



09/16/2021
Addendum 1

Slack Plaza Ice Rink RFP

This Addendum is being issued to publish the project technical questions and answers.

- 1. The 60 days allotted for construction of this project is extremely aggressive and likely not possible due to many factors that affect availability of many of the component parts that will be required for this project – Has the city had discussions with any contractors that have confirmed that this schedule is possible? If so, you may already have your contractor for the project as they will need to already have most of the equipment and accessory items on hand to meet this time frame.**
 - a. The timeframe for final completion is 80 days. The desire is to have an operational ice rink during the winter season of 2021-2022 and this timeframe will allow for that to take place.
- 2. Is there a budget number that has been made available to the public for this project?**
 - a. No.
- 3. Is the city planning to purchase all the equipment and accessories required for the rink or sign a rental/lease agreement for any portions of the project?**
 - a. The City intends to purchase all the equipment and accessories required for the rink.
- 4. Is the city planning to purchase a chiller for this project or have a rental chiller unit used to operate the mechanical system of the ice rink?**
 - a. The chiller is to be purchased by the City. Please also refer to response on question 29.
- 5. Does the 60 days to complete this project start once the project is approved and provided to the contractor OR after the approvals are all completed by the city of the parts on the rink design that are to be handled by the contractor(i.e. ice rink mechanicals, railing/ dasher board design, leveling methods to be used)? Who will be approving the design details that need to be signed off on by the owner? Is this**

approval process expected to take place within a day or two or could it be a more extended period of time?

- a. The completion timeframes from the project will commence once the contract has been executed with the City of Charleston. The owner will be responsible for approving submittals with the assistance of their engineer. All submittals will be reviewed upon receipt and promptly returned to the contractor with approval or corrections.

6. Is there a building available to store the resurfacing unit? Is water available on site (where the resurfacing unit will be stored) during the skating season as needed for the ice resurfacing?

- a. There is a garage located in the KRT building which can be utilized for storing of the resurfacing unit. A water connection is being installed as part of the renovations project and water will be available for the ice rink.

7. Does the city have a preference on which type of resurfacing unit will be used – tractor style or a more traditional unit that cuts the ice and resurfaces as part of the same process (Zamboni or Olympia machine). Does the city only want pricing for a new resurfacing unit or would they consider a refurbished unit?

- a. The city would prefer a tractor style resurfacing unit that can be purposed for other maintenance uses of the plaza. All resurfacing units will be considered when reviewing options with the selected contractor but for bidding purposes please quote a tractor style resurfacing unit. Only new units should be quoted.

8. Dasher Board with handrail – Does the city have any additional details on the style of dasher boards they are expecting? Clear or solid panel? How high off the ice surface is the solid panel to extend versus the handrail portion of the section. Any images or design drawings of what is expected would be very helpful.

- a. Dasher boards are to be solid. The dasher board is to extend 42” from the surface of the ice including the cap rail. There is not a requirement for a specific handrail system outside of cap rail typically included with dasher boards.

9. The contractor is to disassemble to entire ice system at the end of the season and prepare it for storage. Is it the contractors responsibility to arrange for the transportation to the off-site storage location? Will the items be off loaded into a warehouse or some other storage area or remain in the same storage truck/trailer during the off-season?

- a. The contractor shall be responsible for the complete teardown, shipping, and unloading of all equipment to the off-site storage location. Please also refer to response on question 22.

10. The documents state that 300 amp service is on site and available to run the ice system. If more amperage is needed (400 + amps) to run the chiller, whose responsibility is this to provide?

- a. The city has worked with the local power company to install a 300 amp service that will be dedicated to the ice rink. Additional service is not available beyond

this amount due to limitations in existing surrounding infrastructure maintained by the power company.

11. What is the square footage of rubber matting needed for the project?

- a. For bidding purposes please include 400 square foot of rubber matting. Also for bidding purposes include three (3) six foot long aluminum benches for skate changing.

12. Can the city provide a schedule of the “Wage Rate Requirements” for this project?

- a. No specific wage rate requirements are applicable. No federal funds are applied to this project, and no prevailing wages are required.

