

**Addendum #1
Luther Burbank Park Boiler Building
Phase LBB1
Mercer Island, WA**

2 November 2023

Contractor Walkthrough Meeting Notes – 2 November 2023

- 1) Introductions
 - Paul West, Senior CIP Project Manager, City of Mercer Island - Public Works
 - Jim Cary, Cardinal Architecture PC
 - Copy of Attendee Sign-in Sheet is attached
- 2) Important Bidding Dates
 - Final Bid Questions 9 am, 7 November 2023, Questions by Email or Phone
 - Addendum 8 November 2023, Distributed Through BXWA
 - Bid Received until 2:00 pm on 14 November 2023
 - No public bid opening, Bid will be awarded 5 December 2023
 - Estimated Notice to Proceed 17 January 2023
- 3) Project Description
 - Seismic Retrofit & Limited Exterior Renovation
 - Restore Existing Masonry, Anchor Ties, & Repointing at Entrances
 - Remove & Reinstall Existing Stone Parapet with Seismic Anchors
 - Remove Top Portion of Chimney & Install New Weather Cap
 - Reinforce Remaining Chimney
 - Install New Roofing
 - New Interior Mezzanine Construction
 - Install New Concrete Slab & Interior Footings
 - Install New Mezzanine Floor Framing & Composite Concrete Floor
 - Install New Stair & Guardrail for Mezzanine
 - Install New Interior & Exterior Light Fixtures
 - Renovate Toilet Rooms & Concessions
 - Install New Sewage Pump in Plaza
 - The soil below the plaza is contaminated with petroleum and the bidder should anticipate contaminated soil in the trench for the new sewer line.
 - See the Environmental Construction Contingency Plan for Soil Management (Appendix B in Project Manual) for more information.
 - Install New Electrical Panel, Electrical Distribution
 - Install New Fire Alarm
 - Additive Alternate 1
 - Install New Deck & Guardrail on Roof of Existing Bathroom & Concessions
 - The project will be followed by a site project (phase 2) which will include new docks, new hardscape and new access to the roof of the bathroom building.
- 4) Self Guided Tour - Building Interior, Building Exterior

5) Questions

- What are the approximate interior dimensions of the stack? *Original building plans, sections and elevations are attached to this addendum.*
- Is it possible to access the interior of the stack and the roof? *There will be an opportunity for bidders to visually inspect the roof and the interior of the chimney from 1:00 to 1:30 on Wednesday, November 8. See item 6 below for details.*
- What site access is available for construction equipment? *An access map is shown on sheet A1. Access will be from the north parking lot, around the north end of the meadow, around a tight turn to come down the gravel road to the site. Equipment that is unable to make the tight turn can go around the south end of the meadow and approach the gravel road from the south.*
- Is there a weight restriction on the plaza? *No.*
- Will brush behind the building be removed prior to the project start? *No, brush removal as required for construction access is the responsibility of the contractor.*
- A footing drain is mentioned in the geotechnical report but not in the drawings. Is there a footing drain in the project scope? *No.*
- Can scaffolding be installed on the building and stack? *Yes. Scaffolding is General Contractor's means & methods.*
- Is the plaza available for construction laydown? Will there be public access across the plaza during construction? *The extent of construction fencing is shown on sheet A1. Public access along the waterfront will be discouraged.*
- The drawings indicate that masonry cleaning is to be done at 50 PSI. Is this correct? *Yes.*
- What repairs are required to the plaza after trenching for the new sewer pump? *Backfill the trench and install new concrete to match the existing plaza.*

6) Roof & Chimney Interior Access Viewing Opportunity

- On Wednesday, November 8, from 1-2pm, the City is offering bidders the opportunity to visually inspect the work spaces on the roof of the Boiler Building and inside the chimney via an access hatch inside the building. The City will provide and operate lift equipment to take participants to a level where they can see the roof and inside the chimney.
 - Participants must show up between 1 and 1:30pm to the Boiler Building at 2040 84th Ave SE.
 - Participants must supply their own fall protection harness that is OSHA-approved and fitted to their body beforehand.
 - Participants must sign the City-supplied liability waiver and release to participate.
 - Participants will not be permitted to leave the lift platform while it is elevated.
- If possible, please let Cardinal Architecture know beforehand that you will be attending this event.

