

Engineering - Design - Analysis

Incorporated

April 4, 2022

Mr. Art Cervantes
Assistant City Manager and Director of Public Works
8650 California Avenue
South Gate CA 90280

SUBJECT: RESPONSES TO INQUIRIES, JOB WALK ON 2022-03-31 FOR HVAC EQUIPMENT REPLACEMENT, CITY OF SOUTH GATE POLICE DEPARTMENT, 8620 CALIFORNIA AVENUE, SOUTH GATE CA 90280

Art,

Following are issues as identified in the course of the March 31, 2022 job walk for review of site conditions, project requirements, and inquiries by Contractors. Issues are noted as "generic inquiries by Contractors (non-specific), and matters identified and responses compiled for issue to all Contractors for their consideration.

Note that issues regarding the asbestos and associated responses identified herein are deemed conversational, and matters of abatement are subject to definitive terms as issued by formal response by representatives of the City of South Gate.

Issues regarding asbestos are as follows:

Please see asbestos abatement related comments by Clark, Seif and Clark, Inc., in email dated March 31, 2022, attached.

Issues regarding installation of equipment and associated hardware for HVAC replacement are as follows:

- preparation of site (i.e. removal of vegetation from site) by Contractor; restore balance of site to commensurate conditions;
- provide built-up equipment pad minimum 6" over footprint of each (or singular) associated cage (each cage 6" + / - over equipment footprint) for multiple units on one pad (to include clearances) with pad 6" over outboard edges of cage...provide additional clearances as necessary for serviceability...minimum 4" thick...#3 rebar minimum 18" on center, 3" edge distance, minimum (2) ea way; set 1" into grade on 2" bed of sand, 3" above grade; anchor equipment to pad via epoxy anchors / threaded rods with 2-1/2" embed (or foundation bolts) with double nut assemblies; submit drawing prior to fabrication and installation;
- provide welded cage construction with 1-1/2" 16 ga tube steel construction; brush and grind, apply anti-corrosion zinc rich treatment; paint with epoxy-based paint in color to match surroundings; provide removeable locking panels to accommodate service requirements via pad lock (padlocks furnished by Owner); installation to accommodate removal of equipment; submit drawing prior to fabrication and installation;

Engineering - Design - Analysis, Incorporated

10231 Slater Avenue Suite 207 Fountain Valley CA 92708
714 913 8393 - phone 866 425 4336 - fax edaincorporated@aol.com


Evaluation - South Gate Police Department
HVAC Equipment Replacement
Mr. Art Cervantes
April 4, 2022
Page 2

- cut in of copper services shall be accomplished via "tees" and brazed joints; Contractor shall drain heating hot water system and refill thereafter (or use "freeze kit") to prepare service for intercept and installation of new tee's on supply and return services; "drill tees" are not allowed; isolation valves for sub-main are not required; coils downstream of intercept shall provide for isolation valves.
- electrical conduits from new panel "E" to connected loads (i.e. FC's, CU's) route over and around steel detention cells; consideration is that the bolted steel cell construction is limited and unimposing upon installation of equipment and hardware subject of this installation, outboard of minor re-fit and for anticipation of reuse of existing openings for ducts, diffusers, and conduit and wire; provide cores in concrete walls as necessary; weatherize penetrations at exterior walls; foam fill penetrations at blocking and hard lid ceilings.

Please contact us if you have further questions on these matters.