13. Are there “Liquidated Damages” on this project that will apply in the event that any raw materials of the necessary equipment/accessories do not arrive on time to have a fully operational ice rink at the end of the 60 day period?

- a. Liquidated damages will be assessed at \$200 per day beyond the 60-day period.

14. Is there a spec or model for the ice resurfacer?

- a. The City does not have a preference on the model or manufacturer of the ice resurfacer and is open to recommendations made by the contractor. The only requirement is that the ice resurfacer be a ride on piece of equipment and as stated in question 7 a tractor style resurfacer is preferred.

15. Is there a layout available showing the following: Ice resurfacer location, skate rental hut, rubber flooring layout or square footage required?

- a. The ice resurfacer will be stored during the season in the KRT building garage. A skate rental hut is not part of the bid package. The City of Charleston will make arrangements to rent a tent for this purpose. For bidding purposes include 400 square feet of rubber matting. Exact layout of this area will be determined during the submittal phase.

16. Please confirm the voltage of the 300 amps available for the ice rink mechanical equipment.

- a. 208V Three Phase

17. Should an ice resurfacer gate be added to the dashers or will there only be one gate for both skater access and the ice resurfacer?

- a. It is preferred to include a gate for the ice resurfacer separate of where pedestrians will enter the ice rink.

18. Should the leveling platform be included in the base bid or will this be a change order to the contract once the final design is approved?

- a. The leveling platform is to be included in Unit Price No. 3. – Installation.

19. Please confirm the anticipated award date, date site will be available for installation, and opening date.

- a. The award of the project is contingent on approval from City Council. The next City Council meeting following receipt of the bids is Monday, October 4th. It is anticipated a contract can be negotiated within one week of notice of award and contract terms will commence on Monday, October 11th. The site is anticipated to be available for installation by November 1st. The opening date will be the first day following the 80 day completion timeframe which given this schedule is December 31st.

20. Should the pump station include a primary and backup pump or just a single pump?

- a. Single pump

21. The chiller needs to be placed on a level sturdy base and appears to be going in the grass, is that accurate? If so can the chiller be placed elsewhere?

- a. The owner will work with the selected contractor to determine the ideal location for the chiller. Please refer to response for question 22.

22. Would the city prefer if the chiller and pump station were to be installed on a trailer making install and removal easier in future years?

- a. The owner prefers a setup where the chiller and pump station are mounted on a trailer. The owner will work with the selected contractor to determine the ideal location for siting this trailer. All bids are to **include the cost of a trailer** and installation of the chiller and pump station on the trailer.

23. Who will be responsible for the daily operations of the rink during the skating season?

- a. The City of Charleston.

24. Is concrete oval outline around plaza flush or lip?

- a. The concrete oval outline is flush with the pavers. There will be a slight lip where these concrete bands are adjacent to lawn or decomposed granite pavement areas.

25. Do we have to pay the Business and Occupational Tax?

- a. Yes. Please refer to the bid opening requirements BOR-11 on page 26 of the document for information regarding the Business and Occupation Tax.

26. When is other work at site due to be completed? Is it on time for October?

- a. The renovations project is set to conclude by November 1st unless significant delays are encountered.

27. What kind of storage area will the chiller/matting be stored in?

- a. Refer to answer for question 22.

28. Are there prevailing wages or union wage requirements?

- a. No (this is correct)

29. A new chiller may have a 10-14 week lead time which doesn't fall within the your schedule for operating this winter, would the city accept a rental chiller that can be swapped out for the new once ready?

- a. This is acceptable to the City of Charleston but the base bid should include the rental costs (all inclusive) and the purchase and delivery of the new chiller to the storage location.

**CITY OF CHARLESTON
ADDENDUM ACKNOWLEDGEMENT FORM**

By signing below and submitting with my bid response, our team acknowledges receipt of Addendum #1 pertaining to the **RFP Slack Plaza Ice Rink**, which was issued on September 16, 2021.

Authorized Bidder's Signature

Title

Printed/Typed Bidder's Name

Date

Company Name