

Questions and Answers for the Facility Condition Assessment RFP

Do you have the square footage for all facilities? The RFP is missing SF on some of the listed facilities.

We do not have SF on all assets.

Wastewater facility assessments may require a specialist subconsultant, depending on what is being assessed. Are you looking at just having the WWTP building assessed or the special process equipment too?

See the revised list of assets in Attachment A. What we have listed is what we are interested in assessing.

The RFP mentions assessing to Levels 1, 2, or 3, but some of the scope mentioned (asset management, equipment serial #s) is more in line with Level 5. Can you confirm which level you anticipate?

The City is looking for a comprehensive condition assessment and inventory of major building systems and their individual components, including equipment, categorized according to the ASTM Uniformat II Classification system. Moving forward, the condition assessment and asset inventory data collected is going to be input into the City's CMMS system and used for ongoing monitoring of asset condition, maintenance planning/tracking, and planning/forecasting capital replacements so attribute information for each piece of equipment such as model and serial number is desired. With these primary objectives in mind, please describe in your approach which level of Uniformat II you believe best meets these objectives in the most efficient and effective manner.

Can you advise which CMMS the City currently uses?

The City is currently looking to purchasing a CMMS.

The asset table includes pump stations, reservoirs, wastewater treatment plant components (clarifiers, aeration basin, etc.), and the water treatment plant. Does the scope of facility assessment inspections, inventory data collection, and analysis include the WWTP and WTP process piping, equipment, and controls as well as the HVAC, mechanical, plumbing, and electrical systems that are part of the plant buildings?

See answer above regarding the City's objectives in regard to scope of assessment.

Can we assume that whatever as-built drawings and maintenance records the City has for the identified assets will be made available for review prior to the assessment survey?

Yes.

Reading through Task 2 it appears that the Scope of Work is exclusively on the Mechanical, Electrical and Plumbing assets. Is this correct or does the City want other assets included, such as substructure, Shell, Interiors, etc....?

See the question regarding the City's objectives listed above.

On the site list, it identifies items like skate park, statues and sculptures. Is the concrete and condition of the statues to be included in the assessment?

See the revised asset list below.

Similarly, the site list shows process piping. Is the City looking for an assessment of all accessible piping in the WTP?

See the question regarding the City's objectives listed above.

The RFP mentions assessing "building and major components". Is it the intent to get information on a System basis (i.e. rating for each cooling system) or are you interested in getting more granular assessment information on each type of equipment (i.e. Each fan, motor, pump, chiller, cooling tower, UV)?

See the question regarding the City's objectives listed above.

Attachment A

Revised List City Assets to be Included in the Assessment

Description	Address	Year Built	Area
CITY HALL	101 NW A ST	1975	16,354
COUNCIL CHAMBERS	101 NW A ST	1975	2,512
IT OFFICE	102 NW A ST	1976	1,250
HILLCREST FIRE STATION	199 NW HILLCREST DR	1973	9,470
FIRE STATION GARAGE	199 NW HILLCREST DR	1973	546
STORAGE BUILDING	199 NW HILLCREST DR	1973	540
TRAINING TOWER	199 NW HILLCREST DR	2010	2,046
SPORTS COURT RESTROOM	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	666
LARGE POND BRIDGE - 1152 SF	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	-
VOLLEYBALL COURTS (3)	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1994	-
VOLLEYBALL RESTROOM	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1994	672
PEDESTRIAN BRIDGE - 13,700 SF	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	2000	-
LAND IMPROVEMENTS (SPORTS COURTS)	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	-
HARRY & DAVID SHELTER	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1994	1,551
HARRY & DAVID RESTROOM	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	2001	800
LAND IMPROVEMENTS (PLAYGROUND)	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	-
MARK BRANDT WALL OF FAME	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1995	-
LEGION RESTROOM/PRESSBOX	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	1,280
LEGION GRANDSTAND	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	2,444
LAND IMPROVEMENTS (LEGION FIELD)	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	-

