



QUESTIONS & RESPONSES 05

RFQ or RFP / TITLE 070735 - MAINTENANCE MEZZANINE AND SHED HEATING 101140.01

CONTACT Juli Tuson, Procurement

EMAIL procurement@portoftacoma.com

PHONE NUMBER 253-383-9436

BID DUE DATE February 9, 2018 @ 2:00 PM PST

DATE ISSUED February 6, 2018

	PROPOSER QUESTIONS	PORT RESPONSES
1	How are Commissioning services to meet the Washington State energy code being procured on this project?	The lighting control for the project is limited only to testing the (4) Ceiling Occupancy Sensors. The Port and the electrical engineer will inspect and test the lighting controls after installation.
2	Will Port of Tacoma pay for all costs associated with the Building permits?	The port is obtaining City of Tacoma Building Alteration Fees for BLCA17-0585 and BLCA17-0586 have been paid. The contractor would be responsible for any reinspection fees due to missed inspection appointments.
3	Will trade permits including Mechanical, Electrical and Fire permits be by contractor?	Yes, Mechanical, Electrical and Fire Protection permits are paid for by and obtained by the contractor.
4	Will disturbance of existing floor tiles on the 2nd floor of the maintenance building be a part of the scope of this project?	No disturbance of the existing floor tiles is anticipated. The removal of the existing gate and patching the adjacent walls is the only work that will affect the existing mezzanine and will not require removal of floor tiles. The new mezzanine will be free-standing and will not connect to the existing mezzanine.
5	On maintenance shed drawings, sheet A1.1, Note regarding filling gaps with spray foam. This does not appear to be an ideal application of this product, will a warranty be required for this specific item?	The intent of this note is that the contractor will make minor repairs to the existing siding to bend pieces back as close to the original position as possible, then use scrap wood &/or spray foam as needed to fill remaining gaps. No warranty is required on this portion of the work.

6	The existing insulation appears to have been installed prior to the roof panels which means that the roof panels were installed and the insulation created compression against the roof. It is plausible that when the old insulation system is cut out the loss of compression against the roof panels can cause leaks. Will the contractor be held liable if the roof starts leaking after removal of existing insulation?	The existing insulation is not believed to be installed between the roof and the framing, so this is not anticipated to be a concern. If, during removal of the existing insulation, the contractor finds that removal could cause roof leaks, or other problems, follow instructions in the specifications for notifying the Engineer of the problem. The contractor will only be held responsible for leaks or other damage if it is caused by work the Contractor has performed.
7	Can you please clarify if any portion of this project is over water or if any portion of the building is on piers instead of foundation?	The project is not over water. The buildings are not on piles. They are founded on spread footings
8	The plans do not notate to remove the existing insulation, but it appears to be failing significantly and presumably needs to be removed before new insulation is installed. Is this true?	The existing insulation will need to be removed. This is being addressed in Addendum #1.
9	Is there any geotechnical information available for the soils below the concrete slab on grade that will be supporting the new mezzanine structure?	Soils investigation Maintenance Building Addition 1989 added to the reference documents. See addendum 1
10	Are the mechanical drawings for the original building available for underslab piping/mechanical installation details and locations at the new mezzanine location?	Original Mech and Electrical drawing added to the reference documents. See Addendum 1
11	Are the structural drawings for the original building available?	Original Structural drawing added to the reference documents. See Addendum 1
12	Will the Port of Tacoma drawings be available in AutoCad drawing file format?	AutoCAD format copies of the bid documents will be available to the successful bidder.
13	Signs – There is a Specification Section for signage, but nothing on drawings. What sign are to be provided?	Specification section 10 14 00 is deleted.

14	72" Heavy Duty Shelves – Sheet A1.2 shows 'Typ. Heavy Duty Shelves'. Nothing noted in Spec. or Drawings as to what kind of shelves. Is Owner or Contractor providing and installing? If Contractor, please provide manufacturer and specification for these shelves.	See Addendum 2.
15	Special Inspections – Who is responsible for hiring and paying the Special Inspector?	Please refer to the specifications.
16	40-Hr HAZWOPER – Is the 40-Hr HAZWOPER training required for this project?	Please refer to the specifications.
17	Sheet A1.1 calls for a "New 3'x7' Metal Door". There is no specification for hardware. Please specify hardware for this door.	See Addendum 2.
18	The three listed approved manufacturers for the shelving have not heard of the project and are not sure if they can provide a proposal. Please advise, or are there other approved manufacturers which can be used.	The specification states "or approved equal."
19	The three approved manufacturers we spoke to regarding performance requirements and installer qualifications, none of the installers provide this. This is due at bid time. How do we meet this qualification.	The requirement has been removed. See Addendum 3.
20	F: Lifetime warranty. A lifetime warranty is not offered by the manufactures.	Lifetime warranty removed. See Addendum 3.
21	Special Inspections. Owner to provide contact name and pay for inspections, Contractor to schedule. Please confirm.	Special Inspections are paid for and scheduled by the Port.