

Construction Management at Risk Services for Maintenance Support Facility Q & A

Written Questions:

1. What is current state of design?
Schematic Design (30% design).
2. Timing for final design?
Design Development (60% design) is scheduled for 30 days after the CMAR notice to proceed so that the CMAR can provide input. Remaining final design is estimated at 60 days.
3. Do drawing plans need to go back to Historic Preservation?
No.
4. Will you be keeping and re-using any of the existing cranes in the new building?
There are no plans to use any of the existing cranes in the building. Crane removal/salvage is included in the demo scope.
5. Will there be an asbestos report of the interior?
Yes, we can provide the report once work is complete, estimated May 31.
6. Exterior asbestos?
Yes, there are asbestos containing materials on the exterior – gray coating/paint on the roofing of the main building, window caulking, and the asphalt roofing on the Iron House.

Hazardous materials in the interior of the existing building have been abated by SDSTA. There are asbestos containing materials in the exterior of the existing building.

The following asbestos containing materials will be present during demolition:
 - gray coating/paint on the roofing on the main building
 - window caulking
 - asphalt roofing on the Iron House

The CMAR must follow all laws and regulations applicable to hazardous material management and disposal. The demolition work plan must include the plan for hazardous material management and disposal.

Amendment A has been issued for this clarification

7. During the demo process, what are your salvageable goals?
There are not pre-defined salvage goals. The RFP states that SDSTA wishes to salvage historic materials to the "greatest extent practical, particularly the large timbers." The submitted demolition work plan should detail the firm's approach to salvage and associated costs.
8. During demolition, how will side dumps turn around?
Trucks/trailers will turn around in the Yates yard as shown on page 4 of the Maintenance Shop Conceptual Design.
9. What is under the floor and will the floor remain level?
There is dirt and rock under the wood/concrete floor. Finished grade of the new facility will be level to the existing floor or slightly higher.
10. Hillside behind the building?
Refer to the Demo Plan attachment in the RFP. There is a note that addresses the hillside demo scope.
11. Is there a utility tunnel?
Yes, there are two utility tunnels, one going to the Foundry and one going to the Surface Lab; both will be plugged off. Refer to the Demo Plan attachment in the RFP where both tunnels are identified. There are also two launders inside the confines of the new shop footprint. Both launders will be filled in as part of the demo.
12. Utility information?
Refer to the Demo Plan attachment in the RFP for utility information. Active water, inactive water, sanitary sewer, and storm sewer are identified.
13. Is the sprinkler system live?
No.
14. Is there natural gas?
No.
15. Is the ceiling a metal cladding?
The ceiling material is thought to be a thin gauge metal.
16. Lockers - will they go with the demo?
Yes, everything is to be removed. Refer to Question 7 regarding salvage where practical.
17. Communication lines - will they be stand alone or tied in with campus?
The communication lines for the new building will be tied in with the campus.