



**BRUNSWICK-GLYNN JOINT
WATER & SEWER COMMISSION**
October 19, 2021

PROJECT: Request for Proposal No. 22-015 Engineering Services for Canal Road Water Production Facility

ADDENDUM: One (1)

DUE DATE: Tuesday, November 2, 2021 – 3:00 P.M., EST

THIS ADDENDUM IS FOR THE PURPOSE OF ANSWERING THE FOLLOWING QUESTIONS:

- 1) **QUESTION:** We have plotted the fire well coordinates on Google Earth and it seems like a wooded site without any visible structures. Is this site only where the well is and is there another site where the electrical and chemical storages buildings are? Or is it the same site, but the structures are not visible?

ANSWER: The fire well is the primary structure on site. There is an abandoned Chemical Feed building and a slightly larger Motor Control Center building. Also, there is a natural gas emergency generator on site that has not run for approximately five (5) years. The anticipated items to be salvaged includes: the fire well pump, well piping, and associated appurtenances; all other structures, or equipment not retained by the JWSC shall be removed from the site and disposed off-site by the Contractor in accordance with the applicable regulation.

- 2) **QUESTION:** Can the proposal submittal deadline be extended to November 12, 2021?

ANSWER: No the due date for the proposals will not be extended. Please be sure to submit your proposals by 3:00pm, Tuesday, November 2, 2021. Any proposals received after the deadline will not be accepted and returned to the sender unopened.

- 3) **QUESTION:** There are several references to water loops project in the RFP. Can the JWSC please confirm that language is carryover and should state “conversion of a fire well to a Water Production Facility” instead?

ANSWER: The RFP has been revised to eliminate any reference to water loops, and reposted to the solicitation website, <https://www.bgjwsc.org/request-for-proposal-no-22-015-engineering-services-for-canal-road-water-production-facility/>

- 4) **QUESTION:** Can the JWSC revise the insurance request form to add “professional liability insurance” in the additional insured exception note so that it reads, “Company shall specify BGJWSC as an additional insured for all coverage except Workers’ Compensation, Employer’s Liability, and Professional Liability Insurance”?

ANSWER: No changes will be made to the JWSC Insurance Request form.

- 5) **QUESTION:** In the sole judgement of the JWSC, any and all proposals are subject to disqualification on the basis of conflict of interest. The JWSC may not contract with a firm if the firm or an employee, officer, or director of the proposer’s firm, or any immediate family member of the preceding, has served as an elected official, employee, board, or commission member of the JWSC who influences in the making of the contract or has a direct or indirect interest in the contract. Furthermore, the JWSC may not contract with any vendor whose income, investment, or real property interest may be affected by the contract. The JWSC, at its sole option, may disqualify any proposal on the basis of such a conflict of interest. Please identify any person associated with the firm that has a potential conflict of interest.

Please confirm that your intention is to know if there are any individuals included in the proposed org chart who owns a home or rental property in Brunswick or Glynn County (i.e., St. Simons Island, Jekyll Island, Sea Island, etc.)? Is ownership of property in these locations an automatic disqualification of the consultant proposal?

ANSWER: No.

- 6) **QUESTION:** Is the JWSC flexible on the timeline of 120 days to complete Tasks 1.1-1.2 and 2.1-2.4?

ANSWER: No, the timeline for the above mentioned Tasks is not flexible. Timeline for Tasks 1.1-1.2 and 2.1-2.4 will remain 120 days.

- 7) **QUESTION:** The Virtual Trade Show from JWSC stated the project value of \$1.8M. Where did the \$1.8M budget come from? Does that total include design fee or is it just construction cost?

ANSWER: The budget includes total engineering and construction costs for the project. The budget was approved by the BGJWSC Commission on April 15, 2021 as part of the Capital Project list for Fiscal Year 2022.

8) QUESTION: What is the size of the building (width, length, height)?

ANSWER: The approximate size of the building is undermined. Building shall conform to applicable local, state, and federal building codes and requirements, including OSHA requirements. Building size shall depend on specific piping layouts, number of pumps and space allotted for future expansion. Building size shall be adequate to allow access to pumps, motors, piping, valves, and electrical controls to allow for proper maintenance and removal of equipment or installation of future equipment. Provide adequate vertical clearance inside pump room to allow pumps to be pulled for service. Clearance shall allow pumps to be removed building over piping, pumps, and other equipment.

9) QUESTION: What material of building is the JWSC expecting? Reinforced Concrete? CMU? Pre-Engineered Metal Building?

ANSWER: The building shall be constructed of fire-proof reinforced concrete or reinforced masonry construction; do not use metal building. Building and roof shall have a minimum design life of 15 years.

10) QUESTION: What is the approximate size of the tank (diameter and height)?

ANSWER: The approximate size of the tank is undetermined. Engineering Consultant and/or Tank Manufacturer shall design the concrete tank in accordance with the current revision of AWWA D110.

11) QUESTION: What material of tank are you expecting? Structural Steel? Reinforced Concrete?

