

WATER QUALITY SYSTEMS BUILDING
PROJECT NO. CIP-01

DATE: AUGUST 26, 2026

SUBJECT: INVITATION TO BID – QUESTION ANSWER LOG #2

DOCUMENTS TO: PROSPECTIVE BIDDERS AND PLANHOLDERS

Question 1: Where is the location of the existing pad mounted utility transformer which will be serving power to the facility?

Answer 1: The utility transformer, T-U, does not exist which is why it isn't annotated as existing. The overhead power along the street is existing as called out on Sheet E-1. The utility has not finalized the exact transformer location at this time. Utility transformer location to be determined in future coordination with PGE.

Question 2: Sheet E-1 shows a connector box (CB-400) off of the ATS. What are the specifications for this box?

Answer 2: The box is a minimum of 480vac 3 phase, 4 pole, 800 amps, 65kA to match the 480vac 3 phase, 4 pole, 800 amps, 65kA ATS, and the 480vac 3 phase, 4 wire, 840 amp cables connected to it. Plus, it has a connector for the generator start and status signals (some of the #14 AWG control wires shown are expected to be spares). As Sheet E-3 shows, it's located outdoors and the specification (and Code) requirements for outdoor locations apply.

Question 3: Conduits C4190V & C4290V go to the carrier water valves. Where are these valves located?

Answer 3: Delete those two valves and conduits.

Question 4: Sheet E-2 Note F appears to indicate that the owner has a pre-selected security contractor that will be responsible for the system design and drawings. Please provide the contact information for the security contractor.

Answer 4: SFWB has contracted with Innova Technologies. Their phone number is: (503) 472-6306.

Question 5: Sheets E-1 & E-2 have many conduits which state the wire is "Per MFR". How should that wire be accounted for in the electrical takeoff?

Answer 5: Contact the general contractor for questions regarding coordination between their subcontractors and suppliers.

Question 6: Sheet C-112 shows two new streetlights & poles, but gives no direction on conduit or wire for this lighting. What size conduit & wire is required, and where will power be fed from?

Answer 6: Contractor is responsible for furnishing and installing approximately 285-LF of 1-inch and 3-inch SCH 40 electrical-grade PVC conduits, 17"x30"x18" deep junction box, pole bases, and 8-foot grounding rods.

Question 7: Can we obtain a 3D CAD model of the design to help clarify the plans?

Answer 7: No, please use the engineered plans and specifications to base bids.

Question 8: A-010, detail A9025 note reads "awning design per awning manufacturer, see specification". Please provide specification for the metal awnings.

Answer 8: See Addendum 3, item number 4 for technical specification 10 73 10 Metal Awnings.

Question 9: Keynotes A and B on A-105 describe the meeting room furniture, but there is not enough information to adequately price the desired furniture. If it is the intent for contractor to provide furniture, please provide manufacturer and model numbers.

Answer 9: Meeting room will be furnished by Owner.

Question 10: Keynotes A-D on A-107 lists some information on kitchen appliances. A-009 indicates the microwave and an undercounter appliance is to be OFOI. If it is the intent for contractor to supply and install appliances, please provide specific make and model numbers.

Answer 10: Assume for bidding:

- Fridge: KRFC136RBS, or equal
- Microwave-Model: KMCS3020TPS, or equal
- Range/Oven-Model: KFGS930SSS, or equal
- Vent over range-Model: KVWB400DSS, or equal

Question 11: A-009 and A-107 cabinet layouts do not match. They show the microwave in different locations and A-009 indicates an undercounter appliance that is not shown on A107. Please confirm which layout to follow.

Answer 11: Microwave is counter mounted - detail is a general detail and does not apply.

Question 12: Please provide information regarding the interior CMU and Gypsum board paint, as well as the concrete floor paint and chemical containment area coatings.

Answer 12: See Addendum 3, item number 3 for technical specification 09 96 00 Protective Coatings.

Question 13: Spec section 09 96 00 is referenced in many locations throughout the drawings and specs, but the spec section is not included. Please provide

Answer 13: See Addendum 3, item number 3 for technical specification 09 96 00 Protective Coatings.

Question 14: Architectural finish schedule calls for the open construction ceiling areas to be painted. This would apply to the underside of the deck and joists. However, the metal deck is called out to be galvanized in spec 05 30 00. Please clarify if it is the intent to paint the galvanized surface of the metal deck, or if only the joists should be painted where exposed.

Answer 14: Joists shall be shop-coated where exposed and touched up in the field. Galvanized metal decking shall not be coated. See Addendum 3, item number 3 for technical specification 09 96 00 Protective Coatings.

Question 15: Storm Drain Note 12 in sheet G-004 states that "PROTECTING YOUR NEIGHBORHOOD STREAM" signs are to be installed at all public water quality facilities, but it is not specified exactly where and what quantity. Please specify.

Answer 15: As required by City of Oregon City permitting, install sign for bioswale on Swan Ave.

