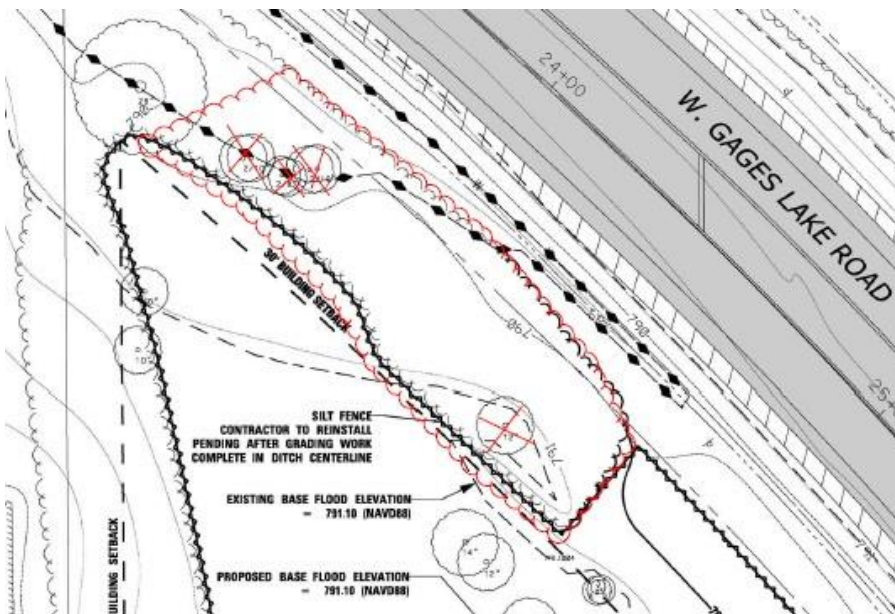
26. Drawing 3 – please confirm these trees shown within the construction limits are to be removed.

**Answer: Trees and shrubs in this area may be removed.**



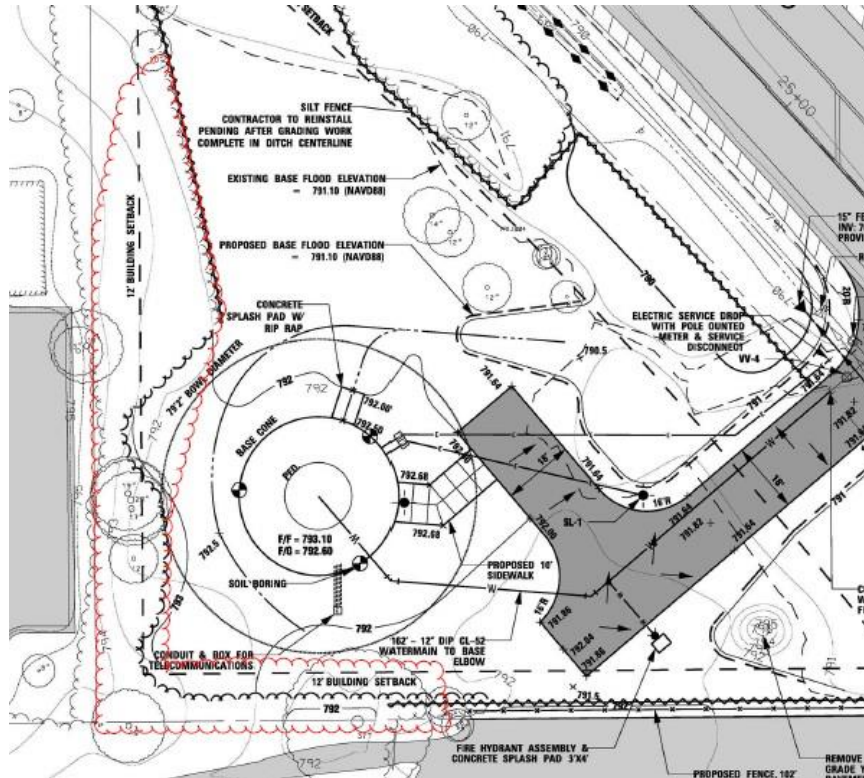
27. Drawing 3 – we will require addition room beyond what is shown. Please confirm the trees and shrubs in this area can be removed.