Name Company Email Phone Number

RYAN CARLISLE WESTERN VENTURES bids@westernventures.com 425-640-5050

Stan Phaik JMS Masonry Restoration stan@jmsmasonryrestoration.com 253-355-0637

Nik Craich PCL ncraich@pcl.com 206-719-8348

Kevin Campbell Wrecking Ball kevin@wreckingballdemo.com 253-625-3159

Karel GRENDE Northstar Kgrende@northstar.com 206-930-9411

Don Durbin Alpine Masonry ddd5@msy.com 425-431-7012
206-349-8044

NATE ALLEN WESTERN SPECIALTY CONTRACTORS nate@westerngroup.com

JUSTIN ARMSTRONG FERGUSON CONSTRUCTION JUSTINA@FERGUSONCONSTRUCTION.COM 425-974-8400

DAVID MULVINE CDK CONSTRUCTION BIDS@CDKCONSTRUCTION.COM 425-799-9441

Todd Ray Net-Compliance Todd@net-compliance.com 360-907-1099

Sam Townsend NCEC sam@ncec.com 360-946-8417

Alex Phipps Boyce Construction RFP@BOYCECONSTRUCT.COM 206-264-8085

Piley Johnson PCL rbjohnson@PLL.COM 206 979 6340

Joe Reynolds Reynolds GC joe@reynoldsgc.com 425-679-6319

Brian Reynolds Reynolds GC brian@reynoldsgc.com 206-707-5877

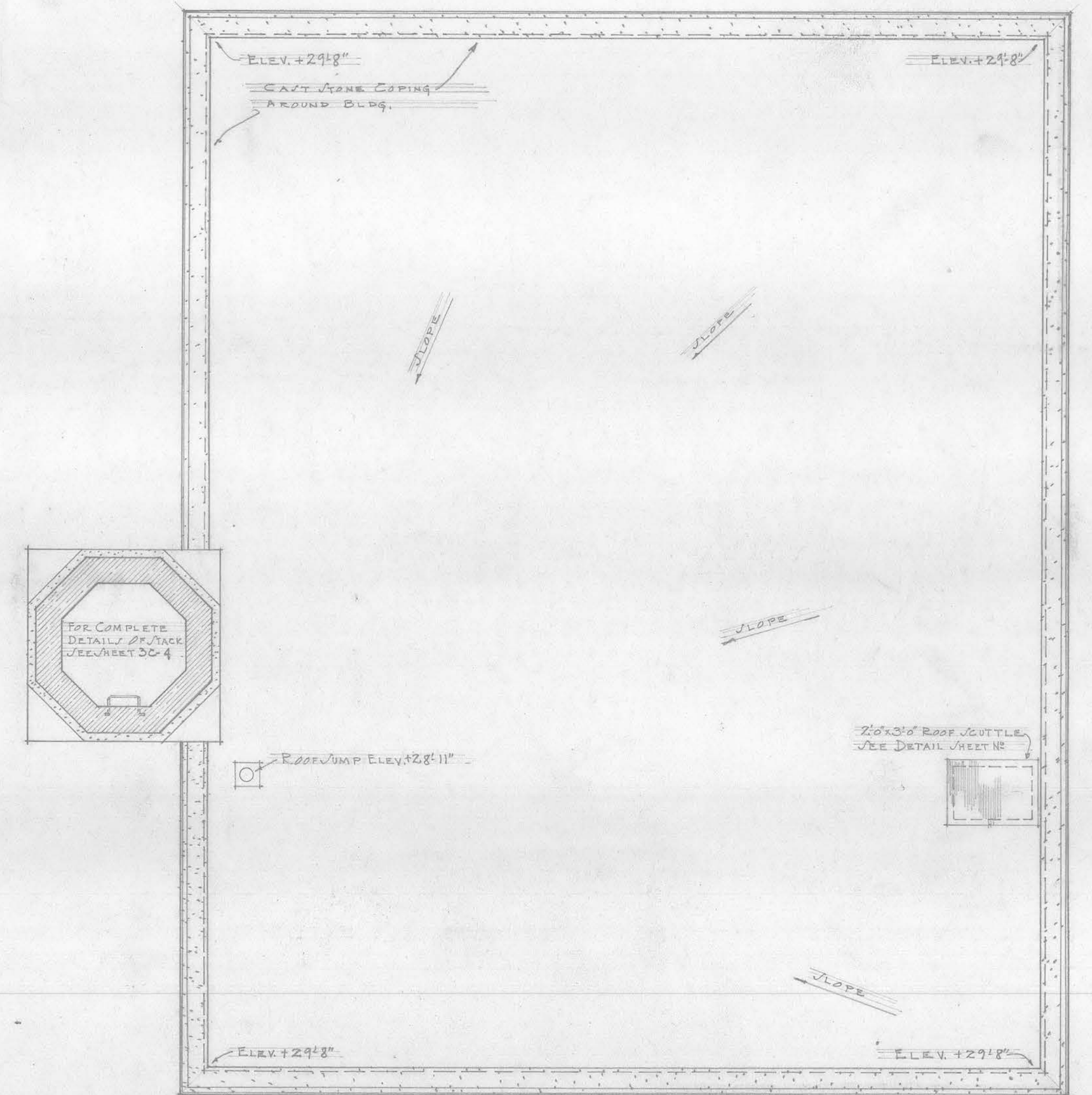
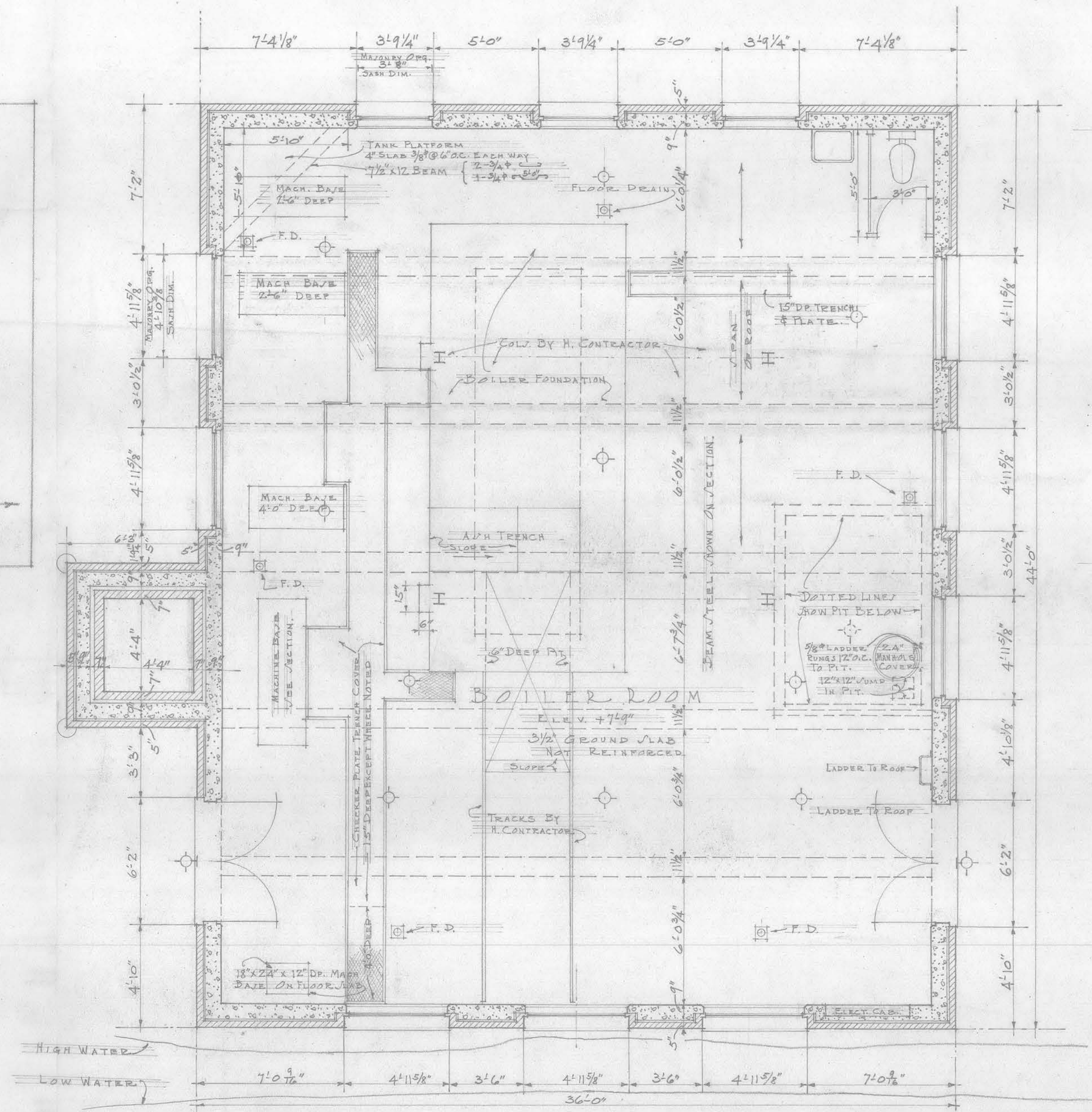
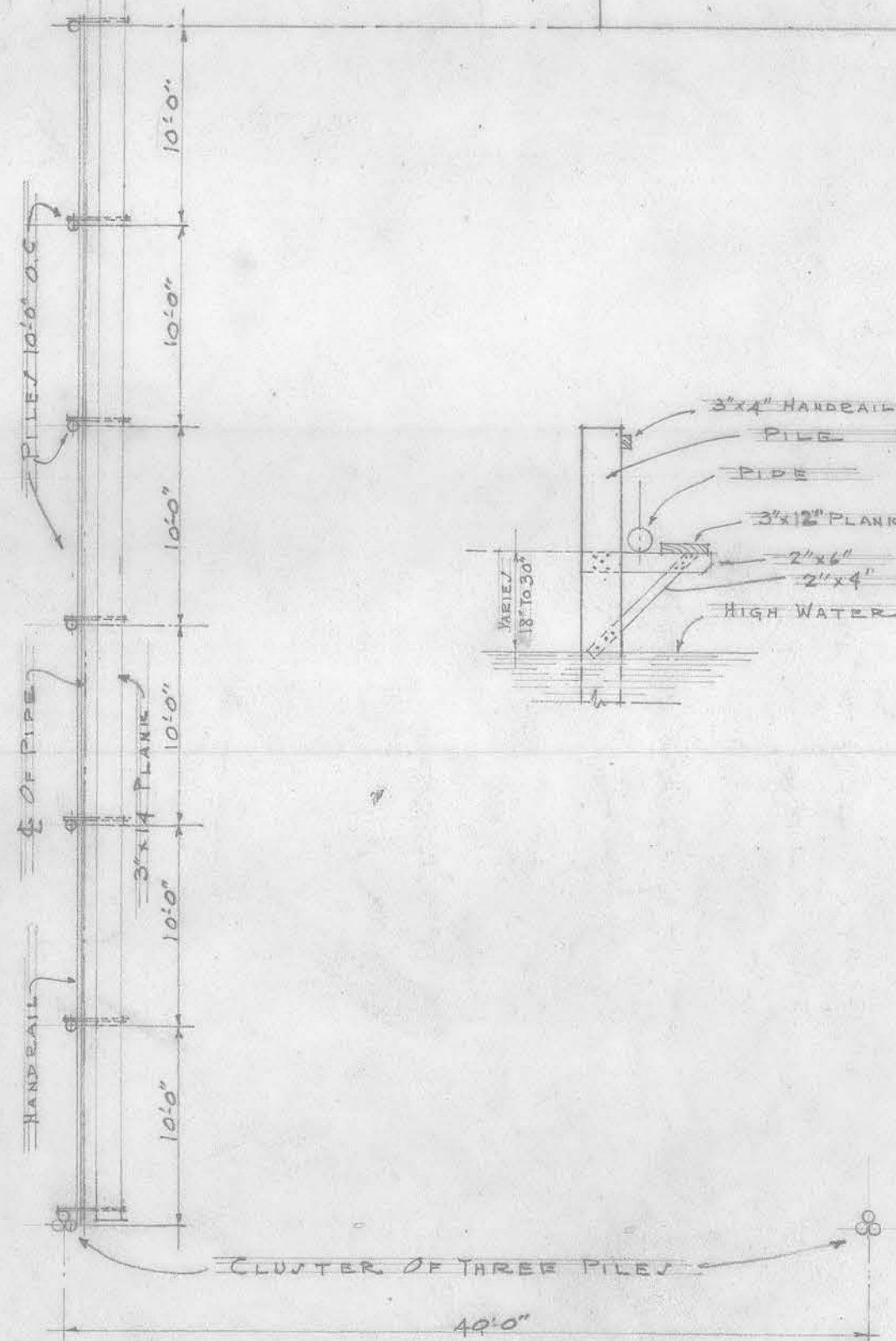
Dave Anderson Dickson dave@dickson.net 253-670-2931

