

BID CLARIFICATION 3 FOR
REQUEST FOR PROPOSALS FOR
NEXUSPARK FIELDHOUSE DESIGN/BUILD

Columbus, Indiana

Issued: April 8, 2022

Question F38: Sheet P01-04 of the Enabling Package: There is no equipment schedule for the replacement of the RTU's listed. Will the replacement of the RTU's listed on this sheet be completed in a later phase and thus not included in this bid package? Please confirm.

Answer: The RTUs will be replaced in phase 1B. The gas piping to the existing RTUs from the NE meter bank must be re-routed from the existing RTUs to the NW gas meter bank in the enabling package. The gas lines from the NW meter bank serving the NW quadrant of CRH scope, can be reused because the RTUs in this area will be re-located to the CRH gas meter.

Question F39: Regarding the 3" max. slump and 80 degree max. concrete temperature: At 3" slump, the mixes would likely be maxed out with slump before the water cement ratios are met. This would "starve" the mix for water and generate unneeded heat. We also feel that 80 degree max. temperature for concrete is unrealistic. Normal temps for summer concrete often reach into the low 90's. Please review.

Answer: In regard to slump, please note that a water reducing admixture is required per the specification, and can be utilized to achieve the w/c ratio and slump. That said, a slump of 4" is acceptable for site concrete elements. In regard to temperature, cool water should be utilized to maintain as close a temperature to that provided in the specification as feasible.

Question F40: Please clarify the water line rerouting: The NE water room has 14 water meters currently with the possibility of 21 total connections. Do we need to reroute 21 lines or just 14? The NW water room has 12 water lines with no meters, and 8 with meters. Do we need to put 21 more connections in that room, or can we use some of the water connections that are not being used? Also, will the ceilings in the areas where the new fire and water lines are being installed be demolished prior to new work?

Answer: Move 14 metered water lines & 4 future lines from the NE water room to the NW water room. Keep 4 metered water lines & 2 future to serve the NW quadrant. Therefore, the NW water room shall have a total of 18 metered lines & 6 future within the NW water room. The water lines serving the NW section of CRH can be reused as part of the new or future count.

Question F41: Sheet E60-02 shows to intercept (10) existing 4" underground conduits encased in concrete and reroute, but it is not shown on any site drawing as to where it is or the route it needs to go. Please clarify

Answer: See mark up of page E01-01. See also mark up of page E12-01 for proposed route of new 480 volt feeder.

Question F42: Sheet E60-02 Detail 1 shows the intercepted conduits to go to the CT cabinets. Will these cabinets mount outside of existing meter room 209?

Answer: CT Cabinets are to be located outside electrical room B-108 as shown on sheet E12-01, reference note no. 7

Question F43: Sheet E00-01 "600 volt feeder schedule" lists both copper and aluminum conductors on feeders over 100 amps. Is it the intent to utilize aluminum feeders for cost savings or use copper and give a VE Deduct for aluminum?

Answer: Provide base bid as CU, Alternate for AL

Question F44: Sheet T10-11 general note C refers to Heat-Map for WAP locations. Do you have the current heat map?

Answer: The WAP heat map will be owner provided during the CD phase of the project.

Question R8: For coverage of general liability insurance, will the umbrella policy be adequate for the \$5,000,000 liability limit?

Answer: Yes, an umbrella policy will be adequate.

Question R10: Article 31 of Exhibit F, (B), paragraph refers to the Bond, but it seems like this is an insurance situation. Please clarify.

Answer: Question is correct. This is covered in Article 22 and should be deleted from Article 31.