Question 16: Pertain to Specification: Section 43 41 17 – Hydropneumatic Tank Systems; Should the hydropneumatic tank be pre-charged with bladder type or air over water / compression type tank?

Answer 16: Hydropneumatic tanks shall be bladder type. Basis of design for hydropneumatics tanks is John Wood Company ASME Bladder Type Hydropneumatic Tanks JOPR series. See Addendum 3, item number 5 for revised Section 43 41 17 .

Question 17: Pertain to Specification: Section 43 41 17 – Hydropneumatic Tank Systems; What is the pressure rating requirement and corrosion allowance?

Answer 17: See Section 43 41 17 paragraph 1.3.B for instructions of determination of design pressure and corrosion allowance. Tank service conditions shall be set to match the existing building utility water hydropneumatic tank service pressure conditions.

Question 18: Pertain to Specification: Section 43 41 17 – Hydropneumatic Tank Systems; Is the tank Carbon steel construction (AIS requirement noted)?

Answer 18: Most available hydropneumatic tank products are carbon steel shell construction. Selected tanks should meet all specification requirements.

Question 19: We need the MSDS for the Polymer that will be in 74TNK-1-70.

Answer 19: The polymer used is a polyacrylamide and is an inert material.

Question 20: Section 09 90 00, G-007: G-007 pipe schedule classifies the Storm Drain to be submerged pipe to require field painting system 102 per spec 09 90 00. The surface prep for system 102 applies to concrete applications, and field coatings of buried pipe is not typical. Please confirm intent for the coatings of the storm drain pipe.

Answer 20: G-007 pipe schedule has been revised to classify the portion of the storm drain pipe within the containment area as PVC. Storm drain material outside of the chemical building/containment should be provided as dictated by civil sheets. See revised G-007 and revised M-106 attached to Addendum 3.

Question 21: Section 33 41 10, G-007, M-106, M-304: Pipe schedule calls out 8" Storm Drain as cement-lined ductile iron. However, bid item 27 calls it out as PVC, and sheets M-106 and M-304 contradict sizing, potentially affecting the material. We went with pipe schedule material. Please confirm the storm drain material.

Answer 21: See previous response and revised G-007 and M-106 to call out 8" storm drain within the containment area as PVC. Storm drain material outside of the chemical building/containment area should be provided as dictated by civil sheets. Sheet M-304 has been revised to call out 8" storm drain.

Question 22: Please confirm all 12" Stormwater pipe is ductile iron and that the bid quantity includes both the onsite pipe and the pipe located on Swan Ave.

Answer 22: See Addendum 3, item number 1 for revised 00 41 13 Bid Form.

Question 23: Please confirm that bid item 26 quantity includes all of the 4" PVC Stormwater rain drain pipe.

Answer 23: See Addendum 3, item number 1 for revised 00 41 13 Bid Form.

Question 24: Section 2.2 B states that ductbanks are not required to be concrete encased. Section 3.2 A 3 mentions anchoring the duct to avoid movement during concrete placement. Are the ductbanks encased or direct bury?

Answer 24: The utility corridor shall be civil and mechanical drawings. Electrical ductbanks shall be per the electrical drawings and specifications.

Question 25: Section 00 11 13 states that bids are to be received by Sebastian Dirringer in Oregon City while article 14 of section 00 21 13 states that bids will be turned in electronically via the link. Where are bids to be submitted?

Answer 25: Sebastian Dirringer will be the one opening the bids. Bids are to be turned in electronically via the link at sfwbor.gov/bids-and-rfps

Question 26: Under which bid item do the retaining walls located on Swan Avenue fall?

Answer 26: See Addendum 3, item number 1 for revised 00 41 13 Bid Form.

Question 27: Pour foam comes with an open-cell at R-4 per inch or closed-cell at R-6. For the volume that is required, it would go from 6 sets of open-cell pour foam to 25 sets of closed-cell pour foam and the chemical costs for closed-cell alone would be approximately \$40,000 more than the open-cell. For the spray foam for the voids, a 0.15 flame spread is requested. Most closed-cell has .25 flame spread. Also requested is a smoke rating of 20 or less and closed-cell foam has a smoke rating of 400. Will need to know which way to go with this.

Answer 27: Open cell at R-4 per inch is acceptable. 0.25 flame spread is acceptable.

Question 28: The quantities and sizes of ball valves shown on the P&IDs does not match those listed in bid item 53 BALL VALVES. Is this bid item intended to represent all of the ball valves that are not part of vendor packages that will be required for the project?

Answer 28: Bid item 53 is intended to represent all ball valves on process piping outside of vendor packages. P&IDs are schematic in nature and intended to demonstrate instrumentation systems. P&IDs should not be used as construction documents for estimating quantities. Quantities for Bid Item 53 in Section 00 41 13 Bid Form have been updated as part of Addendum 3. Quantity shown in Bid Item 53 is an estimate; actual installed counts will vary based on final onsite generator selection and piping alignment.

Question 29: Are the linear footages listed in bid item 52 CHEMICAL FEED PIPING intended to represent all of the piping associated with the alum, floc aid polymer, soda ash, and sodium hypochlorite systems that will be required for the project?

