



## **CITY CENTRE FIRE SPRINKLER PROJECT PRE-SUBMITTAL MEETING**

121 N. 9<sup>th</sup> Street  
Conference Room, Fifth Floor  
Boise, ID 83702  
October 14, 2011  
1:30 p.m.

### **MEETING NOTES**

Capital City Development Corporation held a pre-submittal meeting for the City Centre Garage Fire Sprinkler Project on October 14, 2011 at 1:30 p.m. in the CCDC Conference Room.

#### People in Attendance:

Max Clark, CCDC Parking & Facilities Director  
Jane Reed, CCDC Project Specialist  
Pam Sheldon, CCDC Contracts Manager  
David Duke, Republic Parking NW (Parking System Operator)  
Mark Gier, CSHQA  
Jerry O'Neal, O'Neal & Associates / subconsultant to CSHQA  
Greg Patrick, Treasure Valley Fire Protection  
Randy L. Bowron, Shilo Sprinkler, Inc.  
John Venche, Tribal Fire Systems, Inc.  
Fidel Garcia, SimplexGrinnell  
Chris Belarski, SimplexGrinnell  
Curtis Kovick, SimplexGrinnell  
Ron A. Larson, Viking Fire Protection

#### Notes:

After introductions, Max Clark explained the purpose of the meeting and provided an overview of the City Centre Garage Fire Sprinkler Project. Max noted that it is important to CCDC to:

- Find and implement a long-lasting solution to the current issues with the sprinkler system.
- Accomplish the project as quickly as possible since the sprinkler system in the parking garage is connected to the sprinkler system in The Aspen condominiums. When the garage system sends a false alarm due to loss of pressure, it means the residents of The Aspen have to evacuate, and this has happened several times late at night / early in the morning.

Pam Sheldon reviewed the time line for the qualification process:

EVENT	DATE / TIME <sup>1</sup>	PART 1 – SECT. NO.
Request for Statement of Qualifications (“RFQ”) issued.	October 3, 2011	Face Page Contents
Last day for prospective respondents registration	October 13, 2011, at 5:00 p.m.	Section 4
Pre-submittal conference & site tour	October 13, 2011, at 1:30 p.m.	Section 5
Due date / time for written questions or requests for clarification re: RFQ	October 20, 2011, at 5:00 p.m.	Section 6
Due date / time for submissions	October 24, 2011, at 3:00 p.m.	Section 7
CCDC Board Meeting – consideration of ranking for Design Build firms	November 14, 2011	Section 8

She also reviewed the items listed in the “Request for Statements of Qualifications from Design Build Teams” (RFQ) which must be included in submittals.

- Cover Page – Attachment C on page 10 (must be signed)
- Waiver & Release – Attachment D on page 11 (must be signed)
- Items listed as a. through i. on pages 4-5 of the RFQ. The materials submitted should be tabbed by the section letters and in the same order as the list to make it easier for the review panel to compare responses.

Pam said that CCDC will be adding two items to the list of required information as part of an addendum that will be issued after this meeting (see Addendum No. 1). These two items are:

- Estimated construction schedule
- Manpower allocation to the project

Submittals must be hand-delivered, or sent by courier or mail. CCDC does not accept submittals sent by email or FAX. **Please note that submittals must be in an envelope, marked with the name of the project and five copies of submittal materials are required.**

Submittals will be reviewed by a panel which will include people from CCDC, the Parking Operator and Jerry O’Neal. The panel will rank the firms and make a recommendation to the CCDC Board of Commissioners. The Board is expected to make a selection at its November 14, 2011 meeting.

Pam confirmed that CCDC had received registration forms from each of the firms represented at the Pre-Submittal Meeting.

CCDC distributed a draft report prepared by O’Neal and Associates, Inc. that included Jerry O’Neal’s assessment of the City Centre Garage fire sprinkler system, a draft set of specifications for fire suppression standpipes (Section 211200) and for dry-pipe sprinkler systems (Section 211316), fire pump and riser data, and extensive photographs of the existing fire sprinkler system in the City Centre Garage.

