

City of Alamo Heights Swimming Pool Project
Pre-Bid Meeting – Tuesday, October 14, 2019 10:00 am

Questions

1. Regarding Pump Specifications –

An Addendum is being issued for a change in Pump Specifications

2. Item 103 – Remove Title & Coping on diving Pool & Lap Pool only

Terry Smith – Schedule of Values required to be put in the bid?

Payment and Draws – Periodic payments will be made based on values as shown in the Schedule of Values and the percentage of completion as submitted by the Contractor and approved by the Engineer and City of Alamo Heights.

Item 200 – New Schedule 40 PVC to connect with existing supply – needs to be Schedule 80 PVC-

An Addendum shall be issued for Schedule 80 PVC.

3. Gutter System –

Are you going to provide a plumbing layout for that and how many drops going to be in the gutters – should be a minimum of 2 for the size of the lap pools – need to have some direction – 6” pipe – 6 feet per second –

Plumbing layout shall be followed according the manufactures recommendations. The number of drops going to the gutters shall be in accordance with the manufactures recommendations. If necessary, the Contractor shall provide a schematic diagram showing necessary equipment piping and equipment to be installed.

4. Item 401 - Project signs – any direction on what you want on that?

One project sign – 4 X 8 in size is to be provided by the Contractor. The Engineer shall provide wording for the sign.

Other signs to be provided by the Contractor shall be general pool signs that meet the regulations for pool systems.

5. Item 402 – Fencing & Fencing Repair – nothing in the drawings

Basically closing in that end where filters are located including one 12' gate swing and two 6' panels will be required

6. Item 405 – Hydro mulching -

Manager of the pool has requested sodding. All areas that are disturbed shall be sodded with Saint Augustine.

An addendum shall be issued.

7. Item 406 – Install New Rope Anchors

These racing lane rope anchors that consists of blue products that go on the side of the pool.

8. Requesting to add another gutter company to the mix for bidding – if an alternate, substitute, equal is sent in – Will I be charged to evaluate?

Follow Article 11 as shown in the Instructions for Bidders for submittals and required timing and fees.

9. Somewhere in 185 pages – whoever is the contractor – they have to bring it up to code. Need more direction on pipe sizing – 6' per second – need plumbing drawing. If you have 2 drops – this is the flow rate on that pipe – if you have 4 drops – this is the flow rate on that pipe. 6" pipe on plans – needs to 8" pipe – when you start renovating something like this you are not grandfathered in on anything. All plumbing has to be brought up to code.

GPM – 12" - 4.33 feet per second

10" – 6.15 feet per second

Schedule 80 Pipe – 6.7' per second –

Not up to code – going to get slammed – has to be 12" pipe coming out of the pump – all the way over to the filters.

Contractor is responsible for replacing all piping and electrical equipment necessary to meet the City of Alamo Heights Code.

This is a Design/Building Project, As far as the Contractor is concerned, we do not know what is under the chase. That is one of the mysteries of this project. Whatever is necessary shall be done and shall be done according to the City of Alamo Heights Code. Bid accordingly.

Contractor shall meet the code – electrical, plumbing, conduit – shall meet the code and Contractor will be doing the Design/Build. As far as mystery of what is in chase - We do not know what is there – what’s crumbled, needs to be replaced.

All needs to be incorporated in bid.

Contractor to provide piping diagrams for all piping for approval by the Engineer. Piping diagram shall show proposed sizes, velocity, schedules and flow for each piping section.

10. New gutter system is going to have the plumbing for supply pipe and outfall chambers. All other piping and plumbing in the chase is going to be abandoned – correct?

No, all necessary plumbing, electrical, equipment or apparatus necessary shall be replaced at the request of the Client. This includes but is not limited to the electrical wiring and lighting that will meet the code.

11. Is there an electrical diagram somewhere that shows where the wiring goes for any of the buildings?

No, the Contractor is to provide drawings of what is proposed to be discussed with the Engineer.

12. Bob Schneider – CGC Contractors – Questioning that the Contractor has to be scuba certified, provide on-call emergency service for a two year period, have a letter from the equipment manufacturer stating the Contractor is an approved installer/dealer. Does that apply to the Contractor that the contract is written with or can we a General Contractor utilize a Sub-Contractor to meet that requirement?

Contractor may hire an approved Technical Assistant as necessary.

Joe Davila with Davila Construction and Bob Schneider with CGC General Contractors left the meeting at this time.

13. John Hans – engineering on the concrete slab base for the filter

Client will provide a drawing showing the concrete base for the filter system.

14. John Hans - The specifications state that that all electrical will be removed – assume everything will be gutted.

No, only if electrical does not meet the Code.

Replacements – in all areas, where necessary as determined by the City Inspector, shall replace all damaged, electrical, piping with new material that meets the current city of Alamo Heights Code Requirements.

We cannot answer your questions more clearly – This is an old structure. The Contractor shall find the answers when you construct this project.