Answer 29: The linear footages in bid item 52 are intended to be estimates of all the alum (AL), floc aid polymer (FAP), sodium hypochlorite (SHC), soda ash (SA), and utility water (UW) piping for the whole project, excluding the piping associated with the Common Utility Trench (Bid Item 40). Bid Item 52 quantities have been updated by Addendum 3. See revised Section 00 41 13 Bid Form.

Question 30: Are brine solution, softened water, and utility water piping included in the footages provided under bid item 52?

Answer 30: Bid Item 52 has been updated to include estimated BS and SW piping lengths. Bid Item 52 already includes UW piping lengths. See Addendum 3 revisions to Section 00 41 13.

Question 31: Confirm if piping in the utility trench is included in the quantities provided under bid item 52?

Answer 31: Piping associated in the Common Utility Trench is intended to be paid under Bid Item 40. Bid Item 52 is intended to account only for piping located within the WQSB and the existing building.

Question 32: Is piping in the existing Pump Room included in the quantities provided under bid item 52?

Answer 32: Yes.

Question 33: Storm Drain components on the VALVE SCHEDULE and on plan sheet M-106 are shown as 8", while profile of this piping on plan sheet M-304 is shown as 10". Please confirm size required.

Answer 33: The storm drain is 8". See revised Detail D, Sheet M-304 attached to Addendum 3. Note that the pipe material for the storm drain has also been revised from DI to PVC, see revised Sheet G-007.

Question 34: How are all the chemical lines (AL, FAP, BS, CA, SA, SHC, SW, UW, etc) lines shown on sheets M-101 to M-906 in the building to get paid? Under plumbing Item 59? The PVC pipe quantities and valve quantities in items 53 & 53 aren't even close to what I have found; and there is no 1 1/2" PVC or 6" PVC bid item at all? Can Items 52 & 53 just be combined into one bid item as a lump sum "All work and material required to construct chemical process piping systems" something like that?

Answer 34: The intent of Bid Item 52 is to account for all AL, FAP, SHC, SA, and UW piping in the WQSB and existing buildings. Quantities for Bid Item 52 in Section 00 41 13 Bid Form have been updated as part of Addendum 3 to include lengths for SW and BS piping and include line items for 1-1/2" PBT and 6" PVC. Bid item 53 is intended to represent all ball valves on process piping outside of vendor packages. Quantities for Bid Item 53 in Section 00 41 13 Bid Form have been updated by Addendum 3. Quantities in Bid Item 53 are an estimate; actual installed counts will vary based on final onsite generator selection, final piping alignment, equipment package manufacturers, and pump skid package manufacturers. Bid items will not be combined.

Question 35: On Sheets M-304 & M-305 There is a dotted line around the Alum Feed Pumps & Polymer Feed Pumps and it appears as if the piping/gauges of the discharge manifold assemblies are to be supplied by the skid manufacturer but isometric sheets don't show this piping greyed out; can you confirm what or what isn't provided by the manufacturer?

Answer 35: All appurtenances to be supplied within the skid manufacturer's scope of work are defined in Section 46 20 00 Miscellaneous Chemical Feed Equipment. Dotted lines shown on sheets are estimates of what may be provided as a skid assembly. Depending on the skid manufacturer, different pump system components may be standard for their assembled skids. Final installation of pumps should include all appurtenances as defined in the specifications and shown on the drawings.

Question 36: On Sheet M-301 The vents call out for clear piping; is this required on all vents or just the generator vents? Also its says 'Typ 5 places' which 5 places is this referring; there are only 2 generators?

Answer 36: "TYP 5 PLACES" should be deleted from callout. Clear PVC piping is required only for the vertical vent piping out of the 2 onsite generation units and should be installed per onsite generation manufacturer recommendations. See revised Sheet M-301 attached to Addendum 3.

Question 37: I am assuming the '10" 3-way valve' call out on Det D-M106 Sheet M-304 is meant to be 8" correct?

Answer 37: Correct, the storm drain is 8". See Addendum 3 for revised Detail D, Sheet M-304.

Question 38: I wanted to let you know that this project does not have a specification that covers the Finish Schedule. I can review other Consor projects to see what coating systems they used, but it would be better if they issued an addendum with a proper painting specification. I realize we are close to a bid date, but can you submit an RFI? Please advise.

Answer 38: See Addendum 3, item number 3 for technical specification 09 96 00 Protective Coatings.

Question 39: Also, this snippet is from the Open Web Steel Joist section 052119, 2.2, G. My interpretation is that the joists will be shop-coated and touched up in the field. There is no Section 09 96 00 provided. Can not bid on the touch up without knowing the paint system and number of coats required.

Answer 39: See Addendum 3, item number 3 for technical specification 09 96 00 Protective Coatings.

Question 40: A specification may also be missing for coating the concrete containment areas in the building.

Answer 40: See Addendum 3, item number 3 for technical specification 09 96 00 Protective Coatings.