Pam noted that the specifications were draft at this point, and would be reissued in final form after the design build firm was selected for the project. CCDC will also be adding sections on Summary (011000), Temporary Facilities & Controls (015000), and other Division 1 sections if needed.

<sup>1</sup> All times are local time in Boise, ID unless otherwise noted.

## Questions / Answers

1. There are two different due dates listed in the RFQ for submittal of written questions or requests for clarification. Which date is correct?

The correct date is October 20, 2011 at 5:00 p.m. (See Addendum No. 1.)

2. The registration form asks that Respondents list their architect, engineer, etc. Are these needed for this project or is this a standard form?

It is a standard form. The Respondent only needs to list other individuals / firms if they are needed for the Fire Sprinkler Project.

3. Will the fire protection contractor serve as their own General Contractor?

Yes. CCDC will select and hire the fire protection contractor (“Contractor”) directly, and this firm will be responsible for the project. If respondents to the RFQ need other specialties to perform the work from outside their firm, the selected Contractor will need to hire them as subconsultants.

4. Will a Public Works Contractors License be required?

Yes. CCDC is a public agency and work done on the parking garages that it owns must be done by a public works contractor. Pam Sheldon noted that she had confirmed that each of the registered firms has a PWC license, and that each firm should also keep in mind their bid limit (license class) when determining if they can submit a Statement of Qualifications.

5. Where can we get drawings?

Copies of the original fire sprinkler drawings are available on CCDC's website as part of the RFQ. These drawings are PDFs, are not complete and are difficult to read. CCDC has obtained AutoCAD files of the garage floor plans, and these will be provided to the selected Contractor. CCDC is also trying to obtain AutoCAD building sections.

AutoCAD drawings for the existing sprinkler system are not available to CCDC.

Jerry O’Neal noted that CCDC wants as-built drawings in AutoCad, PDF and paper formats at the conclusion of the project.

6. Can we receive copies of the past inspection reports?

Yes, CCDC has the following inspection reports available:

- a. October 2003
- b. October 2004
- c. March 2006
- d. October 2007
- e. September 2008
- f. September 2009
- g. November 2010

These reports in PDF format will be posted on CCDC's website beginning Monday, October 17, 2011.

7. What was the quality of the water that came out of the pipes when past maintenance/ tests/ inspections were done?

Not much debris in the water but quite a bit of scale and discoloration.

8. Where have the leaks been occurring?

Leaks have been random but majority were in schedule 7 pipe, two in schedule 10 pipe and one in schedule 40 pipe. All leaks that were detected were patched. (**Note:** This information is from Simplex Grinnell attendees, since their company conducted an inspection, testing and repair project in City Centre Garage in August 2011.)

Note that no schedule 7 pipe will be allowed as part of the Fire Sprinkler Project.

9. Were there any leaks at fittings?

No, leaks were in pipes. (**Note:** This information is from Simplex Grinnell attendees.)

10. What items are to be removed and discarded and what items can be re-used? Is the dry standpipe system okay or does it have to be replaced also?

Generally all of the dry pipe system, including standpipes, needs to be removed and discarded, with the exception of hangars, supports and valves. Refer to O'Neal and Associates report and specifications for existing items that should be re-used. Applicants are encouraged to submit specific questions on items to be re-used if the report and specifications are unclear or a conflict is noticed.

11. We understand that it is the dry system that needs to be replaced, and not the wet system. Is this correct?

Yes, in general, the wet system should be in good shape. Valves at the interface between the two systems will need to be inspected, cleaned and serviced but they should be able to be reused. Selected Contractor will be responsible for calling attention to any valve of questionable condition after Contractor has inspected it, so O'Neal & Associates can confirm if it can be reused.

12. We understand that all new pipe needs to be galvanized, but do fittings need to be galvanized?

No.