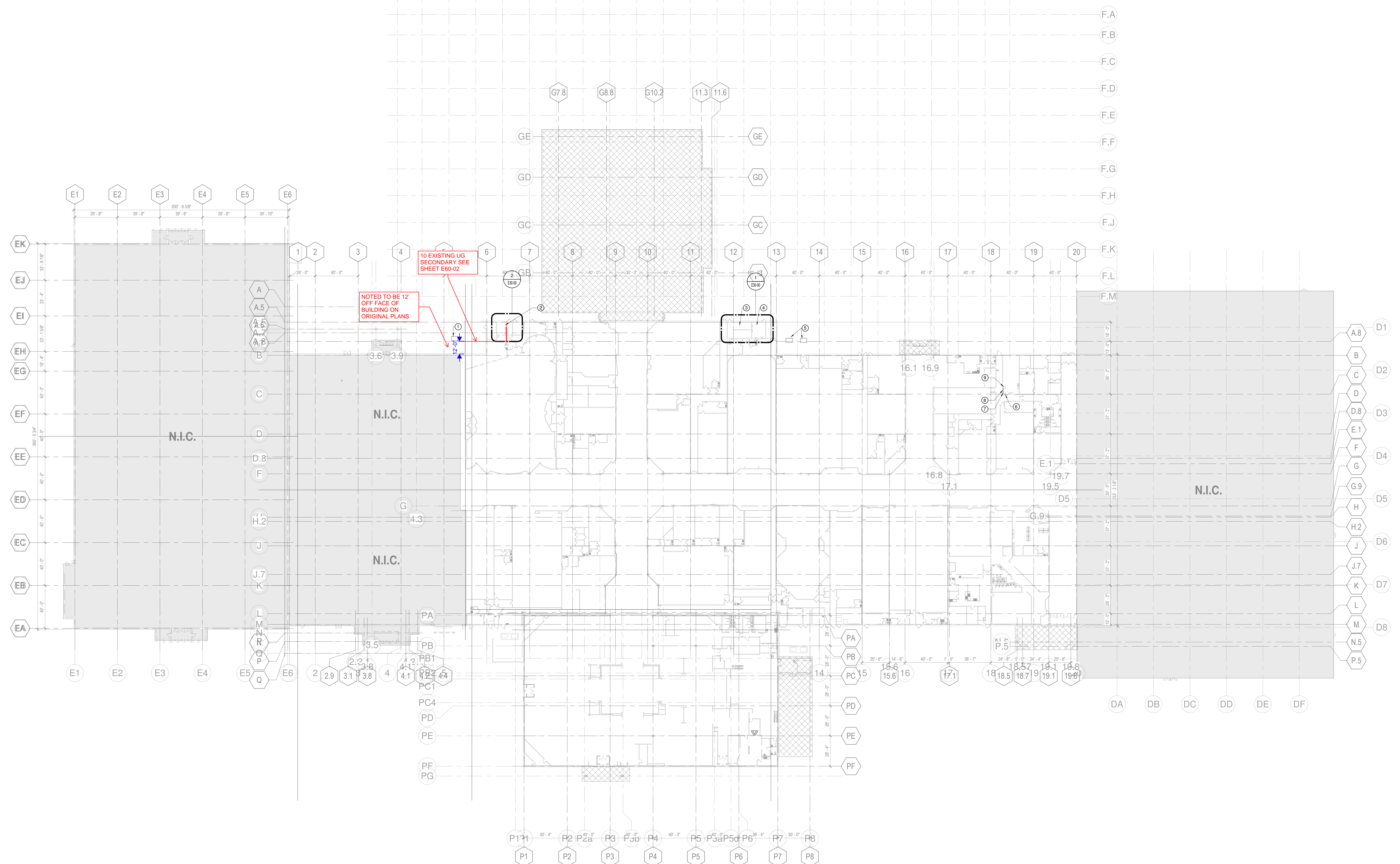
Question R11: Bid Clarification No. 2, Question F15 states 2 water coolers for the fieldhouse phase 1a. Where are these water coolers to be located, they cannot be found on sheet P10-11?

Answer: The water coolers will be located in the existing building and are part of Phase 1b scope of work.

Question R12: Is any of the work in the Electric Meter Room to be included in Phase 1A?

Answer: All work shown in Electric Meter Room and Sprinkler is to be included in Phase 1A proposal including the walls and new door(s) into that space. This includes demo work shown on demo drawings, new walls, etc. and the associated utility work.