ANSWER: The anticipated material for the ground storage tank is prestressed reinforced concrete.

12) QUESTION: Have you done conceptual design for the project?

ANSWER: The JWSC has not completed a conceptual design for the project.

13) QUESTION: We will need existing grading information. Is there existing grade information available?

ANSWER: Existing grading information is unavailable. Engineering Consultant shall design for the use of drainage swales, sidewalks and driveways, culverts, storm sewers, or a combination thereof for internal site drainage. If an offsite

storm sewer or drainage channel is available, site drainage shall be collected into an internal storm sewer system before leaving the site. All unpaved areas of the site within the fenced boundaries needs be covered with weed barrier and 4-inch layer of crushed stone/coarse aggregate.

14) QUESTION: We will need the Geotechnical Report for the site. Is there an existing geotechnical report?

ANSWER: Existing geotechnical report is unavailable. A complete soil investigation with recommendation for foundation design shall be performed by a geotechnical engineer is required.

15) QUESTION: Please confirm that existing fire pump provides water directly to potable drinking system.

ANSWER: Current fire well does connect to existing drinking water system.

16) QUESTION: Is water quality data available for existing fire pump?

ANSWER: A copy of the water quality data for the existing fire pump will be provided to the successful and responsible firm under the terms and condition of the JWSC procurement.

17) QUESTION: We assume that conceptual intent is to replace fire pump with new lower capacity, full time well pump, flowing to above ground storage tank. Distribution pumps would draw water from storage tank and pump into distribution system. Treatment would be provided either upstream or downstream of storage as appropriate. Please confirm that this is the design intent.

ANSWER: The assumption noted above is correct.

18) QUESTION: Please confirm existing design flow and TDH for existing fire pump, and planned flow and TDH for well pump and distribution pumps.

ANSWER: The Engineering Consultant shall design for the well pump to only pump directly to the ground storage tank and the distribution pumps to achieve an approximately total dynamic head of 125 feet.

19) QUESTION: Is hydraulic modeling required to size new pumps or has this work been performed previously? If modeling required, please provide information on the model (software, extent of system covered, status of calibration).

ANSWER: Hydraulic modeling is required to size new pumps and has not been previously performed. Engineering Consultant shall follow applicable Hydraulic Institute Standards for design of new pumps and appurtenances. Provide calculations, modeling, and recommendation in technical memorandum.

20) QUESTION: Are system head curves available or will they need to be generated?

ANSWER: Existing system head curves are not available. The Engineering Consultant will need generate any system head curves as necessary and assist the JWSC in interpreting the data.

21) QUESTION: Please provide volume required for new storage tank, or information needed (hydraulic model, master plan, demand forecasts, information on other storage in system) if sizing is in scope.

ANSWER: The approximate tank volume required is undetermined. Engineering Consultant and/or Tank Manufacturer shall design the concrete tank in accordance with the current revision of AWWA D110.

22) QUESTION: Please define redundancy requirement for new distribution pumps. How many pumps are required? Is fire flow required – if so, what is the fire flow requirement?

ANSWER: Engineering Consultant shall follow applicable Hydraulic Institute Standards for design of new pumps and appurtenances. Pumps shall be installed in combination that will allow for flexibility of operations.

Options include:

- **The use of a small capacity “jockey” pump for low demand situation to minimize wear on larger pump starting equipment.**
- **The use of controls that allow alternate operations.**
- **Other pumps sized as required to meet actual design flows and pressure required.**
- **The use of variable speed pumps and equipment.**

The local fire protection authority or county fire marshal usually determines minimum fire flow requirements. Engineering Consultant should always confirm the fire suppression requirements associated with a given water system design with the local fire protection authority or county fire marshal. The Engineering Consultant must design the system so that at least 20 psi can be maintained throughout the distribution system under fire flow conditions during maximum day demand.

23) QUESTION: Does standby power need to be provided for entire facility (see above redundancy question)?

ANSWER: Facility should have a permanently installed full capacity emergency generator and automatic transfer switch with key interlocked bypass breaker.

24) QUESTION: Is this building or the equipment within required to survive and remain operable after a tropical storm/hurricane event?

ANSWER: The intent to have this facility become potentially available and remain operable to act as a temporary secondary location for emergency response resources, whether tactical or support during in the event of a major project storm or declared emergencies. Building shall conform to applicable local, state, and federal building codes and requirements, including OSHA requirements.

25) QUESTION: Has this facility been or will the facility be designed by the County as an essential facility?

ANSWER: The JWSC is unaware if this facility will be designed by the County as an essential facility.

26) QUESTION: Will the building or the tank have to be elevated to clear storm surge levels?

ANSWER: The facility is in an area of minimal flood hazard-Flood Zone "X" as indicated FEMA Panel No.13127C0226H (eff. 01/05/2018). The JWSC does not anticipated this facility to be elevated to clear storm surge levels. Engineering Consultant shall design the slab elevation to be a minimum of 6 inches above grade to allow for proper drainage away from the building. The tank manufacturer shall be responsible for the foundation design.