Tristan Haider Bayley Construction tristan.haider@bayley.net 206-251-0198

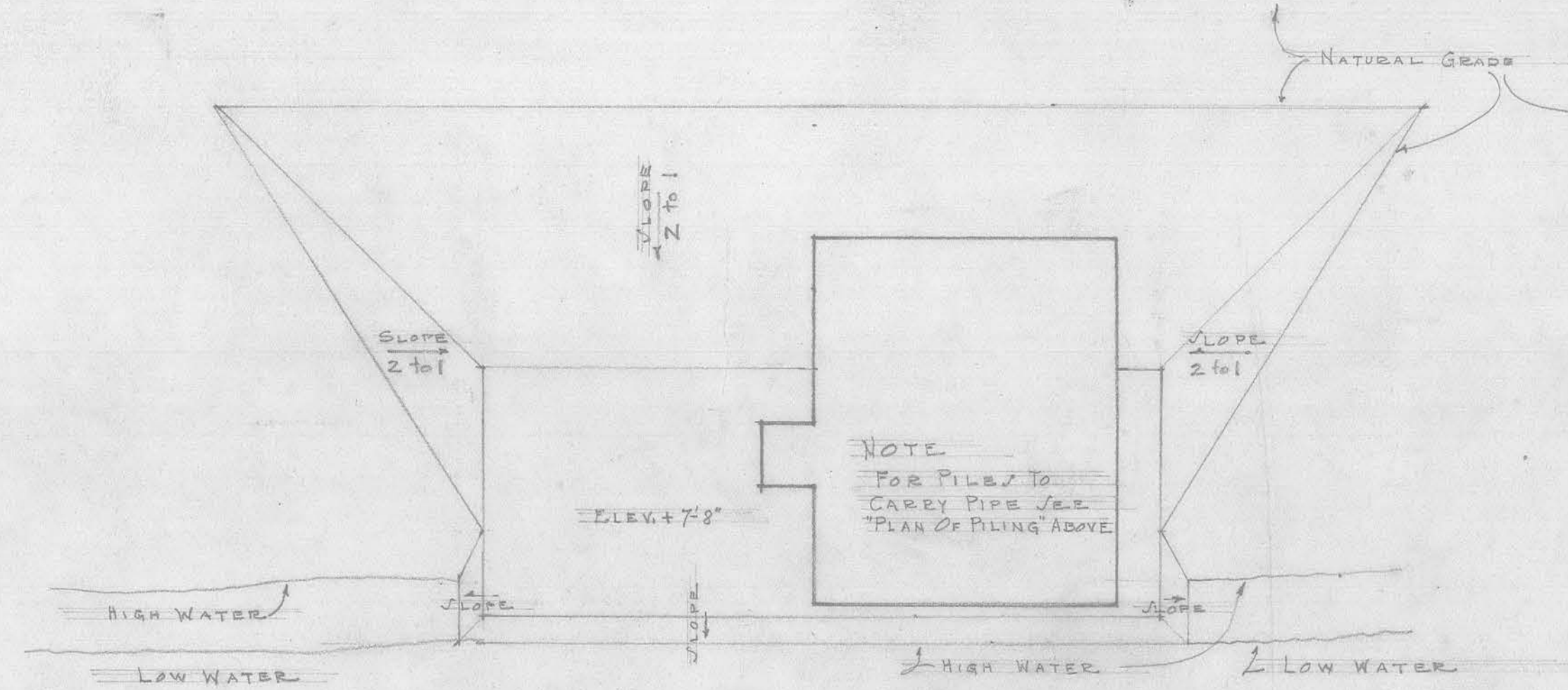
Nick Bakamus Axiom Div.7 Nickb@Axiomd7.net (425) 765-2760

