



To: All Prospective Bidders

From: Purchasing Department

Date: June 9, 2021

Subject: Inquiries and Responses

RFP/ITB#: RFP# 104 - 2021 Power Washing and Stone Sealing

### **Inquiries and Responses:**

**1. Regarding section II Scope of Services**

1<sup>st</sup> bullet point- It seems that the desire is to clean in lieu of “sealing”, however, I would believe that before sealing, one would want to clean any way. Is the request to clean in addition to sealing?

**MCC may instruct to clean and not seal or clean then seal.**

**2. Bullet points which address 200 degree hot water- Is there a PSI in general desired for the surface cleaner? 1500/2000/3000/4000/5000**

**The PSI would be selected by the vendor to achieve professional results and not damage the surface being pressure washed.**

**3. Bullet point regarding Song Writers Hall of Fame- 30 psi is lower than standard domestic water hose pressure. Is the intent for 300 psi?**

**Yes, the intent is to protect the engraved names in the crab orchard pavers/  
Professionally cleaned at contractors selected PSI to protect the soft stone from etching without causing damage.**

**4. Bullet point regarding seating platforms of terraces- same question as Song Writers Hall of Fame. 30, or 300 psi?**

**See previous response.**

5. Bullet point regarding spot treatment of stains- Does the owner understand that even with this treatment that stains will not only not go away, but will come back as the oils migrate to the surface from deeper in the concrete? Non-oil stains will be mitigated.

**Understood.**

6. Also regarding stains- As we will be using a degreaser, this will suspend oils in the water. Please confirm the intent of capturing and treating wash water for suspended dirt. Also confirm if it is the intent to capture the suspended oils. Or, is it the intent to simply prevent dirt and debris from clogging the drains? Do we know if any drains are currently clogged or do we need to test each one we plan to use to notify owner if they are already clogged?

**This is to prevent clogging of drains. There are no known drain issues. Drains in the parking structure are limited, therefore water extraction in areas will be necessary. We recommend an environmentally friendly degreaser.**

7. Aggregate sealing- A 100% acrylic sealer is a topical treatment and will change the appearance of any treated surface and tends not to allow for the substrate to breath well. Is the intent to not alter the appearance of treated surfaces and if so would a 100% silane sealer be preferable. We understand that the owner is sourcing the sealer.

**We are not sourcing the sealer, the sealer will be provided by contractor and approved prior to application. The incumbent contractor uses an acrylic sealer. The previous sealer is identified in question #15.**

8. Considering that the facility will remain open and maintains considerable traffic on a daily basis and may have events that extend into the evening hours, will the owner provide a current planned schedule for the start date of work, conflicting events at the facility and possibly consider an extension to the 30 day time limit for exterior activities?

**All work will be scheduled, parking areas cleared on scheduled cleaning days. Based on activity levels an extension may be granted.**

9. Traffic control for surface areas to be cleaned is critical- What control can the owner extend in order to ensure drive on areas to be cleaned are cleared so that contractor can proceed unhindered?

**See previous response. We have done this successfully many times before.**

10. Not all areas will be scheduled as one project- How long does the owner anticipate this project to last, or is this many little jobs to be executed over the course of a year or more?

**The parking garage is typically scheduled separately from other areas of the facility.**

**Other areas are completed by working around the facility until all is complete. It is not our intention to ask the vendor to mobilize and demobilize numerous times.**

11. Spot clean within 48 hours notification- Is this the response time only, or response time and clean time. If the latter, it may take longer than 48 hours depending upon the area to be cleaned and removal of vehicle or other obstacles which may impede cleaning.

**Scheduled work will be in a timely manner and expect work to start within 48 hours**

12. Who is the Director of Engineering for the solicitation mentioned above?

**Terry McConnell**

13. Will the Purchasing Department consider ODP (Owner Direct Purchase) for the acrylic sealants, cleaning agents or other applied coatings?

**MCC would prefer the vendor purchase any required/approved sealer as part of their scope.**

14. Can we submit our product options directly to the Engineering & Purchasing department's for review? "Contractor is to provide 100% pure Acrylic Sealer approved by Director of Engineering or designee."

**You may provide in your proposal your recommended sealant.**

15. What acrylic sealant has the current contractor used?

**The previous contractor used acrylic sealer from Warren Paint and Color Company 615-292-6655. I understand specified sealer was 30% solids/material number V15727.**

16. Water recovery is only specified in the RFP for the garage cleaning. Please confirm under city storm water runoff requirements that this only applies to the garage, or if it also applies to the plazas.

**This primarily applies to the garage, but we do expect standing water to be eliminated.**

17. What is the minimum portion of any level in the garage that will be available to the contractor to clean at any one time.

**We understand the cost of mobilization and will maximize garage availability according to the event schedule. Large areas (typically half of a level) will be roped off in advance and made available for cleaning.**

18. For cleaning of the garage, how far up walls or columns does the owner wish to clean?

**Approximately 3' and without spraying into any mechanical units or closets.**

19. For cleaning of vertical surfaces in plaza areas etc. how far up columns does the owner wish to clean?

**Approximately 3' and without spraying into any mechanical units or closets.**

20. Some individual areas to be cleaned are so small that they will constitute less than a days work. Will the center consider combining these smaller areas with another activity to help provide cost effectiveness for the contractor or provide for an alternative minimum charge?

**Yes**

21. Does the owner wish to consider voluntary pricing option for repair of existing damaged concrete and or sealants (caulk)?

**You may include but it will not be weighted in the scoring.**

22. During conference room meeting, MCC stated that the contractor would acquire and pay for the sealer (Warren Sealer). The RFP stated that MCC would acquire this. Will the owner or the contractor be responsible for acquiring this sealer?

**See #13 Response.**

23. During the site walk, Kanilli discussed a product called D2 which is a biologic cleaner for molds fungus and algae which is environmentally friendly, PH neutral. It works by killing the growth and while it does not immediately remove all embedded biologics, it kills them and they continue to fade with time. It is used extensively In the Nations Capitol for monuments. Does the owner wish to consider this as an add option for the stacked stone, and orchard stone as pavers or capstones?

**You may include but it will not be weighted in the scoring.**