



QUESTIONS & RESPONSES #02

TITLE	070541 PCT Maintenance Building Envelope Repairs - 101051.02
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PROPOSAL or SOQ DUE DATE	August 10, 2017 @ 2:00 PM (PST)
DATE ISSUED	July 26, 2017

	PROPOSER QUESTIONS	PORT RESPONSES
1	There is a specification section for Acoustical Ceilings 09 51 00 included in the project manual. However there is no work shown on drawings involving Acoustical Ceilings. Please confirm that there is no base bid work concerning Acoustical Ceilings for this project. If upon inspection it is found that work is needed the existing Acoustical Ceilings either repairs or replacements that this would be treated as a change in condition?	Please bid the documents as you see them.
2	Section 00 31 00 Paragraph 1.02 Preliminary data states that the air sample results and the roof evaluation are for information only and not part of the contract documents. Both of these reports contain recommendations for work and means and methods for performing work. Please confirm that any work mentioned in these documents is not required in the base bid unless called for in the Project Manual and Drawings.	Please refer to the information included in section 00 31 00.
3	Section 00 41 00 Bid from. On line Item 8 of the bid form the Unit of Measure is listed as LS but a quantity of 1000 is listed. Is this to be a Lump Sum Unit or a Lineal Foot Unit?	Please see Addendum # 1
4	Section 00 52 00 – Agreement Form. We understand that work is to be Substantially Complete by December 15, 2017. Does the Port have an anticipated Notice to Proceed or Construction Start Date?	It is the Port's intention to issue notice to proceed as quickly as possible after the bid date.

5	<p>Liquidated Damages. At the Pre-bid Conference it was stated that the Liquidated Damages for the project are set at \$0.00 per Day. There is language concerning liquidated damages included in the project manual but we are unable to find where liquidated damages are stated or confirm that they are per the statement at the Pre-bid Conference.</p>	<p>Liquidated damages are not being charged on this project.</p>
6	<p>At the Site walkthrough it was observed that there are multiple containers, temporary structures, equipment, and materials stored directly adjacent to the building. Will these items be moved by the tenant and/or Port so that access is available to utilize lifts at the face of the building? Do these items need to be moved and replaced by the contractor? Can these items be moved? If not we will need to utilize ladders and extended reach equipment which will have increased costs.</p>	<p>The Port will move the items.</p>
7	<p>At the site walkthrough it was mentioned that work in portions of the building may have to be done on an other than regular shift. Is it know what areas these are and what hours would need to be worked? Swing or night shift work has additional costs for labor and it is difficult to anticipate these without guidance. If the Port can't clarify perhaps an allowance or unit rate for swing shift can be included in the bid form.</p>	<p>Please bid the documents as you see them.</p>
8	<p>Note F07 on Sheets A1.00-A1.02 states to "Prep and repaint all Bollards" On Sheets A3.00-A3.03 General Note 6 states to "Prep and repair all site bollards." Please confirm that work at site bollards is limited to paint prep and panting not repair of any defects which were not identified. Please confirm that site bollard are limited to bollards identified on drawings A1.00-A1.02.</p>	<p>Please bid the documents as you see them.</p>

9	At the site visit it was mentioned that wall protection was required in Break Room 109 but no wall protection is identified on the drawings. Please clarify if wall protection is required in this room.	Please refer to the drawings.
10	At the site visit it was observed that the Utility Mezzanine Room 200 is currently being used as a storage room. Will stored items be removed from this room to allow for work? Due to the height of this room and the requirement to work on the full height of these walls extensive scaffolding will be required in this room.	Yes, the stored items will be removed.
11	Note R03 on Sheets A1.10 – A1.11 states “Prep and paint mechanical equipment and ductwork including electrical conduit.” Please clarify if paint shall be installed over existing factory finish on mechanical equipment. Is the intent to paint all mechanical equipment, conduits, gas lines, bracing, and ductwork that is not factory finished? Is the intent to paint only electrical conduit or do electrical panels disconnects, junction boxes, bracing, mounting, etc. need to be painted as well?	Please bid the documents as you see them.
12	Note R09 on Sheets A1.10-A1.11 states” Prep and paint all mechanical platform structural members and other exposed steel members” Note E06 on Sheets A3.00 – A3.03 states “Prep and paint all steel platform structure elements and roof access ladders. Do not paint metal floor grate.” Please clarify if the floor gratin of the mechanical mezzanine and access ladders is to be painted.	Please bid the documents as you see them.
13	Note E04 on Sheets A3.00 – A3.03 states “Replace damaged siding to match existing profile and color.” Is information available on existing materials manufacture and color?	Please see section 00 31 00.

14	Project Documents call for the removal of existing water damaged building components and replacement. There is no scope for mold remediation. Is it assumed that if extensive mold growth is found that any mold remediation beyond removal and replacement work required will be a change in condition?	Please bid the documents as you see them.
15	On sheet detail 1/A3.03 there are two windows between Grid 1 and 2 that are marked with Note E3. Note 3 concerns resealing electrical penetrations. Could you please clarify?	See Addendum # 1.
16	On sheet detail2/A3.01 at the storefront door between grids 1and 2 there is a section cut at the door frame directing you to see detail 7/A7.00 which is for storefront head. The plan sheet also calls this as a HM door to be painted. Could you please clarify design intent and door type at this location.	Detail 7/A7.00 is not called out on sheet A3.01. If the detail call out in question is detail 9/A7.00, see Addendum # 1.