Austin Nightingale Chinook BES service@chinookroofing.com 253 719 2591

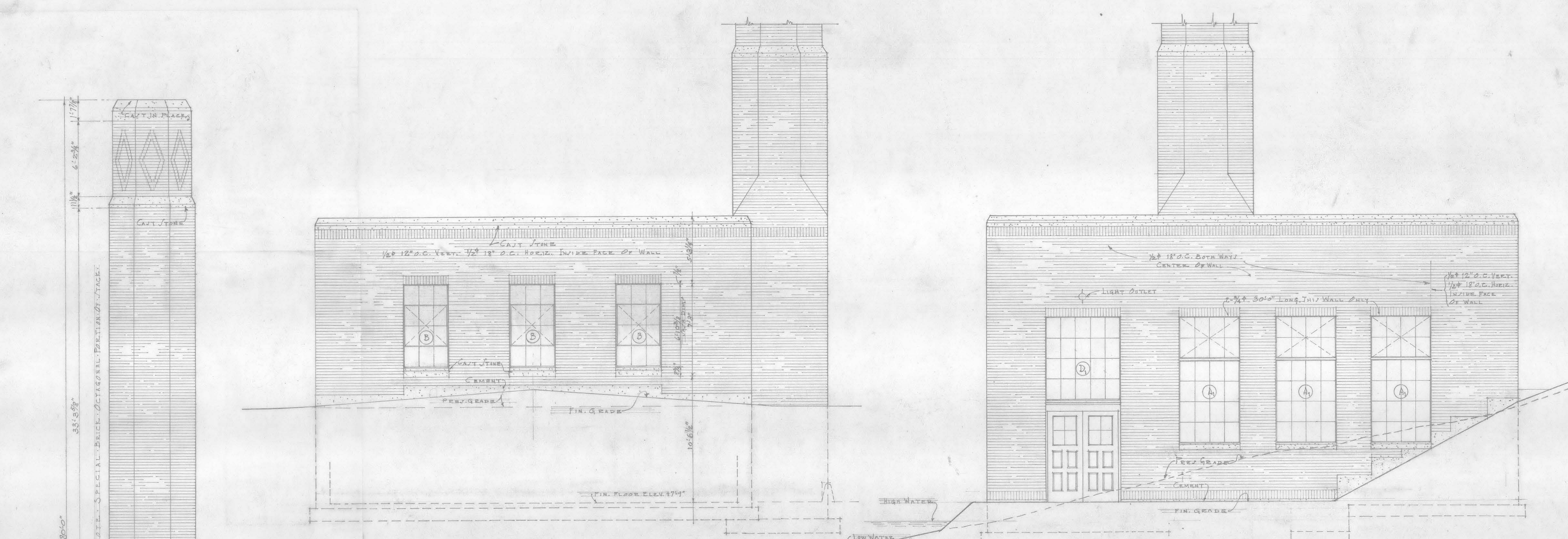
Thorn Martin Chinook BES Thorn.martin@chinookroofing.com (253) 394-1419



NOTE:
FOR MORE ACCURATE INFORMATION
ABOUT BOILER FOOTING, MACHINE BASES,
TRENCHES ETC. CONSULT HEATING CONTRACTOR
DETAILED PLAN OF TRACK ON SHEET NO. 30-4

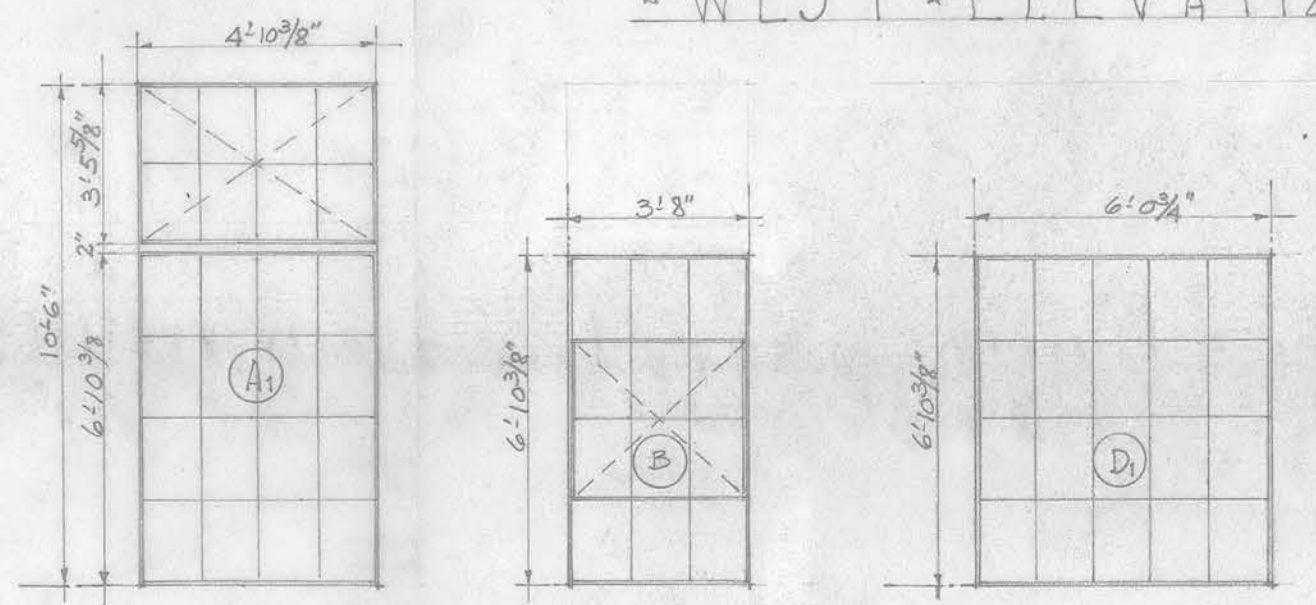


BOYS' PARENTAL BOILER HOUSE		
PLANS (SCALE 1/4"=1'-0")		
DATE 1-21-24	SEATTLE SCHOOL DISTRICT NO. 1 F. A. NARAMORE, ARCHITECT	SHEET NO. 104
DRAWN BY E. S. P.	BIG DENTON AVENUE SEATTLE, WA.	APPROVED [Signature]
CHECKED BY E. S. P.		



