



March 7, 2019

REQUEST FOR PROPOSALS

DEVELOPMENT AND PUBLIC WORKS- OPERATIONS
RFP # 2252 City Hall Generator Upgrade Design Build

ADDENDUM #2

The City of Springfield is hereby amending the above mentioned RFP. The original document can be found on the City's website at www.springfield-or.gov . By selecting the hyperlink *Purchasing/Contracts* from the menu on the left side of the home page, interested parties will be linked to the RFP/ITB page.

- 1. Question:**
Page 50 of 64
Is this a lump-sum contract?
City's Response:
No. This is a Request for Proposals (RFP) for design-build services. Proposed costs must be provided on RFP Attachment #6.
- 2. Question:**
Is measured load data available? Can the City provide the peak meter reading for the past 12 months?
City's Response:
Measured load data is not available. The peak monthly meter reading for the past 12 months was February 2018: 58,560 KWH, 128.36 KW. Note that this data is for a larger portion of the building than is expected to be served by the replacement generator.
- 3. Question:**
Are as-built electrical plans available.
City's Response:
Electrical schematics from 1980 will be made available to proposers who have executed a Non-Disclosure Agreement (NDA).
- 4. Question:**
Do all electrical systems served by the generator need to be updated/upscaled to current codes?
City's Response:
Replacement of the generator does not require upgrade of reconnected, previously approved systems. Any NEW work (panels, branch circuits, equipment, etc.) will have to be current code compliant.
- 5. Question:**
Is more emergency lighting circuits or load needed/expected to meet code or other needs?
City's Response:
Additional emergency lighting is not required as a result of the generator replacement.

- 6. Question:**
Is the north wing electrical room served by any other feeds that are not connected to the main disconnect in this room?
City's Response:
Not to our knowledge. The successful proposer will need to verify during the project.
- 7. Question:**
Does the City have electrical load information for the area of the building planned to be served by the generator, including the server room?
City's Response:
Refer to Question 2.
- 8. Question:**
Is the phone closet by the elevator considered an optional item or a base proposal item?
City's Response:
The electrical service for this phone closet #1 is mandatory in the base proposal. The other 4 closets shown on Attachment 11 are optional.
- 9. Question:**
Where does the bank of conduits mounted under the building and entering the electrical room from below come from and what do they serve?
City's Response:
Unknown at this time. This will need to be verified by the successful proposer during the project.
- 10. Question:**
Are the underground utilities in the alley shown in the RFP documents or can they be provided?
City's Response:
There is a 10-inch diameter sanitary sewer pipe running east-west in the alley. It is 5 feet deep to flow line at the manhole on 6th Street. It should be less than 6 feet to the bottom of the pipe in the area where the conduit will go. That is probably the lowest utility in the alley but we cannot be sure. Even locates will not give us depth. There is a storm drain running north-south in the parking lot driveway near the generator location. It is shallower than the sanitary line. Because our electrical transformers are located next to the alley, we can assume high voltage lines in the alley. Fiber optic cables, phone cables and natural gas should be expected in the alley as well. Locates for utilities would probably not happen before March 13 because they need time and dry pavement for their markings.
- 11. Question:**
Does the City have a floor plan that shows the location of all of the base proposal and optional proposal phone closets?
City's Response:
Yes, there is a sketch of the building with the closets located in Attachment 11. See related Question #8 City Response.
- 12. Question:**
Are any other loads in the phone closets intended to be served by the generator?
City's Response:
Lighting in the phone closets should be included. The fire alarm panel under the stairs appears to already be on a dedicated panel
- 13. Question:**
What fuel source and how much run time is required for the generator?
City's Response:
Current 2017 NEC, Oregon Electrical Specialty Code, has 2 approaches to run time and capacity –

The general requirements in section 701.12(B)(2) indicate the minimum requirement as a fuel supply capable of full demand operation for 2-hours.

Critical operations minimum requirements, systems serving critical operations areas, security, fire alarms, communications..., shall have a supply capable of a minimum of 72 hours at full load with a voltage variation of no more the +/- 10 percent of nominal utilization voltage. Ref. 2017 NEC, OESC section 708.22(C).

The successful proposer will need to determine the appropriate application of these codes sections during the project.

14. Question:

Does the generator have to include a fenced enclosure?

City's Response:

No. Fencing around the generator pad is out of the scope of this project. The generator itself must be within an all-weather enclosure – Refer to page 15 of the RFP, Attachment 1 – Scope of Work, C. Proposer's Responsibility, section 16, c).

15. Question:

If any trees in the parking lot need to be removed, is that part of the base proposal?

City's Response:

No. Tree removal is out of the scope of this project.

16. Question:

Is structural engineer required for penetrating the building?

City's Response:

Structural engineering is not expected based upon the City's preliminary concepts for conduit routing because the locations do not affect structural members. If the successful proposer identifies alternative routing that affects structural members, the proposer must notify the City pursuant to the contract documents.

17. Question:

Can structural details of the floor slab and other building elements be provided if needed during design?

City's Response:

The floor slab is a non-post tensioned slab poured on top of the T-beam system. The City has the original design plans for the building but no as-built plans. Design details for the floor, T-beam system, and other locations can be provided during design upon request of the successful proposer.

18. Question:

Will we have access to the project areas after the mandatory pre-proposal meeting?

City's Response:

Proposers will have access to the public areas. There won't be access to the secured areas after the pre-proposal meeting. The successful proposer will have access to the secured areas after contract and Non-Disclosure agreement execution.

In the event that it is necessary to further amend, revise or supplement any part this RFP, additional addenda will be posted on the City's website at <http://www.springfield-or.gov> (select CITY > Finance > Purchasing and Contracts then RFP#2252: City Hall Generator Design Build). As stated in the original solicitation, City will make a reasonable effort to provide the addenda to all Proposers who asked to be on the Interested Parties List. This addendum shall be considered part of the specification of the RFP. The City is not responsible for any explanation, clarification, interpretation or approval made or given in any manner except by written addenda issued by City.

ALL PROPOSERS SHOULD ACKNOWLEDGE AND INCLUDE THIS ADDENDA #2 AS PART OF THEIR SUBMITTAL PACKAGE.

ATTACHMENT 11
 City Hall Phone Closet Locations

March 7, 2019