27) QUESTION: Will the building be manned regularly? Will toilet(s) be required for users? Will HVAC be required to condition spaces for user comfort?

ANSWER: The building will not be manned regularly. The intent to have this facility become potentially available and remain operable to act as a temporary secondary location for emergency response resources, whether tactical or support during in the event of a major project storm or declared emergencies. Building shall conform to applicable local, state, and federal building codes and requirements, including OSHA requirements.

28) QUESTION: Does Glynn County publish and maintain design standards that would be applicable to this project?

ANSWER: The JWSC is unaware if Glynn County has published and maintain design standards that would be applicable to this project.

29) QUESTION: Will pumping equipment be required to be remotely controlled or monitored?

ANSWER: The building shall be provided with electrical controls and equipment to be enable it to be operated manually and automatically. Engineering Consultant shall design to provide sufficient control and electrical equipment so that building can operate automatically without direct operator control. Supervisory Control and Data Acquisition (SCADA) implementation is strongly suggested.

30) QUESTION: Please provide inventory of chemicals and amounts to be accommodated by the building.

ANSWER: The anticipated chemicals required for operation is polyphosphate and gas chlorine. A minimum of 500-gallon polyethylene tank is required for phosphate and the chlorination room will need to house approximately five to seven 150lb chlorine cylinders. Engineering Consultant design shall provide an appropriately sized separate room for each source of chemical and appurtenances.

31) QUESTION: Please confirm preferred fuel source for generator (diesel, natural gas, propane), and whether an outdoor weatherproof enclosure is acceptable.

ANSWER: The preferred fuel source for the emergency generator is natural gas. The existing emergency generator onsite is supplied by a natural gas service line. The installed outdoor emergency generator should be supplied in a sound attenuated, oversized, and weatherproof enclosure. Emergency generator should be equipped with a generator breaker installed at the unit, automatic start controls coordinated with the automatic transfer switch, and stand alarms and indication wired to the RTU.

32) QUESTION: What treatment will be required? Assuming disinfection and corrosion inhibitor only?

ANSWER: The assumption noted above is correct; polyphosphate is used for corrosion and gas chlorine for disinfection.

33) QUESTION: For disinfection, is liquid sodium hypochlorite acceptable?

ANSWER: The JWSC require gas chlorine for disinfection and 150lb cylinders are used.

34) QUESTION: How many days of storage should be provided for fuel and chemicals?

ANSWER: The preferred fuel source for the emergency generator is natural gas. The existing emergency generator onsite is supplied by a natural gas service line. Under normal conditions, a 500-gallon phosphate tank will provide months of storage and gas chlorine will provide two to three weeks of disinfection. The water production stations are inspected daily and resupplied/maintained by the JWSC as needed.

35) QUESTION: Does the engineer need to provide architectural enhancements to the building or storage tank?

ANSWER: There are no architectural restriction on the style of building or storage tank.

36) QUESTION: Does the existing fire well need to remain in service during the project – should the engineer plan on scheduling pump replacement for end of construction?

ANSWER: The existing fire well does not need to be remain in service during the construction phase duration.

37) QUESTION: Should a property survey be provided in addition to the topographic survey, or is an existing property survey available?

ANSWER: A final property and topographic survey to be provided by a Registered Professional Surveyor.

38) QUESTION: Are page dividers and covers considered part of the page limit for this submittal?

ANSWER: No, page dividers, covers, and any required JWSC documentation (OATH, Affidavit, etc.), are not considered as part of the 50-page limit for this proposal.

39) QUESTION: Does the land for the proposed fire well belong to the Commission?

ANSWER: The JWSC is not in current possession of the entirety of the land needed to fit the Ground Storage Tank but is working with Glynn County and the Airport Commission to acquire the necessary parcel.

40) QUESTION: Is the Engineer expected to assist with land acquisition?

ANSWER: No

41) QUESTION: Is there a copy of the existing well permit?

ANSWER: Yes, that has been provided on the solicitation website, <https://www.bgjwsc.org/request-for-proposal-no-22-015-engineering-services-for-canal-road-water-production-facility/>

42) QUESTION: What is the volume required for the tank?

ANSWER: The JWSC would like the largest feasible volume for the site, approximately 250,000 – 500,000 gallons. Please refer to Question 21 of this Addendum.

43) QUESTION: Is the engineer responsible for modeling?

ANSWER: Yes. Please reference Question 19 of this Addendum.

44) QUESTION: What are the required site inspection hours per week for the Engineer during the Construction phase of the project?

ANSWER: For the purposes of bidding this project, the Engineer is to assume a minimum of 16 hours per week for periodic site inspections is needed to check for conformance with plans and specifications and conduct site inspection reports.



All applicants under this Invitation for Bid are kindly requested to acknowledge receipt of this Addendum in original only.

**ACKNOWLEDGEMENT
ADDENDUM: ONE (1)**

DATE: _____

The above Addendum is hereby acknowledged:

(NAME OF BIDDER)

Signature

Title