

Addendum 12
10/11/22
Request for Information 4

1. Please provide pictures of inside the existing fuel building located on Floating Dock D. Please include details of existing fuel dispenser model and connection details.

Sheet 9 of Appendix B of Bid Documents, the preliminary design plans, incorrectly notes that the project includes re-establishing fuel service on the new dock. No work other than removing the dock and fuel shed (which is empty) will be required in this bid solicit. Floating dock supplied fueling service was disconnected many years ago by the Port. The Port will be responsible for removing and reinstalling the power shut off equipment that is currently attached to the outside of the shed. Please refer now to updated Sheet 9, Rev.2 in Addendum 13.

2. Do the existing Fuel Dispensers have an existing Card Reader System for Payment? Please provide information on what type of system the Port would like to have on the dispenser when re-installed on the New Floating Dock. N/A
3. Is it the Ports Intent to Salvage the existing Covered Building that houses the existing Fuel Dispenser on Floating Dock D and re-install following new float installation? Can the existing or new fuel dispenser be installed without the enclosed structure?

We do not intend to salvage the existing shed which is empty.

4. Please advise if the existing rusted Fuel Dispenser located on the Concrete Pier near the fuel tank will need to be replaced prior to re-connecting fuel dispenser on the floating dock. N/A
5. Will the existing Electrical Panel and equipment feeding the Marina Slip Services need to be replaced?

The transformer that feeds the east approach to the marina is 25 kva. 4" conduit runs to the electrical box/panel on the loading/offloading pier. This is a 400 amp service panel, 120/240v single phase, which may require a new box if an upgrade is necessary. The panel has three 200-amp breakers which currently serve different sections of the marina. The Port will be responsible for panel upgrades if necessary based on the final power design.

6. Will power need to be provided for the Transient Side Tie along the Breakwater Float? Will Power need to be provided for Transient Side Tie along Floating Dock D?

Yes, we're looking for one 50 AMP 120/240 volt service for large transient boater use along the outside of the breakwater float. Power does not need to be provided for transient side tie along Dock D.

7. Considering the proposed electrical loads for the Marina Power, is a substation on the new floating dock anticipated to be required to accommodate the power services toward the ends of the Main Floats?

Given the length of the main walks, this may be necessary. Design-Build to evaluate and incorporate in bid.

8. Can the Port provide pictures of the existing Electrical Panels, Equipment and Transformer currently in service?

We have primary power sources located at both the east and west sides of the marina along First Street. These have ample capacity for upsizing, which the Port, working with the City (who owns the local power utility) will be solely responsible for as necessary based upon the final agreed upon design. The west end transformer is 75 kva, 3 phase, and serves the west side of the marina along with a few other businesses on the High Dock. The Port will be responsible for any transformer upgrades, phase modifications, and a new panel box at the west end, and will ensure the land side connections are readily available to serve the marina.

9. Is the Port anticipating on having a Power Pedestal located for every other Boat Slip? Would one Pedestal for every four slips be acceptable?

Yes, one pedestal for every four slips would be acceptable, provided it is designed to avoid creation of trip hazards.

10. Has the Fire Marshal been involved with the preliminary planning of the Marina Redevelopment? Please provide information on the requested portable firefighting stations mentioned on the permit drawings and the contact information of the local Fire Marshall who has been involved with preliminary project planning.

We are no longer requesting portable firefighting stations to be provided with this bid solicitation. The portable stations mentioned on the preliminary permit drawings were premature. Please base your bid on the following: Provide 2 ½" fire standpipes, fire extinguishers, and emergency communication in accordance with Oregon Fire Code Chapter 36 for Marinas. Provide a painted 10'x4' area on the floats to designate the staging area around the fire stand pipes. Assume dry fire line and/or mobile fire units not required.

11. The existing Geotechnical Information provided in the project documents is minimal and does not provide relevant information in determining the proper installation approach and equipment that should be used for pile installation. Does the Port have Geotechnical Information from the State Boat Ramp Facility Constructed adjacent to the Jobsite? The State should have on record a geotechnical boring showing the rock densities and soil classifications along with Pile Records for the Float Guide pile at the Boat Ramp and the Fishing Dock adjacent to the Boat Ramp. Please provide this information.

We do not have any further geotechnical information other than what has been provided. We have made previous requests to the State for this information but so far have been unable to

obtain anything. Our permits and the preliminary design assume that all piles will need to be socketed.

The geotechnical exploration performed by USACE prior to the original construction of the boat basin indicates sandstone and siltstone at the basin dredge Elevation of -13'. Original steel piles were socketed during installation.

12. Due to the current schedules of Contractors, Subcontractors, Sub-consultants and Engineers, along with the limited geotechnical and utility infrastructure information, would the Port consider extending the Proposal Deadline a minimum of 7 Calendar Days to allow time for a more accurate GMP presentation? Please Advise.

We've made an extension beyond 7 calendar days.

13. During preparation of preliminary float layout for our proposal we discovered that the dimensions provided on the drawings in RFP do not fit the actual dimensions of the mooring basin. Attached is a drawing that provides an accurate layout with the dimensions provided. Please review this drawing and provide revised dimensions or layout for proposing contractors.

The Contractor correctly identified the scaling issue. See updated layout of the marina with the correct scaling in Addendum 13 (Rev.2). The over-water coverage slightly reduced, and the number of piles drops from 49 to 48. Revised slip count:

Slip Length (ft)	Number
70-80	2
60	6
38	35
30	27
20	20
Total:	90

14. Would the Port consider revising the RFP to a "phased" approach?

The Port is proceeding with the design build based on the RFP documents as amended by RFP question responses.

15. What is the static water system pressure at the marina?

The static water pressure measures 87 pounds.

16. What sizes are the existing water connections at the east and west approach piers?

The supplied water line on the east and west ends of the marina is 2".

17. Answer 12 in addendum 10 states the 50% open area requirement applies to the support floatation and framing system below, and the decking, separately but not combined. With the concept of two longitudinal HDPE pontoons, pontoons small enough to have less than 50% coverage will not provide enough floatation. For example, the two 18-inch pontoons for the 4-foot finger float shown in the RFP concept drawings cover 75% of the area. Please confirm if HDPE pontoons can be excluded from the 50% coverage area requirement for the framing system. If not, the proposed concepts will have to vary significantly from the concept in the RFP.

Yes, the narrower HDPE pontoon framing system can be excluded from the 50% coverage area requirement.

18. The permit documents in the RFP mention use of a bubble curtain if impact driving is necessary but not for use of a vibratory hammer. Since piles are expected to be socketed into rock per the 30% plans and comments made at the site visit, please clarify if the intent of the permit documents are to use a bubble curtain during socketing.

Our understanding from the permit documents is that the use of bubble curtains is not required for socketing work.

Are drill spoils allowed to remain in the waterway or are they to be disposed of offsite?

Provided the action does not exceed allowable turbidity thresholds the drill spoils would be allowed to remain in the waterway.