

Q&A FOR RESOURCE CENTER SUMP PUMP

The following responses are provided as supplemental information to assist in interpreting the RFP and sealed construction documents. Contractors should rely on the construction documents as the primary source of project requirements and specifications.

1. Sump Pit Construction

1.1 Should the sump pit be cast-in-place or prefabricated/pre-cast?

Answer: The sealed construction documents specify a cast-in-place sump pit. However, a pre-cast or prefabricated sump pit is acceptable, provided revised structural drawings are issued to reflect the change.

1.2 What is the purpose of the sump pit? Will it collect water from drain lines, or is it intended to capture incidental seepage?

Answer: It serves as a preventative measure. If water gets past the perimeter drain, it will collect in the pit and be pumped out.

1.3 Will drain lines feed directly into the sump pit?

Answer: No. It will collect water from the gravel drainage blanket that is under the existing slab. The gravel drainage blanket must be installed around the sump. Please do not earth-form the exterior face of the sump.

2. Sump Pit Area and Discharge

2.1 Is the room where the sump pit is located going to still function as a dormitory/bunk room after the work is completed?

Answer: No.

2.2 Will the discharge line run overhead?

Answer: Yes. Please refer to RFP and Construction Documents.

2.3 Should the discharge piping be sloped?

Answer: No. The discharge line is a pumped system and does not need to be sloped.

2.4 Where does the discharge line terminate or tie in?

Answer: The discharge line is understood to tie into an existing system, potentially leading to the street or another sump pit. The exact termination point has not been field-verified and must be determined by the selected contractor during construction.

2.5 What is the size (diameter) of the discharge pipe?

Answer: Please refer to the RFP and Construction Documents. The discharge pipe is 6" in diameter, per the existing plans.

Q&A FOR RESOURCE CENTER SUMP PUMP

2.6 What is the vertical clearance in the discharge area?

Answer:

- Floor to ceiling height is 10'-4"
- Floor to bottom of hangers is 9'-5"

2.7 What path should the contractor follow for routing the discharge line?

Answer: The route is up to the contractor. Running under existing ducts and beams is preferred.

3. Pipe Penetrations, Materials, and Protective Layers

3.1 Should PVC piping penetrate through the concrete or terminate at the face?

Answer: Terminate. PVC weeps at the base of the sump pit should terminate at the face of the concrete wall.

3.2 Should aggregate be placed around the sump pit, and if so, what type?

Answer: 1" coarse limestone gravel as noted in the structural drawings.

3.3 How much aggregate is required around the sump pit (e.g., depth or width)?

Answer: The gravel drainage blanket around the sump should be a minimum of one foot wide and extend from the bottom of the sump to the bottom of the slab. Aggregate backfill shall extend 1'-0" past the outer sump pit wall but may increase as required to fill in the excavation surrounding the sump pit. The aggregate shall be placed up to the bottom of the new slab pour-back around the sump pit.

3.4 Should a membrane or barrier be placed between the aggregate and the soil?

Answer: A membrane (e.g., a geofabric filter) may be placed between the gravel and existing soil to facilitate construction, but is not required.

4. Room Conditions and Protection Measures

4.1 Will clients be present in the basement during construction?

Answer: No. Clients will be relocated by 6/22/2025, and the basement will be vacated for construction.

4.2 What path should be used for moving materials in and out of the basement?

Answer: Several options are available for moving materials in and out of the basement, including:

- Option 1: Main egress into gated parking lot (longer route with taller stairs)
- Option 2: Shorter egress to the street, short walk to direct access to the gated lot
- Option 3: Small elevator (must be protected from damage if used)

Q&A FOR RESOURCE CENTER SUMP PUMP

4.3 Are the polished concrete floors in the basement to be protected?

Answer: Only the ingress/egress paths for material movement need protection.

4.4 Will walls in the converted room need repainting?

Answer: No. Repainting will occur after remediation work is complete.

4.5 Will the A/C system need protection during construction?

Answer: Yes. It will be sealed off by our HVAC contractor prior to the start of work.

4.6 Is sufficient electrical load available for contractor use?

Answer: Yes.

5. Alternate Equipment or Materials

5.1 Will alternative pump equipment or models be accepted in place of those specified in the construction document exhibit?

Answer: Yes. Alternate pump equipment or models are acceptable. Please provide a brief rationale for any proposed substitution or deviation from the specifications provided.

Final Note:

Due to the limited timeline before the bid deadline, we are unable to respond to additional written questions. Contractors are expected to base their bids on the construction documents and information provided, using their professional judgment and available site visits to assess existing conditions. Any necessary clarifications or adjustments can be coordinated during construction and reflected in updated drawings.

Bidders may include contingencies, clarifications, or assumptions in their proposals as needed to account for uncertainties.