13. Is the water supply data current? Is water pressure in downtown the same as when the garage was built or better now?

It is generally known that downtown water system is between 55 and 65 PSI. The report prepared by O'Neal and Associates has pump data which was taken off the fire pump; it lists water supply at 55 PSI. That being said, selected Contractor will have to submit a current flow test to Boise City when the permit application is submitted for the project. The flow data has to be less than six months old.

14. Will parking garage be open during the project?

Yes, the garage must be kept operational at all times when the garage is open. At a minimum, a two-way drive aisle through any floor where work is being done must be maintained. Republic Parking NW will work with the selected Contractor to cordon off blocks of parking stalls to allow work to be done overhead. When work must be done over the drive aisle, cars can be directed to use a temporary drive aisle set up through an adjacent bank of parking stalls. The selected Contractor should expect to be responsible for traffic control signage, cones, etc.

CCDC / Jerry O'Neal are suggesting that the selected Contractor work on a half floor at a time because:

- It keeps the area of the garage where the sprinkler system is out of service at a minimum.
- Contractor's personnel working on the half floor can also serve as fire watch since the whole half floor will be visible to them.

15. During what hours is the garage closed?

Republic Parking NW has provided the following information for City Centre Garage:

- Opens at 6:30 a.m., 7 days a week.
- Closes no earlier than 11:00 p.m. but is often open to 2 a.m. / 3 a.m. / 4 a.m. depending on events and number of cars left in the garage
- CCDC / Republic Parking NW have a "ten car rule". The booth attendant cannot close the garage if there are more than ten cars from hourly parkers still parked in the garage.
- Unlike some of the garages in CCDC's system, City Centre tends to be quieter during regular work hours – with parkers rarely getting above the third floor – and much busier in the evenings and on weekends because of CenturyLink Arena and Convention Center events and BoDo restaurants, movies, etc. That is when parkers may fill all eight floors. The holiday season generates a lot of events on the Grove Plaza and at the Convention Center.

It is anticipated that the selected Contractor will work on the job during the daytime hours when the garage is open and vehicular and pedestrian traffic are actually lower than evenings / weekends. At all times when work is being done and the garage is open, the Contractor will have to deal with pedestrian and vehicular traffic. CCDC also anticipates providing the Contractor a list of "blackout" days and times when work cannot be done because of parking demand from major events in downtown. As noted earlier, these events typically occur at night and on weekends.

CCDC and Republic Parking NW are willing to work with the Contractor to create a work schedule that expedites the project.

16. We have estimated that there will be 5.5 to 6.0 hours on actual work time in an 8.0 hour work day, with 1.5 to 2.0 hours used to take down and restore the sprinkler system in the work area at the start and end of the work day. Is this consistent with what CCDC / Jerry O'Neal anticipate?

The selected Contractor will have to make certain that the entire fire sprinkler system is fully operational before and after the work day. So, yes, there will be time needed at the beginning of each work day to take down that part of the fire system where work will be done, and then to restore this part to full operation when the work day is finished.

17. Will a lay-down area inside the garage be provided?

Yes, exact location and size will be coordinated with CCDC and Republic Parking NW prior to construction.

18. Will the area being used by Guho Corp. on the first floor for storage be available to the selected Contractor for the Fire Sprinkler Project.

Most likely no. The City Centre Stair Replacement Project is expected to extend into January / February.

19. What is the basement used for?

Storage.

#### Additional Information

On the site tour, Jerry O'Neal provided additional information as follows:

- At present, there is only one air maintenance valve on the entire system. In the new system, there will be an air maintenance valve in each riser room at the dry-valve.
- There should be no problem with clearance height because of depth of beams.
- The basement riser room has no lighting; the selected Contractor should plan on providing temporary lighting.
- On each floor, all of the pipes beyond the north column line belong to The Aspen and are not part of the project.
- There are sprinkler lines on the underside of the landings in the stair towers which are part of the dry system and need to be replaced.
- Riser room on the seventh floor is not in use; the seventh floor sprinkler system is fed from the riser room on the sixth floor.

END OF MEETING NOTES