**Answer: Answer: Shrubs in the area may be removed. Trees in the area might be able to be removed based on owner's approval.**



28. Drawing 3 - we will require addition room beyond what is shown. Please confirm the trees and shrubs in this area can be removed.

**Answer: Shrubs in the area may be removed. Trees in the area might be able to be removed based on owner's approval.**



29. Drawing 8 shows a pipe vault located within the pedestal. This will add significant costs. Typically, the below grade material remains buried below the floor slab.  
Can the requirement for the vault and all its appurtenances be removed?

**Answer: The vault structure in the pedestal shall remain.**

30. Drawing 4 shows the roof handrail diameter as 20 ft for the Spheroid option, Section 33 16 19 Item 4.12 describes a 15 ft diameter roof handrail. Drawing 8 shows the roof handrail diameter as 30 ft for the Composite option.

Should the roof handrail diameter be the same regardless of tank style? Please clarify.

**Answer: The handrail shall be 20' diameter on the spheroid and a 30' diameter on the composite tank.**

31. Drawing 8 shows the requirement for an interior inspection platform around the interior circumference of the Composite option. This adds significant costs and is not required since there is also an interior inspection rail.

Can the requirement for the interior inspection platform be removed?

**Answer: The platform is required in conjunction with the inspection rail.**

32. Section 33 16 11 Item 2.06.F.2 specifies an automatic overhead door, however; no specification is provided. Typically, overhead doors are manual chain operation. Please confirm the overhead door is a manual chain operation.

**Answer: The automatic door specification is provided with general guidance for what needs to be provided. The only adjustment that needs to be made is that the door shall be an insulated style.**

33. Section 33 16 11 Item 2.06.L.1 describes Sch 40 carbon steel pipe for all upper sections (we are assuming this is for piping within the tank) and SS 304L 40S for all lower sections (we are assuming this is the pedestal risers.) However, Item 2.06.L.2 describes minimum 10ga 304L stainless steel piping.

Industry standard for Composite Tanks is typically stainless-steel piping. We suggest 304L 10S for the Inlet/outlet riser and 304L 11ga for the overflow piping. Please confirm this is acceptable.

**Answer: The upper sections have been further clarified to be within the wet interior of the tank and the lower sections clarified to be within the dry interior of the tank. S304L-40S pipe shall be used in the dry interior of the pedestal to the vault base.**

34. Drawing 8 shows 6' x 10' platforms every 30 ft up the interior pedestal ladder system. These large platforms add significant costs compared to the ladder only provided for the spheroid option. Can the requirements for rest platforms be replaced with swing out rest seats provided every 30 ft?

**Answer: The platforms will be required as shown.**

35. Drawing 7 – please confirm the Electrical Service Provider will supply and install the service drop and pole.

**Answer: The electrical utility will provide the transformer and meter head. The Contractor will be required to provide the meter cabinet and secondary cabling.**

36. Section 32 31 13 – please confirm this section is not applicable as the drawing only shows a wood privacy fence to be installed.

**Answer: The fence shall be chain link, so this section is applicable.**

37. Please provide detail on the proposed wood privacy fence showing materials and dimensions.

**Answer: The fence shall be chain link.**

38. Section 33 16 11, Item 3.02.B.8 states “wall forms shall not be disturbed or removed for a minimum period of 24 hours after concrete placement”. The specification is directing a 24-hour form removal cycling time. This is not industry standard nor our standard procedure. Our process is based on a daily form strip, set and pour cycle. The minimum 24-hour cycle will essentially result our forces having to abandon site every other day which of course would drive costs, schedule and isn't done. Industry standard and our process are fully ACI compliant. Concrete cure and form strip times are discussed in ACI 318 and ACI 347, which guides us that concrete cure and form removal is a function of concrete strength, and if minimums apply – the minimum is 12 hours.

Removal of the first sentence in this paragraph will correct this issue.