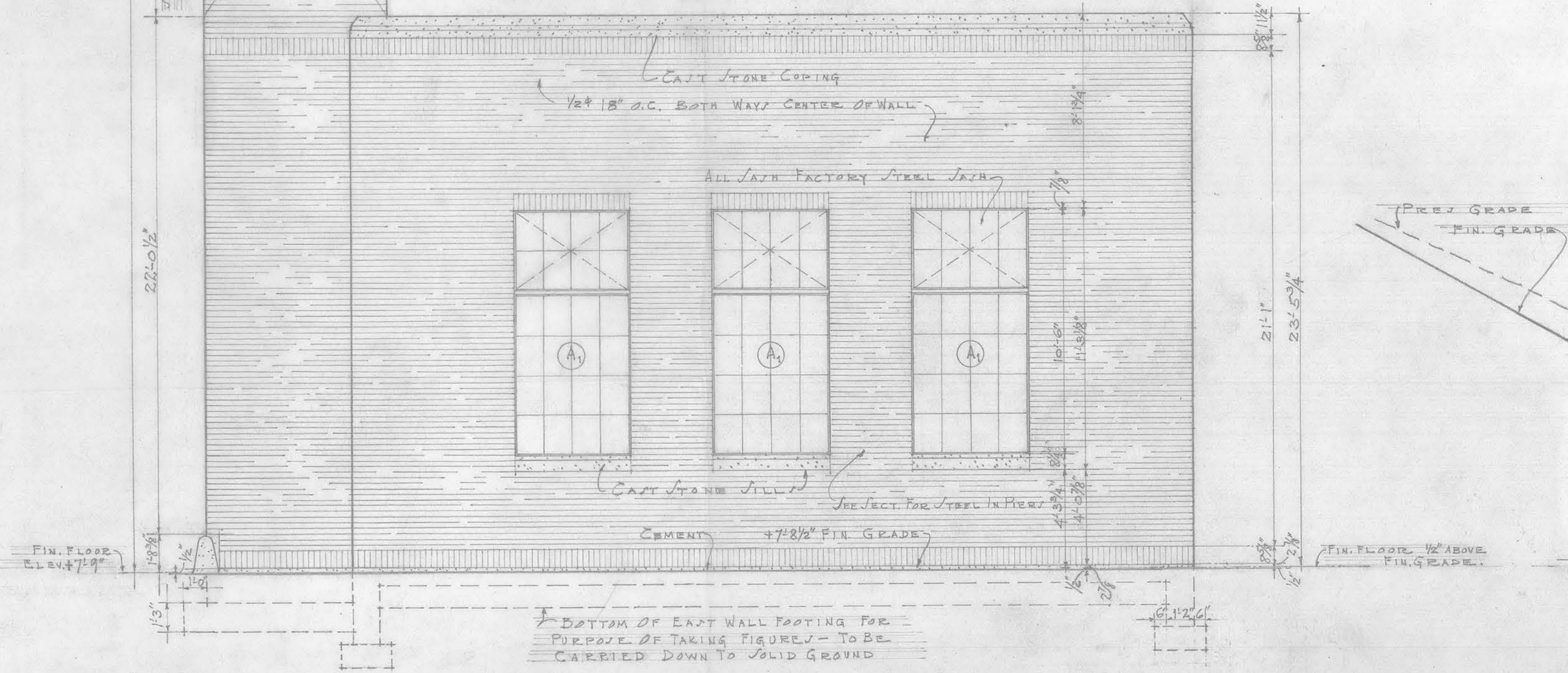
WEST ELEVATION

NORTH ELEVATION

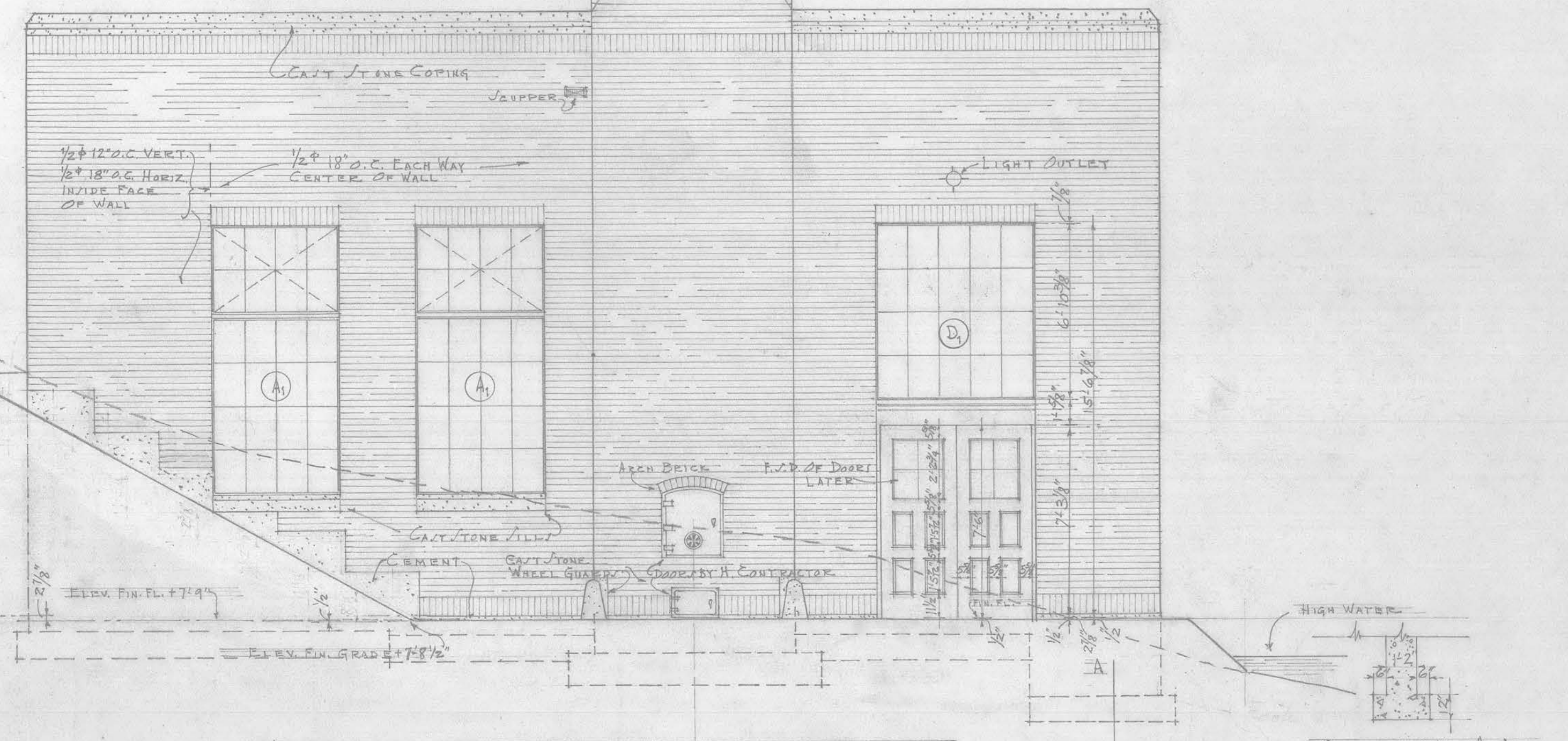


WINDOW SCHEDULE
(SCALE 1/4"=1'-0")

NOTE
SEE SHEET N-304 FOR
COMPLETE PLAN & SECTION
OF STACK.



