



St. Johns River Water Management District

Michael A. Register, P.E., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • www.sjrwmd.com

DATE: January 25, 2024
TO: Prospective Respondents
FROM: Christina Holloway-Williams, Associate Procurement Specialist
SUBJECT: Addendum 3 to Quote Request 39384, Pressure Cleaning and Water Sealing Services of Recreational Structures – South Central Region.

Listed below are the questions and answers presented during the non-mandatory pre-bid meeting held on Wednesday, January 24, 2024.
Please make all appropriate changes to your quote documents.

South Region is: SR 60 North to 520.

South Central Region is: 528 just South of I-4 West to just East of Orlando (more Northern Region) and is more wet than the South Region.

NOTE: South Region - In the Statement of Work (SOW), Table 1, C-54-Manatee Overlook – this is the only District property at this time that will have a scheduling issue. Work must be scheduled with the District PM for work at this location.

Q1: For the concrete boat ramps, are the docks, sidewalks, and parking lots included?

A1: No, only the boat ramps and associated docks.

Q2: Will all wooden surfaces be water sealed, including benches, signs, and signposts?

A2: Yes, all wooden surfaces are to be sealed, with the exception of any composite wood surfaces.

Q3: For the pavilions, are the sidewalks and parking lots included?

A3: No, only the pads and pavilions.

Q4: Are we able to work at night if we bring our own lighting, etc.?

A4: No, no night work is allowed. Monday through Friday, daytime (Sunrise to Sunset) work only.

Q5: When is the completion date for both regions?

A5: Work will begin within 14 days of the contract being awarded and both projects should be completed by May 31, 2024.

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Q6: Are there hydrants on main roads nearby that we can use meters to fill up with in between locations?

A6: In between locations we cannot confirm, but near our sites there is nothing metered. Contractor will need to bring their own water to the remote locations.

Q7: Can we pull water out of nearby waters with a trash pump into our tank?

A7: Yes, you may pull water with a trash pump.

Q8: Is there water and/or electricity at the pavilions?

A8: No, there is no water or electricity at any of the sites.

Q9: What were the amounts of both previously awarded contracts and who were they awarded to?

A9: The South Central Region was awarded in 2021 in the amount of \$17,620 to Atlantic Pools, LLC.

The South Region has not been previously advertised for bid/quote.

Q10: How long ago were the structures sealed?

A10: The South Central Region was cleaned and sealed in 2021. The South Region has not been done.

Q11: Are the entire structures being sealed from the roof line to the ground? For example: rafters, support boards in the rafters, plywood, etc.

A11: Only the areas that are wood will be sealed.

Q12: Can any other type of boat be used for the locations labeled "airboat accessible only"?

A12: An airboat would work best as the waters are quite shallow, but may be able to use a smaller boat (For example: a Jon boat)

Q13: Will a pontoon boat work to access these locations?

A13: Possibly, but airboat is preferred.

Q14: For the wooden structures, are the walls and horizontal surfaces included?

A14: Yes, the entire structure is to be cleaned and sealed.

Q15: For the boat ramps, is the concrete underwater to be cleaned?

A15: No, just the exposed ramp and associated docks.

Q16: For the boat ramps. When cleaning areas above the waterline, we will have berms placed to keep debris out of the water, but will the water stream from cleaning be required to be reclaimed and not enter the water at all or is there a permit required?

A16: No permit will be required and all products that will be used are required to be water safe and a MSDS for the products to be used is required to be submitted to the District for approval.

Q17: Will we have access to the PowerPoint presentation shown today?

A17: Yes, the PowerPoint presentation will be attached to the Addendum.

Q18: If we bring an airboat from 2 hours or so away, would we be able to store it at a District facility?

A18: Yes, we have some areas that we can store the airboat securely.

NOTE: South Central Region, Seminole Ranch, Snake Creek has a unique observation tower structure, dual towers with connecting walkway.

Q19: Do you want the entire structure at Snake Creek cleaned and sealed?

A19: Yes, the entire structure. The metal roof is to be cleaned as well.

Q20: How tall is the structure at Snake Creek, 20-30 feet tall?

A20: The Snake Creek Tower is 24ft for the platform and 35ft roof height.

Q21: Are there any painted wood surfaces at either Region?

A21: No, there are no painted wood surfaces.

Q22: Is there a list of how many canopies/structures are in both Regions?

A22: Yes, refer to Table 1 in the SOW

Q23: For the wooden tables, do you want these sealed as well?

A23: Yes, all wood surfaces should be sealed with the exception of composite wood.

Q24: Do you have an approximate square footage of concrete versus wood at each site?

A24: Due to the size of the areas that we cover, this is the best estimate we can provide (Table 1 in the SOW).

Q25: Is there a way we can find out which locations have a large pavilions and which locations have small pavilions?

A25: Large pavilions located in the South Region at Fort Drum and Three Forks.
There are no large pavilions located in the South Central Region.

Q26: At the boat ramp or metal structure, if there are yellow or rust stains, do these need to be removed? These types of stains cannot be removed with only pressure and/or solution.

A26: Bring to the attention of the inspector or District's PM and we will address accordingly.

Q27: You have mentioned the South Central Region covers 4 counties, what are these?

A27: We will be focused on Orange, Seminole, Volusia, and Brevard counties.

Q28: How long after the bid closes will the contract be awarded?

A28: We legally have up to 30 days to send out the notice of intended decision (NOID) to award the contract. However, it is typically a lot sooner.

Q29: Are both exterior and interior roof surfaces included in the SOW?

A29: Yes, both are included in the SOW.

- Q30: Is standard bleach/sodium hypochlorite approved for use on the structures over water where runoff will be directly into open water?
A30: Once the MSDS has been submitted and approved by District environmental staff, then we can determine if this solution is approved for use.
- Q31: Graffiti was mentioned in the SOW. Are there any locations that are considered “more difficult” to clean?
A31: There are no real areas that have more graffiti than others.
- Q32: Do you have photos of the airboat access only sites?
A32: No, the locations are listed in Table 1 in the SOW. These are just generic weather shelters at these sites.
- Q33: If there is wood in disrepair, does that need to be repaired prior to cleaning/sealing or do we proceed? If repair is required, who has responsibility?
A33: Bring to the attention of the inspector or District PM and they will make the determination if we want to make the repairs or skip over it. This will be the District’s responsibility.
- Q34: Can we use a sealant other than Thompson brand if it meets the same ASTM requirements as Thompson?
A34: As long as it meets the requirements and the MSDS is approved by the District’s environmental staff, then yes.
- Q35: We understand that a 4x4 will be required to access some of the areas, but will additional equipment be needed to clear downed trees, brush, etc., or will this be taken care of by the District prior to our arrival?
A35: No additional equipment will be needed. This will be the District’s responsibility to have cleared and opened back up.
- Q36: Will the District close the pavilions to the public and reopen them or are we required to do that? For example: the sealer has a 24-hour cure time, would we need to go back out to remove caution tape or will the District take care of that?
A36: Yes, the pavilions will be closed to the public after sealing has been done. This will be the District’s responsibility.

NOTE: The Bid Due Date remains **2:00 p.m. Wednesday, January 31, 2024.**

Please acknowledge receipt of this Addendum on the **Cost Schedule Form** provided in the quote package.

If you have any questions, please e-mail me at chollowa@sjrwmd.com.

South Central Pressure Washing Sites

Seminole Ranch Observation Tower



Observation Tower



Weather Shelter



Geneva Field Station