15. 11,000 gallon surge tank requirements

Surge tank volume is being evaluated.

16. I am contacting you today to ask for the project's estimated budget/cost if available.

Project Estimate is not available.

17. Is there are any fabric shade structures included in the Alamo Heights Swimming Pool project?

There are none.

18. **Question asked to DSHS:** The Alamo Heights swimming pool was built in the late 40's and has an existing surge pit with right at 2,000 gallon capacity. The code requires 1 gallon of surge capacity per 1 sqft. including the capacity of the gutter and to comply with requirement it seems that City would need to install an 11,000 gallon surge pit.

The use of the Natore stainless steel gutters with surge wiers is being proposed. The manufacturer Natore claims that their wier system on the gutter will eliminate the need for a surge pit all together and in most cases will satisfy State and Local codes. Please see the excerpt below from the manufacturer and the attached documentation.

The use of Automatic Surge Control Assemblies allows for in-pool surge capacity of one gallon per square foot of surface area. This matches most state code requirements. This in-pool surge capacity eliminates the need for a surge tank and its associated costs.

*A one square foot "slab" of water that is 1 5/8" in thickness has a volume of one gallon. Natore Automatic Surge Control Assemblies are designed so that the normal pool operating level during quiescence is 1 5/8" below the lip of the Natore Stainless Steel Recirculation System. **Since the water has 1-5/8" to rise before it reaches the gutter lip, you have one gallon of surge capacity per square foot of pool surface area.***

Answer from DSHS: A law was passed in 2019 by the Texas Legislature that adopted the ISPSC as the pool code in municipalities. Although the intent was to standardized residential pool construction in municipalities, public pools and spas were impacted in many ways. For instance, the ISPSC requires the following: Section 1: Additions, alterations, renovations or repairs to any pool, spa, or related system shall conform to that required for a new system without requiring

the existing systems to comply with the requirements of this code. This means that if a system is remodeled it must come up to the new codes, but if a system is not renovated, untouched essentially, the system does not have to be brought up to current codes.

2018 International Swimming Pool and Spa Code (ISPSA): Section 315.4.1 Surge Capacity: Where perimeter surface skimming systems are used, they shall be connected to a circulation system with a system surge capacity of not less than 1 gallon for each square foot of water surface. The capacity of the perimeter overflow system and related piping is permitted to be considered as a portion of the surge capacity.

Below is the corresponding from the Model Aquatic Health Code:

4.7.1.4.4 Surge Tank Capacity

4.7.1.4.4.1 Net Surge Capacity All POSs shall be designed with an effective net surge capacity of not less than one gallon for each square foot ($40.7 L/m^2$) of POOL surface area.

4.7.1.4.4.1.1 Surge Components Surge shall be provided within a surge tank, or the gutter or filter above the normal operating level, or elsewhere in the system.

4.7.1.4.4.2 Tank Capacity The tank capacity specified shall be the net capacity.

4.7.1.4.4.3 Tank Levels The design professional shall define the minimum, maximum, and normal POOL operating water levels in the surge tank.

4.7.1.4.4.3.1 Marked The surge tank's minimum, maximum, and normal POOL operating water levels shall be marked on the tank so as to be readily visible for inspection.

4.7.1.4.4.4 Overflow Pipes Surge tanks, shall have overflow pipes to convey excess water to waste via an air gap or other approved BACKFLOW prevention device.

4.7.1.4.5A Tolerances Gutters shall be level within a tolerance of plus or minus $1/16$ inch ($1.6 mm$) around the perimeter of the AQUATIC VENUE.

4.7.1.4.6A Makeup Water System

4.7.1.4.6.1 Automatic Makeup Automatic makeup water supply equipment shall be provided to maintain continuous skimming of POOLS with POSs.

4.7.1.4.6.2 Air Gap Makeup water shall be supplied through an air gap or other approved BACKFLOW prevention device.

4.7.1.5 Skimmers and Alternative Gutter Technologies Using In-Pool Surge Capacity

Current pool rules: (d) **Specific requirements for perimeter overflow (gutter) systems for post-10/01/99 pools and spas.** Perimeter overflow (gutter) surface skimming systems for post-10/01/99 pools and spas shall comply with the following:

- (1) If a perimeter overflow (gutter) surface-skimming system is used as the sole surface skimmer system, the system shall extend around a minimum of 50% of the perimeter of the pool or spa.
- (2) If a perimeter overflow (gutter) surface skimming system is used, it shall be connected to the circulation system with a system surge capacity not less than 1 gallon for each square foot of pool surface; gutter as well as gutter piping capacity may be counted as surge capacity.
- (3) If a perimeter overflow (gutter) surface skimming system is used in a spa, it shall be connected to the circulation system with a system surge capacity not less than 2 gallons for each square foot of spa surface.

- (4) The hydraulic capacity of a perimeter overflow (gutter) surface skimming system shall be capable of handling 100% of the circulation flow.