F.1 F.2 F.3 F.4 F.5 F.6 F.7 F.8 F.9 F.10 F.11 F.12 F.13 F.14 F.15 F.16 F.17 F.18 F.19 F.20 F.21 F.22 F.23 F.24



1 ELECTRICAL DEMOLITION PLAN - LEVEL 1 - OVERALL - Phase 1A.3
1/32" = 1'-0"

DEMOLITION NOTES

- A. ALL WORK SHOWN IS THE RESULT OF LIMITED FIELD INVESTIGATION AND EXISTING ORIGINAL PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND INFORM THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BIDDING.
- B. IF ALL DEVICES/LIGHT FIXTURES ON A CIRCUIT ARE REMOVED, REMOVE CONDUCTORS AND RACEWAY BACK TO PANEL UNLESS OTHERWISE NOTED. IF ALL DEVICES ARE NOT REMOVED, CONNECT REMAINING DEVICES BACK TO ORIGINAL CIRCUIT.
- C. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS BEFORE WORK BEGINS. CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BEGINNING WORK AND REVIEW ALL AREAS CONCERNED WITH THIS PROJECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE DESIGNER OF ANY DISCREPANCY IN THE CONTRACT DOCUMENTS INDICATING ANY ADDITIONAL WORK REQUIRED TO BE PERFORMED WITH EXPLANATION OF WORK.
- D. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE ALL DEMOLITION WORK WITH THE OWNER WELL IN ADVANCE. WORK SHALL BE PERFORMED AT SUCH TIMES AND UNDER SUCH CONDITIONS AS SUITS THE OWNER. COORDINATE ELECTRICAL SYSTEMS OPERATION INTERRUPTIONS WITH BUILDING OPERATIONS PERSONNEL. DEMOLITION SHALL BE STAGED TO MAINTAIN DOWNTIME AT AN ABSOLUTE MINIMUM.
- E. PATCH HOLES LEFT IN WALLS AND FLOORS AFTER REMOVAL OF EXISTING PIPING, CONDUIT, ETC., TO MATCH NEW OR EXISTING CONSTRUCTION AND FIRE RATING.
- F. CONTRACTOR SHALL SUBMIT A COMPLETE LIST OF EQUIPMENT AND ITEMS TO BE REMOVED TO THE OWNER. ALL ITEMS THAT THE OWNER WISHES TO RETAIN SHALL BE PLACED IN STORAGE AND THE REMAINDER SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- G. REMOVE ALL JUNCTION BOXES, CONDUIT, PIPE HANGERS, STRAPS OR THE WIRES ANCHORED IN CONCRETE SLAB ABOVE CEILING THAT ARE NO LONGER IN USE.
- H. EXISTING SERVICES INDICATED ON THESE DRAWINGS WERE DERIVED FROM EXISTING DRAWINGS AND LIMITED FIELD OBSERVATIONS. THESE DRAWINGS ARE NOT ALL INCLUSIVE OF SERVICES THAT EXIST IN THE PROJECT AREA. CONTRACTOR SHALL VERIFY SERVICES LOCATION, TYPE, AND SIZES PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS IMPACTING WORK SHOWN ON THESE DOCUMENTS SHALL BE REPORTED TO THE DESIGNER FOR COORDINATION PRIOR TO DEMOLITION.
- I. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR WALL, FLOOR AND CEILING DEMOLITION REQUIREMENTS.
- J. COORDINATE WITH MECHANICAL DRAWINGS FOR ELECTRICAL DEMOLITION REQUIREMENTS.
- K. IF ANY EXISTING CIRCUITS ARE TO REMAIN FROM PANEL THAT IS IN THE DEMOLITION AREA, NOTIFY ENGINEER OF NUMBER OF CIRCUITS TO REMAIN, WHAT THE CIRCUITS SERVE AND CIRCUIT SIZE FOR DIRECTION PRIOR TO DEMOLITION OF PANEL.

SHEET KEYED NOTES

- ① EXISTING UTILITY TRANSFORMER TO REMAIN.
- ② EXISTING TENANT METER ROOM TO BE REMOVED. REFER TO POWER DISTRIBUTION DIAGRAMS ON SHEET E60-02.
- ③ EXISTING TENANT METER ROOM TO REMAIN. REFER TO POWER DISTRIBUTION DIAGRAMS ON SHEET E60-02 AND ENLARGED PLANS.
- ④ EXISTING ELECTRICAL EQUIPMENT IN THIS SPACE TO REMAIN. REFER TO ENLARGED PLAN SHEET E60-03. EXISTING PANEL HORN TO BE REFERRED FROM NEW SWITCHBOARD, SEE SHEET E60-01.
- ⑤ EXISTING UTILITY TRANSFORMERS TO BE REMOVED.
- ⑥ EXISTING 480/277 V PANEL LP-HO TO REMAIN.
- ⑦ EXISTING LIGHTING CONTACTOR CABINET TO REMAIN.
- ⑧ EXISTING 120/208V PANEL LP-LO TO REMAIN.
- ⑨ EXISTING 45 KVA TRANSFORMER TO REMAIN.

DEMOLITION LEGEND

SYMBOL	DESCRIPTION
—	EXISTING TO REMAIN
---	EXISTING TO BE REMOVED
■	DEMO TO THIS POINT

The Wrigley Building
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FACILITY
FAR OAKS WALL
2380 23TH ST.
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CONTRACTOR
TAYLOR BROS. CONSTRUCTION CO., INC.
4555 MIDDLE RD.
COLUMBUS, IN 47203

PROJECT

NEXUSPARK

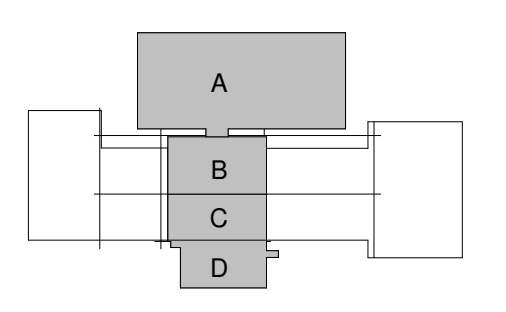
ISSUED FOR PROPOSAL - ENABLING & PHASE 1A 03/18/2022