Regards,

Engineering - Design - Analysis, Incorporated



Kevin M. Friedman, P. E.
CEO

KMF / la
2004 - EDA RFI 001 - City of South Gate - 8620 California Avenue, South Gate CA 90280

Engineering - Design - Analysis, Incorporated
10231 Slater Avenue Suite 207 Fountain Valley CA 92708
714 913 8393 - phone 866 425 4336 - fax edaincorporated@aol.com

CSC Response to job walk questions

Devon Charnley <dcharnley@csceng.com>

Thu 3/31/2022 3:18 PM

To: Emilio Murga <emurga@sogate.org>

Cc: Emilio De Murga <EDeMurga@willdan.com>; Christian Goerrissen <CGoerrissen@csceng.com>; Franco Seif <fseif@csceng.com>

CAUTION: This email originated from outside of Willdan. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Emilio, See my responses below (in red):

Please provide answers so that I may post them on the City's website, Ebid Board and inform attendees. See my answers in blue below:

My notes from site visit:

1. Is entire area of attic space to be abated or only a section. If only a section, then where will the attic be closed off? - **Answer: The entire East wing should be abated - there is a barrier between the east wing and the administration and detectives' wings. There maybe cut-outs in the attic wall between the attic spaces which will need to be sealed in order to establish negative pressure in the work area - the abatement contractor will need to seal any openings to the work area.**
2. City will provide padlocks for condenser cages.
3. Other site visit questions are already addressed in M. Feyka's email below.
4. There might be additional questions and comments from Kevin Friedman, EDA, Inc.

Hi Emilio

Attached are the RFIs we have based on the job walk.

1. Area to be cleaned. Can we get clarification on square footages or diagram from Hygienist of area that needs to be cleaned. **Answer: CSC's report is an estimate of the square footage of the entire attic space (East Wing) that was found to be contaminated - the abatement contractor should verify the square footage for their proposals/estimates. Due to the extent of contamination, the entire East Wing attic space is considered affected.**
2. We need clarification on expectations of the area above the hallway that looks like popcorn ceiling, Will we be allowed to encapsulate after hepa vacuuming. **Answer: The acoustic spray (popcorn) tested positive for asbestos - any disturbance should be handled appropriately. The acoustic on the ceilings in the jail and office areas was found in good condition and does not need to be removed. However the overspray (if any) in the attic area should be considered porous friable ACM, also contaminated, and will need to be removed. If there is a hard lid with acoustic spray on it above the drop ceiling, then that portion does not need to be abated as part of the attic clean-up - HEPA vac and encap will be sufficient.**
3. Will Pipe insulation and Ducting Insulation all be removed or just areas to be abated. **Answer: any porous contents or building materials in the attic space East Wing should be removed and discarded. Pipe insulation (if jacketed/sealed) can be wet-wiped and HEPA vacuumed rather than removed. Duct insulation - if exposed (e.g. fiberglass without canvas or wrap) should be removed and discarded.**
4. Ceiling tiles. It may be better to remove and replace ceiling tiles due to T-Bar cleaning and in areas removal for access to areas where the units and duct work will be attached. Also staining of ceiling tiles already

there as well as damaging them when cleaning or removing them for access. **Answer: agreed - ceiling tiles are much easier to discard as ACM than to try and clean as they are porous. We (CSC) can include testing of the ceiling tiles as part of the clearance process, but I do not recommend.**

5. The existing electrical panel in the jail area to be used for powering the fan coils / HW valves: We will need to penetrate either the plaster or drywall ceiling. Can you confirm if these areas need to be abated ? also provide a detail on final ceiling of the penetrations (3/4" conduit)
6. Confirm that we can drain down the hot water loop for the purposes of cutting in new 3/4" HW lines for the new fan coils.
7. In order to control the hot water coil and fan coil, we will need a basic controls system to include relays, input sensors (HW temp, flow on/off, air temp, valve open/closed etc) and a logic controller to run this. It will be in a panel. Do you have a proposed location for this panel?
8. We will need to remove some of the plants to install the condensing units. Does the City want to re-locate these plants or dispose of them? **Answer: Conflicting plants on north side of Jail wing can be removed, we do not need to replace the plants.**

Thank you,

Michael Feyka
F.M Thomas Air Conditioning
Ph. 800-660-0891
Cell. 714-474-1364
GSA #47QSHA18D001K
F.M.Thomas Means Service