EAST ELEVATION



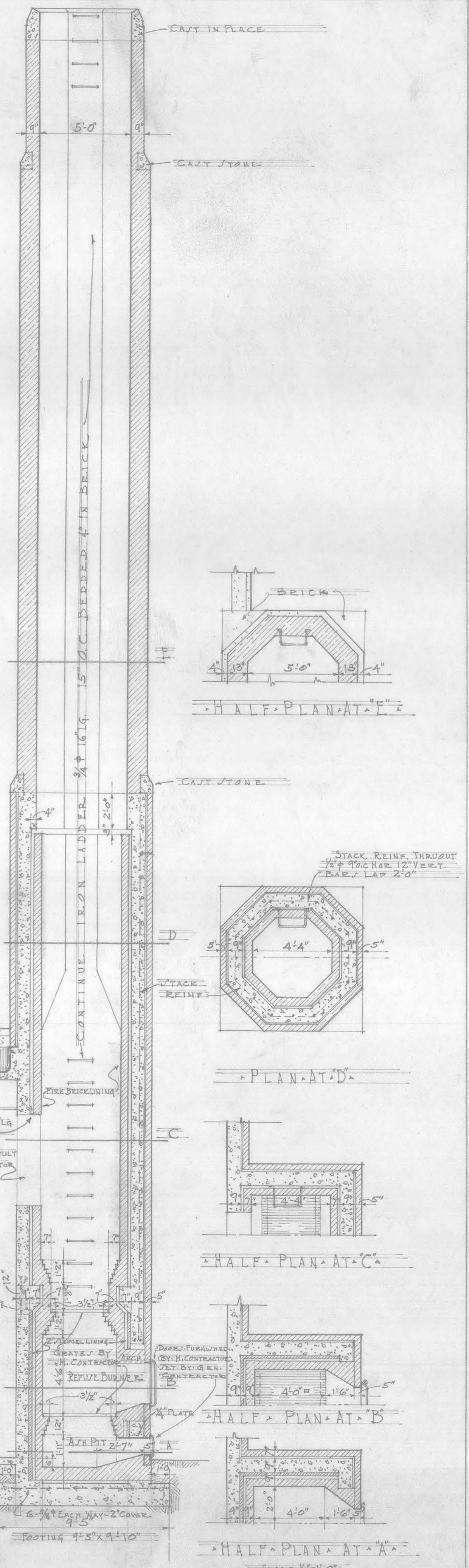
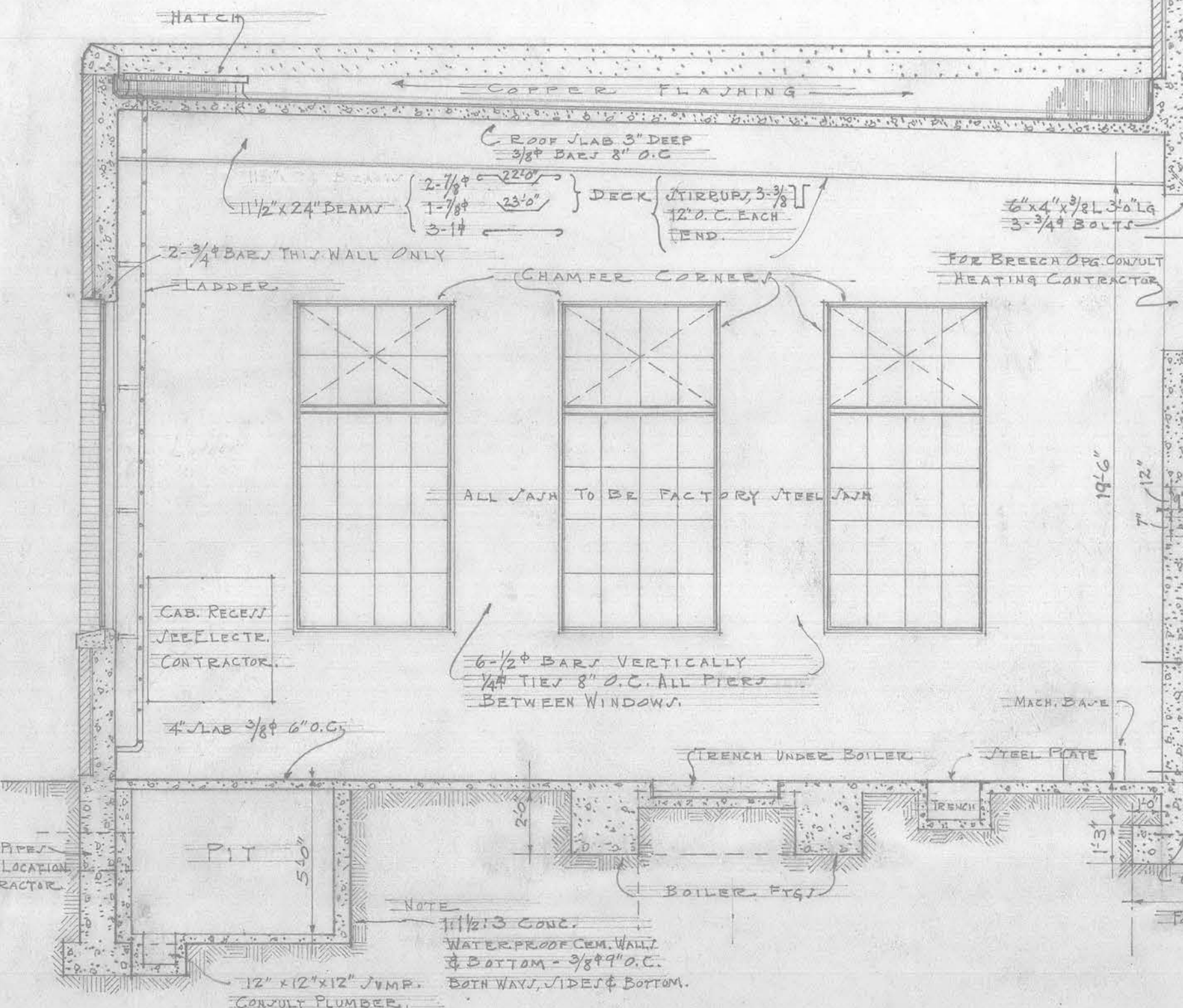
