

Question & Answer #2



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TOTE ADMINISTRATION BUILDING HVAC UPGRADE PROJECT NO 098034 | CONTRACT NO. 070083

1. BIDDER QUESTION

Specification 013123 notes Primavera Construction Management Software. Please confirm that the GC can have multiple users on this system, not just one person.

RESPONSE

Contractor's discretion. One or more users in the system are possible, but all must follow the requirements set forth in Section 01 31 23.

2. BIDDER QUESTION

Specification 015000, Section 1.07 notes that GC needs to have dedicated communications landline and DSL. DSL is dated technology. Please confirm that an "air card" connection can be used.

RESPONSE

See response in addendum 3.

3. BIDDER QUESTION

Specification 015000, Section 1.05, security and TWIC card requirements, and 007363, 1.02 TWIC Escort procedures. Please note that the administration building is only accessible through a gate activated by a guard after confirming credentials. The driving access from the gate to the administration parking lot is fenced. There is a man gate adjacent to the administration building from this parking lot to the shipping yard that can be padlocked. In the past work inside the administration building has been allowed to be performed by construction workers having this access without the need of an escort. Please confirm if this arrangement may be seriously considered.

RESPONSE

Allowed for in 01 50 00 and 00 73 63

4. BIDDER QUESTION

Specification 015500, 3.03b notes that contractor is to provide additional offsite parking if laydown area is not sufficient.

A. The contractor laydown area is to also contain the storage containers for the owners furniture. These trailers may consume most all of this area. Please let us know if serious consideration can be made to position the furniture storage containers in another location. Perhaps South of the Administration Building?

RESPONSE

Could be considered

- B. If more room is needed for construction parking, could the property North of the Laydown area be used? If that is not an option could this item be discussed with TOTE for other options?

RESPONSE

Potentially, other areas nearby may also be available and would need to be coordinated with the Engineer

5. BIDDER QUESTION

Specification 015713, 1.03 covers SWPPP requirements.

- A. This project is primarily an interior Tenant Improvement of the HVAC system. There is the setting up of office trailers, and contractors laydown area. Can serious consideration be made to set the project up to not have this requirement?

RESPONSE

The first 5 sections of the permit must be addressed and answered. Due to the extent of the work a permit will likely not be required. Contractor to verify

- B. If the project cannot be accomplished without this requirement, has the SWPPP application been made? Will the notice to proceed for the project be allowed to be on hold till this permit is approved?

RESPONSE

No application has been made, see response to 5A

- C. If this permit is required, and the cost is to be borne by the contractor, can this cost be established as an allowance?

RESPONSE

See response to 5A

6. BIDDER QUESTION

015713, 3.03b notes to have all catch basins and lines cleaned. Please confirm that this applies to this project that does not install a new storm system. If this is a requirement please furnish a site plan indicating the quantity, lengths and sizes of all catch basins and lines to be cleaned.

RESPONSE

It would be required only in areas potentially affected by the contractor, laydown area and temporary office trailer area and associated drain lines.

7. BIDDER QUESTION

Specification 013529, 3.04 requires spill prevention materials. Similar to the note above, this project is primarily an interior Tenant Improvement of the HVAC system. There is the setting up of office trailers, and contractors laydown area. Can serious consideration be made to set the project up to not have this requirement?

RESPONSE

No, there will be equipment and so forth associated with the project and the contractor will be required to have a spill kit.

8. BIDDER QUESTION

At the pre-bid walkthrough the question was asked if the owners design team had been working with an office trailer co. for information included in the plans. I may have misunderstood, but I thought the response was yes, and that their name would be listed in the bid documents. I did not find it. Can this information be made available?

RESPONSE

Criteria listed in the specifications must be followed. Actual layout may vary from different suppliers. The number of private offices is required but layouts within open areas can vary as long as the number of spaces shown are provided. Pacific Mobile and Williams Scotsman have provided similar modular offices in the past.

9. BIDDER QUESTION

A similar question to #8 above was asked about the moving company. I did not find it. Can this information be made available?

RESPONSE

See 01 52 00 section in addendum 3

10. BIDDER QUESTION

015000, page 2, 1.12 describes a field office required by the contractor. Can serious consideration be made to utilize space within the existing building?

RESPONSE

Bid as specified

11. BIDDER QUESTION

011000, 1.01, A.2.c.i notes ceiling tile "system". Please confirm that this is addressing the "tile" only to be replaced, along with the reattaching of exit lights, can lights, and smoke detectors directly connected to the tiles. All of the existing grid is to remain and not replaced.

RESPONSE

Tile only

12. BIDDER QUESTION

011000, 1.01, A.2.c.vii notes "repair random ceiling tile grid system" Please confirm that this is addressing the grid only as all of the tile is scheduled to be replaced. The actual amount of grid to be removed and replaced is not indicated on the plans. Please confirm if serious consideration can be made to establish a square foot amount or percentage of area to include in the bid or if a unit cost per square footage can be included as a line item for grid replacement.

RESPONSE

Grid only, quantities cannot be provided. Bid as specified.

13. BIDDER QUESTION

015000, page 1, section 1.06, A indicates that the contractor is to pay for all building utilities "...required for construction purposes."

A. Will separate meters be required or can an allowance be established? (Setting up separate metering may require more expense than the actual utility cost.)

RESPONSE

Bid as you see it. If using facility power and utilities separate metering would be required.

B. Perhaps because of the nature of this project, Tenant will require utilities to the trailers and their server room, serious consideration can be made to have the utilities provided by owner outside of the expenses in this contract?

RESPONSE

No