BABE RUTH CONCESSION/RESTROOM	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	576
HEART OF PARK-SHELTER III	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	2,072
PLAZA - PERGOLA I	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	1,628
PLAZA - PERGOLA II	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	1,628
PLAZA - PERGOLA III	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	693
PLAZA - PERGOLA IV OVERLOOK	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	1,902
HEART OF PARK-SHELTER II	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	420
HEART OF PARK-CONCESSION	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	676
RESTROOM - HEART OF PARK	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	780
BATTING CAGE/ALL SPORTS PARK	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	2003	-
CONCESSIONS/RESTROOMS/PRESSBOX - HUB	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	1,504
LITTLE LEAGUE STORAGE	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	672
LAND IMPROVEMENTS (HUB)	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	-
LAND IMPROVEMENTS (DECKS/DAMS)	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	-
RIVER WATER PUMPING STATION	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1998	180
POND WATER PUMPING STATION	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	180
PARK MAINTENANCE SHOP	1799 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	3,744
HEART OF PARK-SHELTER I	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	300
DUGOUT SHELTERS I, II, III, IV	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	728
LEGION DUGOUT #1	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	280
LEGION DUGOUT #2	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	280
BABE RUTH FIELD DUGOUT #1	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	272
BABE RUTH FIELD DUGOUT #2	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	272

SMALL POND BRIDGE - 215 SF	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	-
RENTAL REINHART	1635 Webster	1993	160skate 0
PLAZA PERGOLA ENTRANCE	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1994	305
WILDLIFE OVERLOOK DECK - 222 SF	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	-
POND SHELTER	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	462
SHELTER & VOLUNTEER MEMORIAL MARKER @ COMPASS @ PLAZA	1690 SW WEBSTER RD - REINHART VOLUNTEER PARK	1993	300
SOCCER FIELD (SYNTHETIC) W/FENCING	1799 SW WEBSTER RD - REINHART VOLUNTEER PARK	2018	-
PARK SHOP	300 BLK E PARK ST- RIVERSIDE PARK	1960	2,148
EQUIPMENT STORAGE SHED	300 BLK E PARK ST- RIVERSIDE PARK	1960	960
GAZEBO-CENTENNIAL	300 BLK E PARK ST- RIVERSIDE PARK	1984	800
BALLFIELD RESTROOM	300 BLK E PARK ST- RIVERSIDE PARK	1980	300
LOWER RESTROOM	300 BLK E PARK ST- RIVERSIDE PARK	1963	576
LAND IMPROVEMENTS - PER 10/31/15 APPRAISAL	300 BLK E PARK ST- RIVERSIDE PARK	1990	-
TREVILLIAN PICNIC SHELTER	300 BLK E PARK ST- RIVERSIDE PARK	1968	1,600
SPRAY PARK - 4231 SF	300 BLK E PARK ST - RIVERSIDE PARK	2018	-
PAVILION (COVERAGE EXCLUDED FOR FABRIC COVER)	300 BLK E PARK ST - RIVERSIDE PARK	2018	3,600
RESTROOM	780 E PARK ST - BAKER PARK	1994	240
SIGNAGE; LIGHTS	780 E PARK ST - BAKER PARK	1994	-
BOAT LAUNCH RAMP - 1400 SF	780 E PARK ST - BAKER PARK	1994	-
RESTROOM	1720 SE PORTOLA DR - GEORGE H. ECKSTEIN PARK	1979	374
LAND IMPROVEMENTS - PER 10/31/15 APPRAISAL	1720 SE PORTOLA DR - GEORGE H. ECKSTEIN PARK	1980	-
BENCHES; RAILINGS; TRASH CANS; WATER COOLER; STAIRS; SIGNAGE	800 W PARK ST - REX TUSSING PARK	2001	-
TUSSING PARK RESTROOM	800 W PARK ST – TUSSING PARK	2001	
RIVER OVERLOOK	1250 SW 5TH ST	2003	-
VISITOR INFORMATION CENTER/RESTROOM	198 SW 6TH ST	1993	1,849