**Answer: Remove the first sentence in section 33 16 11, Item 3.02.B.8.**



39. Section 33 16 11 Item 1.04.C.1 also direct a 24-hour form removal time. Removal of the last sentence in this paragraph will correct this issue.

**Answer: Remove the last sentence in Section 33 16 11, Item 1.04.C.1.**

40. The specifications instruct to “grind smooth” all welds but does not specify the desired profile. We suggest the following clarification – which is industry standard. *Grinding of weld contour shall approximate Condition D of NACE Standard SP0178.*

**Answer: Add the following to Section 09 97 13.24, Item 3.02.B.3. “Grinding of weld contour shall approximate Condition D of NACE Standard SP0178.”**

41. Section 33 16 11 (Composite) Item 1.03.B has a 40 ft headrange, however, Section 33 16 19 (Spheroid) Item 1.05.A.2 has a 45 ft headrange. Should the headrange be the same regardless of tank style? Please clarify the maximum headrange for both styles of tank.

**Answer: The typical head range was obtained from various contractors. The HWL shall govern to maintain the HGL and obtain 1.25 MG of storage. The depth of water shall be allowed between 40-45 feet as necessary for the varying tanks styles. Refer to Top Capacity Level Elevation per plans.**

42. Drawing 8 calls out 8’ tall forms minimum, Section 33 16 11 Item 3.02.B.5 allows pour heights from 4 ft minimum to 12 ft maximum. Please confirm we follow Section 33 16 11.

**Answer: Adjust the plans to show a range of form height between 8’ – 12’. Revise Section 33 16 11 Item 3.02.B.5. to read the concrete pour height shall be a minimum of 8 ft and a maximum of 12 ft.**

43. Drawing 8 calls for spray foam on the ceiling, will polystyrene insulation be considered as an equal to the spray foam? Please advise.

**Answer: Polystyrene insulation will not be allowed.**

44. Drawings 8 Note 2 calls for 1’ of over-excavation and rock backfill under foundation, however the Geotechnical report does not require this. Please confirm over excavation and upfill is at the discretion of the tank manufacturer if required by their design.

**Answer: Proceed forward with Note 2 as provided.**

45. Please confirm the Owner pays for concrete testing.

**Answer: Contractor pays for concrete testing.**

46. The geotechnical report provides recommendations for allowable bearing capacity, but does not provide any information about anticipated settlement. Please provide anticipated settlement estimates so they can be checked against AWWA D107 guidelines and incorporated into the foundation design. This settlement estimate should also take into account soils below 40' as significant load will be applied to these soils as well.

**Answer: The anticipated settlement is expected to be less than 1-inch if the net allowable bearing of foundation / footings is 4,000 PSF or less as per the information provided soils report.**

47. The geotechnical report only had borings to a depth of 40', which is insufficient as this structure will apply significant loads to the soils under 40', especially since the required vault around the water main is pushing the bottom of foundation to nearly 12' below the existing ground surface. In accordance with AWWA D107 guidelines, it is recommended that additional borings be performed to a depth of 100' to understand the strength properties of the soils beneath 40' and accurately predict estimated settlement prior to the tank being built. Please confirm we are to base our design for bidding purposes on the included geotechnical recommendations.

**Answer: If the tank manufacturer / contractor believes additional soil borings / information is needed for the design of the tank foundation it should be included in their bid price for the water tower.**

48. With regards to the additional borings required prior to the tank being built. Please confirm we are to include the cost of the additional borings in our bid and that any adjustments to the contract price necessary as a result of the additional borings will be made after the project has been awarded.

**Answer: If differing field conditions are encountered during the construction of the project those items are to be brought to the attention of the Owner and at which time they will be reviewed to determine if they warrant an adjustment in the contract price.**

## **PLANS:**

1. Sheets 3 and 7. Revise fence along east property line from "6 ft cedar shadow box" to "6-foot-high chain link".
2. Sheets 3 and 7. Landscaping Notes: Note 2: Revise to: Lump Sum Bid for Landscaping to accommodate the following installations:

## **Bid Form**

- 1. See attached revised bid form.**