

LYTTONSVILLE REQUEST FOR PROPOSAL
Responses to Questions Posed by May 4, 2021

Much of the below information is from preliminary programming for a replacement Lyttonsville site/facilities, should be used only for the purposes of responding to the Request for Proposal, and is for guidance purposes only. Final plans will be developed via a collaborative design process and are subject to the final approval of WSSC Water.

1. *Will the construction of the replacement site be subject to prevailing wages / Davis-Bacon?*
No.
2. *What fuel management system is required at the fuel pumps?*
VeederRoot is the system that is currently used.
3. *How many fuel pumps are required?*
A minimum of four.
4. *How many gallons of diesel and gasoline storage do you need?*
Diesel – one 10,000-gallon tank
Gasoline – two 10,000-gallon tanks
5. *Are the fuel storage tanks above or below ground?*
WSSC would prefer for the tanks to be above ground, but if the site cannot accommodate this a below ground location may be acceptable.
6. *Can we get data on the breakdown of female versus male staff? Historical/ future projection data is helpful.*
The current program recommends using 80%/male, 20%/female for purposes of locker room calculations, subject to refinement during the design phase.
7. *Is a new communications tower required and provide specifications for tower?*
A new tower may be required depending on the site and other considerations. This decision and tower specifications will be determined during the design phase.
8. *Who is procuring the appliances, the maintenance equipment, racks and shelving, systems furniture, AV equipment?*
Offeror – appliances; see page 20 of the Request for Proposal
Offeror – racks and shelving
Offeror – systems furniture; specifications to be determined during the design phase
WSSC – AV equipment
WSSC/Offeror – “maintenance” equipment will be procured by both entities, depending on the actual items.

9. *Please provide specifications and quantity of maintenance equipment to be provided by offeror i.e., lifts, air compressors, lube systems, etc.*

It is anticipated that WSSC will provide this equipment.

10. *Please clarify if offerors are to include lockers. If required, please provide quantity and size.*

Offerors are to provide full height lockers that are 18-24 inches deep. The exact number of lockers will be determined during the design phase.

11. *Please provide telecom requirements for cabling or if this is to be provided by WSSC.*

An offeror will be required to provide, at a minimum, conduit.

12. *Please clarify if WSSC is to provide the security system. Please provide information about what pathways (if any) are needed for the security system.*

An offeror is required, at a minimum, to provide the infrastructure needed for the security system. Additional equipment, such as cameras, may also be required.

13. *You currently have 3 rotary lifts and 3 in-ground lifts. Please confirm this is what you require in the new facility?*

The current program is as follows: three (3) rotary lifts; two (2) drive-on lifts; one (1) drive-on lift with a lift capacity of 60K.

14. *Do you need covered storage for hay, and if so, how much?*

Yes; size to be determine during the design phase.

15. *Is a laundry area required for uniforms?*

No.

16. *Are CADD files available for the existing facility?*

CADD files are not available during the solicitation phase.

17. *Does the pavilion and green space requirement of 9,000 also include a basketball court?*

The recommended 9,000sf of green space includes space for a basketball court.

18. *Please clarify if the vehicle wash bay/shed can be attached to the main building or maintenance building. What size vehicle does the bay need to accommodate? Please confirm a vehicle wash system is not required.*

The wash bay could be connected to the main or maintenance building or could be a separate facility all together. An automated wash system is not required; however, the building needs to be equipped with an industrial hot/cold water pressure washer, catchment system for dirty water, sediment and oil, and lighting for night operations. The vehicle size that needs to be accommodated will be determined during the design phase, but is estimated to be in the 40' by 12' range.

19. *Please provide the count of offices, staff workstations, hoteling workstations and manager workstations required.*

The current program, subject to refinement, is as follows:

- Two (2) offices at 120sf each
- Forty (40) workstations at 48sf each
- Twenty-two (22) workstations at 64sf each
- Space for 124 hoteling workstations at 15sf each

20. *Please provide room counts for other spaces including copy/workroom, huddle/conference room/multiple purpose rooms, pantries, sleeping quarters.*

The current program, subject to refinement, is as follows:

- Copy/workroom – minimum of 2
- Conference/multi-purpose room – minimum of 1 2,450 sf multi-purpose room; 2 small conference rooms of 200sf each; 2 large conference rooms of 350 sf each
- Pantries – minimum of 2
- Sleeping quarters – minimum of 2

21. *Please provide number and size of storage bins required and what they will be storing.*

The current program, subject to refinement, is as follows:

- A total of twelve (12) bins at approximately 13' wide and 24' deep; to store general scrap, gravel, dirt and various metals. One bin to be a large dirt bin at approximately 26' wide and 21' deep.

22. *Please clarify if offerors are to provide any overhead cranes. If so, please provide quantity and sizes required.*

There is currently one crane with a capacity of three tons and one with a half-ton capacity on the site that will need to be replaced. Procurement responsibility to be determined.

23. *Please clarify if the non-vehicle storage areas only require to be fenced.*

Yes.

24. *Please provide fencing requirements. Is fencing to encompass the entire site? What type of fencing is required, height, style, anti-dig?*

Fencing around the site will be required; specifications to be determined during the design phase.

25. *Please provide site hardscape requirements for non-vehicle storage and the material yard -- i.e., concrete, asphalt, stone.*

If the area is exposed, concrete is preferred.

26. Please provide guard booth requirements including heating/cooling, telecom/data, etc.

Requirements consist of the following: heating/air conditioning; restroom; conduit for telecom, security gates/monitoring and electrical; electrical closet; two exterior doors; tinted glass for visibility in all directions.

27. Please clarify if an emergency generator is required. If required, please provide what items require back-up power.

Yes; specifications to be determined during the design phase.

28. The below will be addressed during the design phase:

WSSC standards for architectural/building design.

WSSC's removal, relocation and reinstallation of any reused equipment, and a list of all equipment to be reused.

Minimum ceiling heights for storage, warehouse, and garage bays.

Heating and cooling requirements for the storage, warehouse and garage areas.

Number and type of electrical vehicle charging stations

Disposal pit for vacuum trucks