RESTROOMS/MEETING ROOM	1750 NW HAWTHORNE AVE- GILBERT CREEK PARK	1979	748
LAND IMPROVEMENTS - PER 10/31/15 APPRAISAL	1750 NW HAWTHORNE AVE - GILBERT CREEK PARK	1990	-
RESTROOM	225 SW WILDWOOD ST - WESTHOLM PARK	1963	350
SWING; BOUNCERS; CLIMBERS; CHAINLINK FENCE; BACKSTOP; SPORTS COURTS	225 SW WILDWOOD ST - WESTHOLM PARK	1963	-
CAVEMAN POOL BUILDING	801 NE 9TH ST	1967	2,892
SWIMMING POOLS (2) - 252,000 G	801 NE 9TH ST	1967	-
STORAGE BUILDING	780 E PARK ST	1946	2,112
MADRONE PUMP STATION	2000 BLK NE BEACON DR	1964	351
HEFLEY PUMP STATION	1000 BLK NE HEFLEY ST	1986	600
CHAMPION PUMP STATION	1995 NW VINE ST	1980	800
NORTH VALLEY PUMP STATION	2000 BLK NW HIGHLAND AVE	1984	100
LAUREL RIDGE PUMP STATION	1918 NW CROWN ST	2002	100
STARLITE PUMP STATION	1000 BLK NW STARLITE PL	1980	800
LAWNRIDGE PUMP STATION	1099 NW HAWTHORNE AVE - LAWNRIDGE PARK	1962	1,060
HILLTOP PUMP STATION	1000 BLK HILLTOP DR	1984	150
HARBECK PUMP STATION	201 INDEPENDENCE DR	2001	100
MEADOW WOOD PUMP STATION	2202 SE HAVILAND DR	2002	1,302
NEW HOPE PUMP STATION	2480 WILLIAMS HWY	1999	1,302
WILLIAMS CROSSING PUMP STATION	250 LANDAU LN	2005	200
RESERVOIR #5 - 3.5 MG	1400 BLK NE SHERMAN LN	1986	-
RESERVOIR #4 - 750,000 G	1500 BLK NE RIDGE RD	1953	-
RESERVOIR #13 - 60,000 G	1700 BLK NE SUNSET LN	1980	-
RESERVOIR #15 - 1.2 MG	3900 BLK HIGHLAND AVE	1985	-
CHLORINE BUILDING	3900 BLK HIGHLAND AVE	2005	144
RESERVOIR #8 - 2 MG	351 HIEGLEN LP	1983	-
RESERVOIR #6 - 3.5 MG	2200 BLK NW CROWN ST	1982	-
RESERVOIR #11 - 4.5 MG	1420 DENTON TRAIL	1999	-
CONTROL/PUMP BUILDING	1420 DENTON TRAIL	1999	168