City of Columbus

123 WASHINGTON ST.
COLUMBUS, IN 47201

KEYPLAN



ISSUE CHART

1	FOR PROPOSAL - ENABLING & PH 1A	3/18/2022
ISSUE	DATE	DATE
Job Number		

TITLE
**ELECTRICAL
DEMOLITION PLAN -
OVERALL - ENABLING
PHASE**
SHEET NUMBER

E01-01

CONSULTANTS

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MEP
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MKS
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INDIANAPOLIS, IN 46225

OWNER

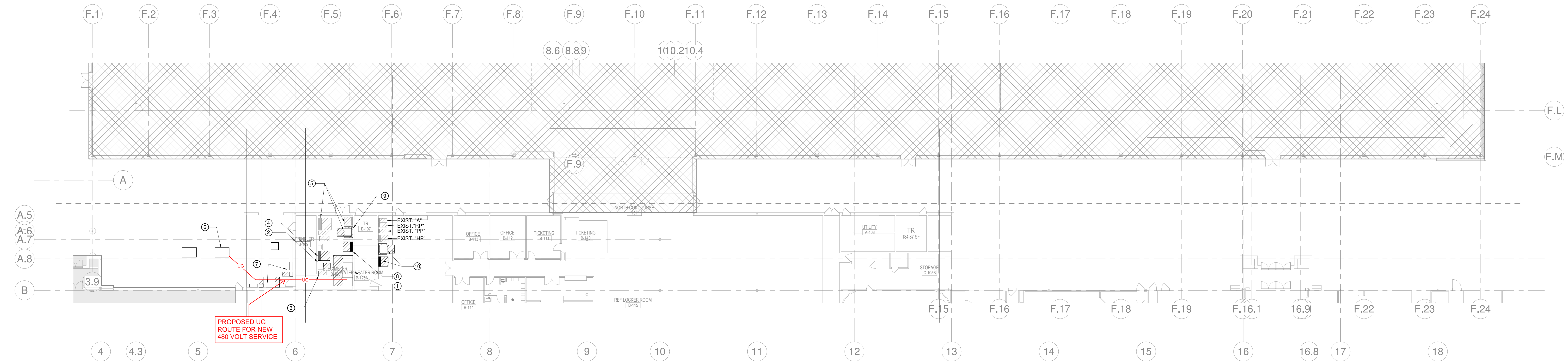
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CONTRACTOR

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4555 MIDDLE RD.
COLUMBUS, IN 47203



1 ELECTRICAL POWER PLAN - AREA A - ENABLING PHASE
1/16" = 1'-0"

SHEET KEYED NOTES	
1	NEW NORTHWEST SWITCHBOARD MSB. SEE DRAWING E60.00.
2	PANEL "HNW". SEE DRAWING E60.00.
3	PANEL "LHW". SEE DRAWING E60.00.
4	112.5 KVA TRANSFORMER TO SERVE PANEL "LHW". SEE DRAWING E60.01.
5	ELECTRICAL EQUIPMENT SHOWN SHADED "HALFTONE" TO BE INSTALLED IN FUTURE PHASE OF PROJECT. SEE DRAWING E60.11.
6	NEW TRANSFORMER TO BE PROVIDED BY DUKE ENERGY ON EXISTING PAD. ELECTRICAL CONTRACTOR TO PROVIDE SECONDARY FEEDERS UNDERGROUND TO NEW SWITCHBOARD BASE.
7	NEW ENCLOSED CIRCUIT BREAKERS AND CT CABINETS FOR TENANT METERING FEEDS. PROVIDE METERING PER DUKE ENERGY METERING REQUIREMENTS. SEE DRAWING E60.05.
8	NEW PANEL HDPB. SEE DRAWING E60-01.
9	NEW 300 KVA TRANSFORMER TO SERVE PANEL HDPB. SEE DRAWING E60-01.
10	NEW 300 KVA TRANSFORMER AND PANEL HDPB. SEE DRAWING E60-01.

PROJECT

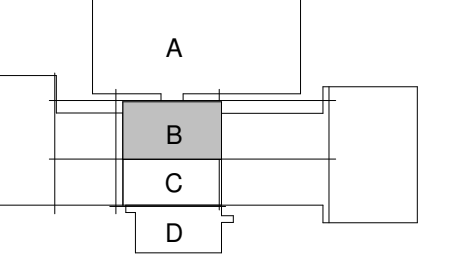
NEXUSPARK



City of Columbus

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COLUMBUS, IN 47201

KEYPLAN



ISSUE CHART

ISSUED FOR PROPOSAL - ENABLING & PHASE 1A 03/18/2022

NO.	DATE	ISSUE	BY
1	3/18/2022	FOR PROPOSAL - ENABLING & PHASE 1A	SWH

TITLE
ELECTRICAL POWER PLAN - SECTOR B - ENABLING PHASE
SHEET NUMBER
E12-01