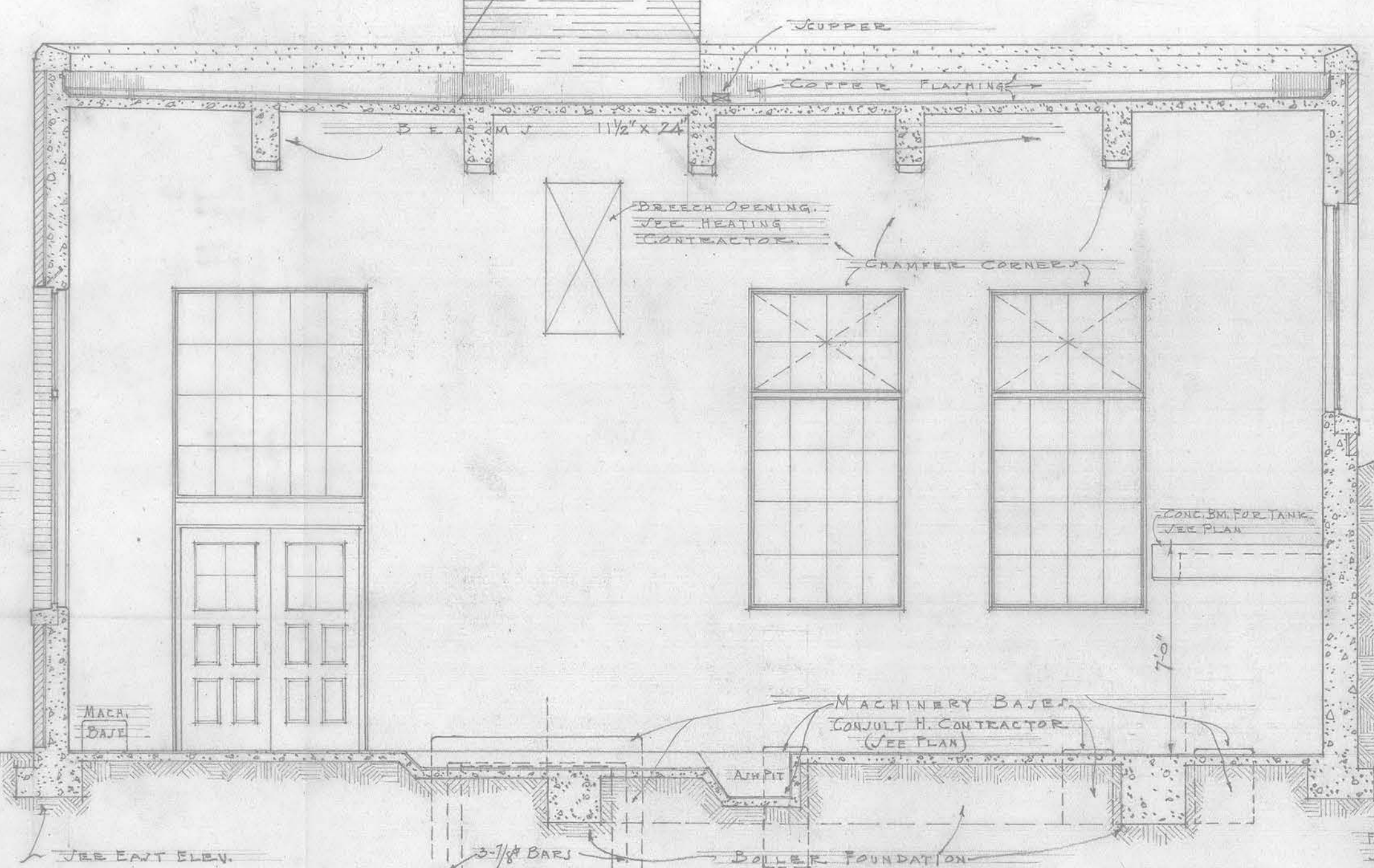
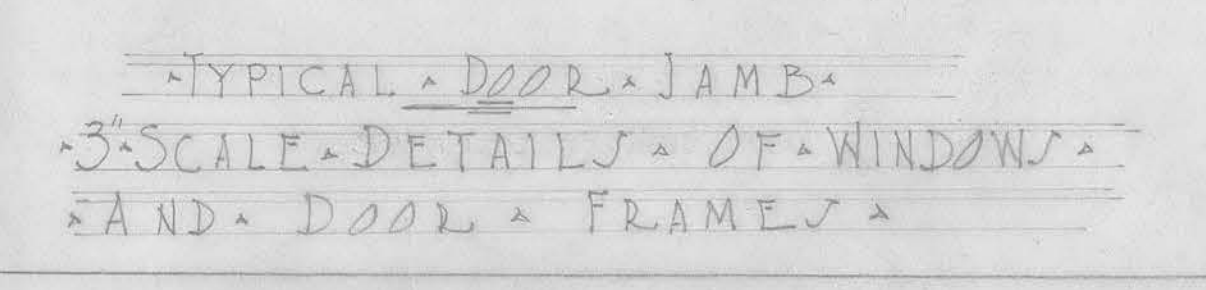
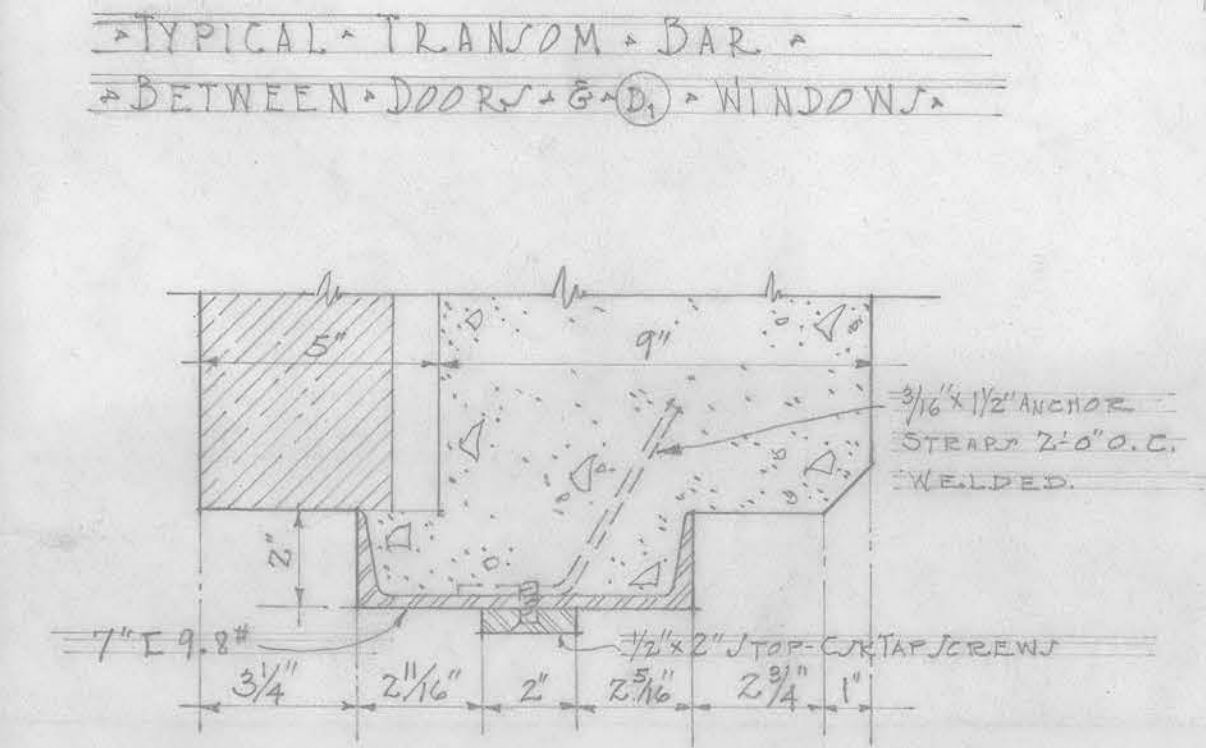