D - SHOPS/STORAGE/LOADING DOCK	650 SE H ST	1970	5,400
C - AUTO SHOP	650 SE H ST	1998	4,260
B - VEHICLE EQUIPMENT STORAGE	650 SE H ST	1995	7,000
A - CITY SHOP/OFFICE	650 SE H ST	1995	3,200
E - EQUIPMENT STORAGE BUILDING	650 SE H ST	2000	5,184
ANNEX	615 NW 5TH ST	1952	1,199
WATER TREATMENT PLANT	821 SE M ST - WTP	1931	33,354
WATER INTAKE STRUCTURE	821 SE M ST - WTP	1984	814
BRIDGE ST PUMP STATION	2171 SW BRIDGE ST	1990	400
WEBSTER ROAD PUMP STATION #2	2240 WEBSTER RD	1972	80
DARNEILLE PUMP STATION	3100 S RIVER RD	2002	1,848
REDWOOD PUMP STATION	4960 LEONARD RD	1975	624
COMPOST SHOP/OFFICE	1749 MERLIN RD	2000	1,500
COMPOST SHELTER #1	1749 MERLIN RD	2000	10,240
RECYCLE SHELTER	1749 MERLIN RD	2000	12,000
ADMINISTRATION/LAB BUILDING	1200 SW GREENWOOD AVE - WWTP	1974	18,677
PRIMARY DIGESTER	1200 SW GREENWOOD AVE - WWTP	1974	-
SECONDARY CLARIFIER #1	1200 SW GREENWOOD AVE - WWTP	1974	-
SECONDARY CLARIFIER #2	1200 SW GREENWOOD AVE - WWTP	1974	-
SECONDARY CLARIFIER #3	1200 SW GREENWOOD AVE - WWTP	2004	-
SURGE BASIN	1200 SW GREENWOOD AVE - WWTP	1962	-
HEADWORKS & ODOR SYSTEM	1200 SW GREENWOOD AVE - WWTP	1995	1,512
SLUDGE THICKENER & CONTROL BUILDING	1200 SW GREENWOOD AVE - WWTP	1962	432
AERATION BASIN #1	1200 SW GREENWOOD AVE - WWTP	1972	-
RAS/WAS/SC PUMPING STRUCTURE	1200 SW GREENWOOD AVE - WWTP	2004	1,740
ELECTRICAL SUBSTATION	1200 SW GREENWOOD AVE - WWTP	2004	-
PLANT DRAIN BUILDING	1200 SW GREENWOOD AVE - WWTP	1962	800

FLAMMABLE STORAGE BUILDING	1200 SW GREENWOOD AVE - WWTP	1962	288
BLOWER BUILDING	1200 SW GREENWOOD AVE - WWTP	2019	1,540
RESTROOM/CONCESSIONS BUILDING	1187 ROGUE RIVER HWY - MORRISON PARK	2005	1,680
LAND IMPROVEMENTS - PER 10/31/15 APPRAISAL	1187 ROGUE RIVER HWY - MORRISON PARK	2005	-
DWELLING	1663 SW WEBSTER RD	1992	2,125
CARETAKER'S RESIDENCE	1655 SW WEBSTER RD	1986	1,234
GAZEBO-OGLE PARK	1400 BLK NW WASHINGTON BLVD - OGLE PARK	1968	150
BUILDING (LEASED AS CAFE/UTILITIES)	2482 WILLIAMS HWY	1978	600
PANORAMIC LOOP BOOSTER STATION	2407 ROBERTSON CREST	2006	288
RESTROOM	1560 HAMILTON LN - FRUITDALE PARK	2018	308
PICKLEBALL COURT - 6528 SF	1560 HAMILTON LN - FRUITDALE PARK	2018	-
PLAYGROUND EQUIPMENT	1560 HAMILTON LN - FRUITDALE PARK	2010	-
SKATEPARK - 17,500 SF	820 SE M ST	2000	-
RESTROOM - SKATEPARK	820 SE M ST	2000	425
PLAYGROUND EQUIPMENT - DEBO PARK	510 SW G ST - DEBO PARK	2006	-
PLAYGROUND EQUIPMENT	NE B ST - B ST PARK	2005	-
THE GREEN HOUSE DWELLING	723 NW 5TH ST	1977	1,102
STORAGE/ADA BUILDING	723 NW 5TH ST	1977	170
RIVER ROAD RESERVE HORSEBARN/STALLS/PADDOCK	3658 UPPER RIVER RD	1970	2,200
RIVER ROAD RESERVE HOUSE W/BASEMENT	3680 UPPER RIVER RD	1950	800
RESTROOM BUILDING	1395 DOWELL RD - REDWOOD PARK	2007	500
REDWOOD FIRE STATION	3071 SW LEONARD RD	2007	7,046
PARKWAY FIRE STATION	800 E PARK ST	2009	17,000
RESERVOIR #3 - 5 MG	502 NW WOODSON DR	2014	-
WEBSTER ROAD PUMP STATION	1960 SW WEBSTER RD	2016	132
PUBLIC SAFETY BUILDING	726 NE 7TH ST	1975	19,540
OFFICE BUILDING (A-ONE EXTERMINATORS)	712 NE 7TH ST	1890	975