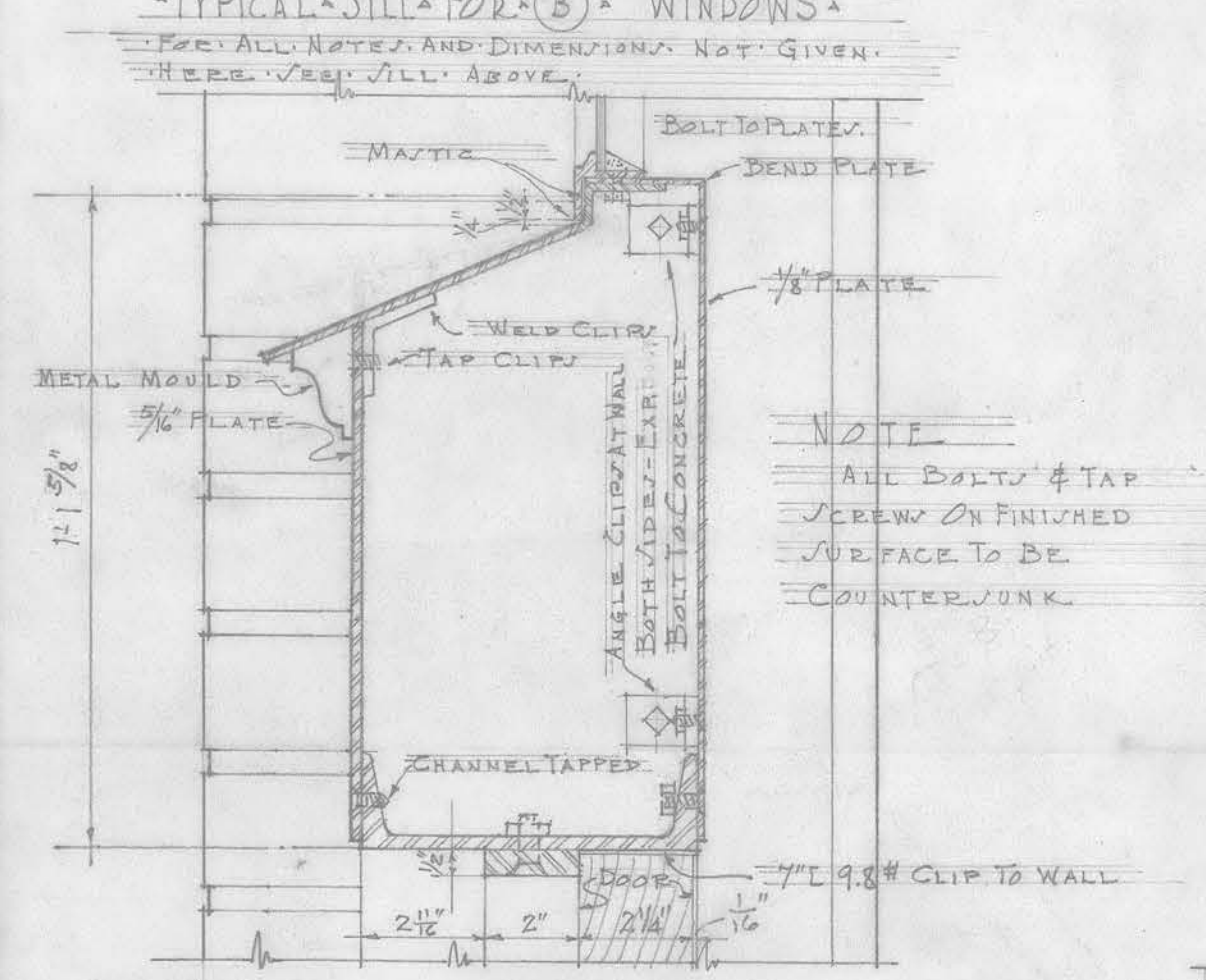
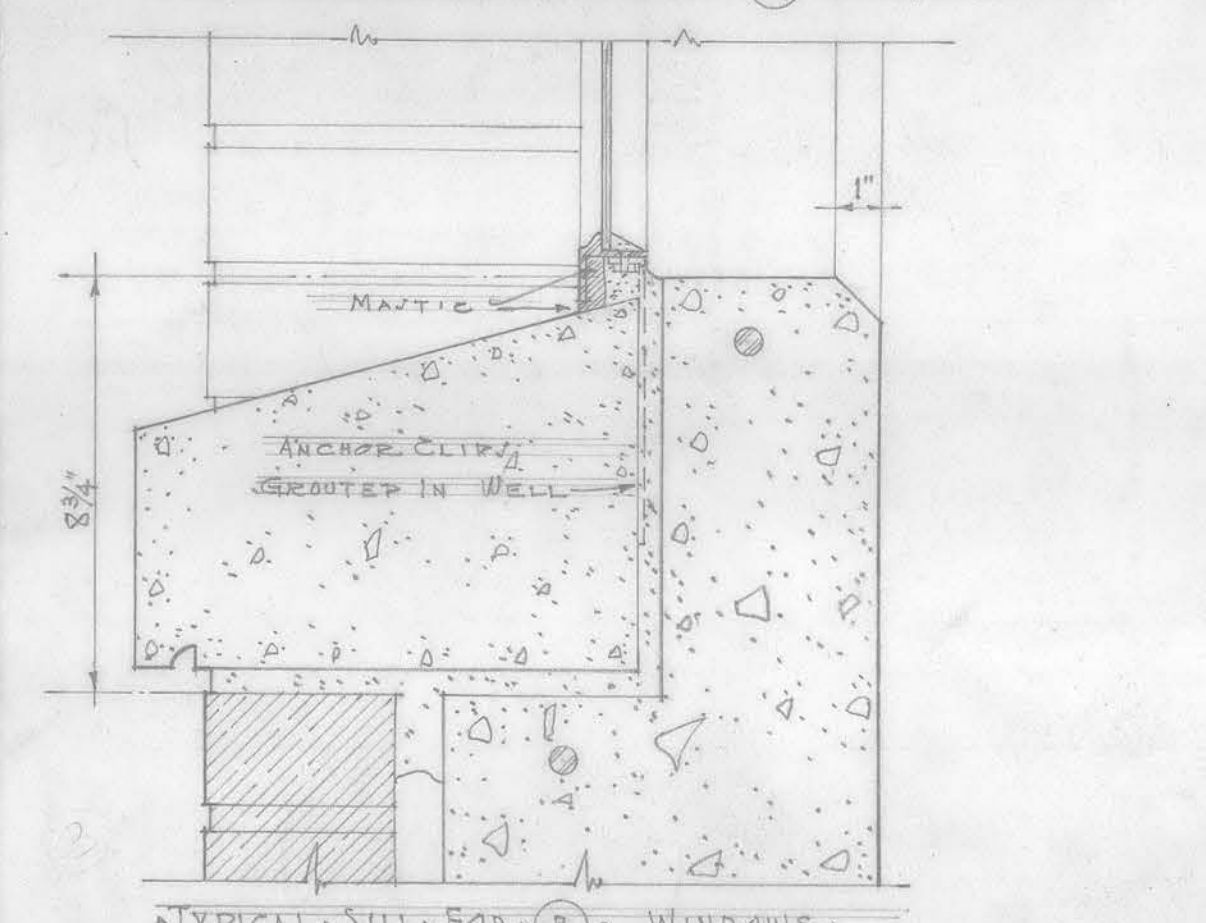
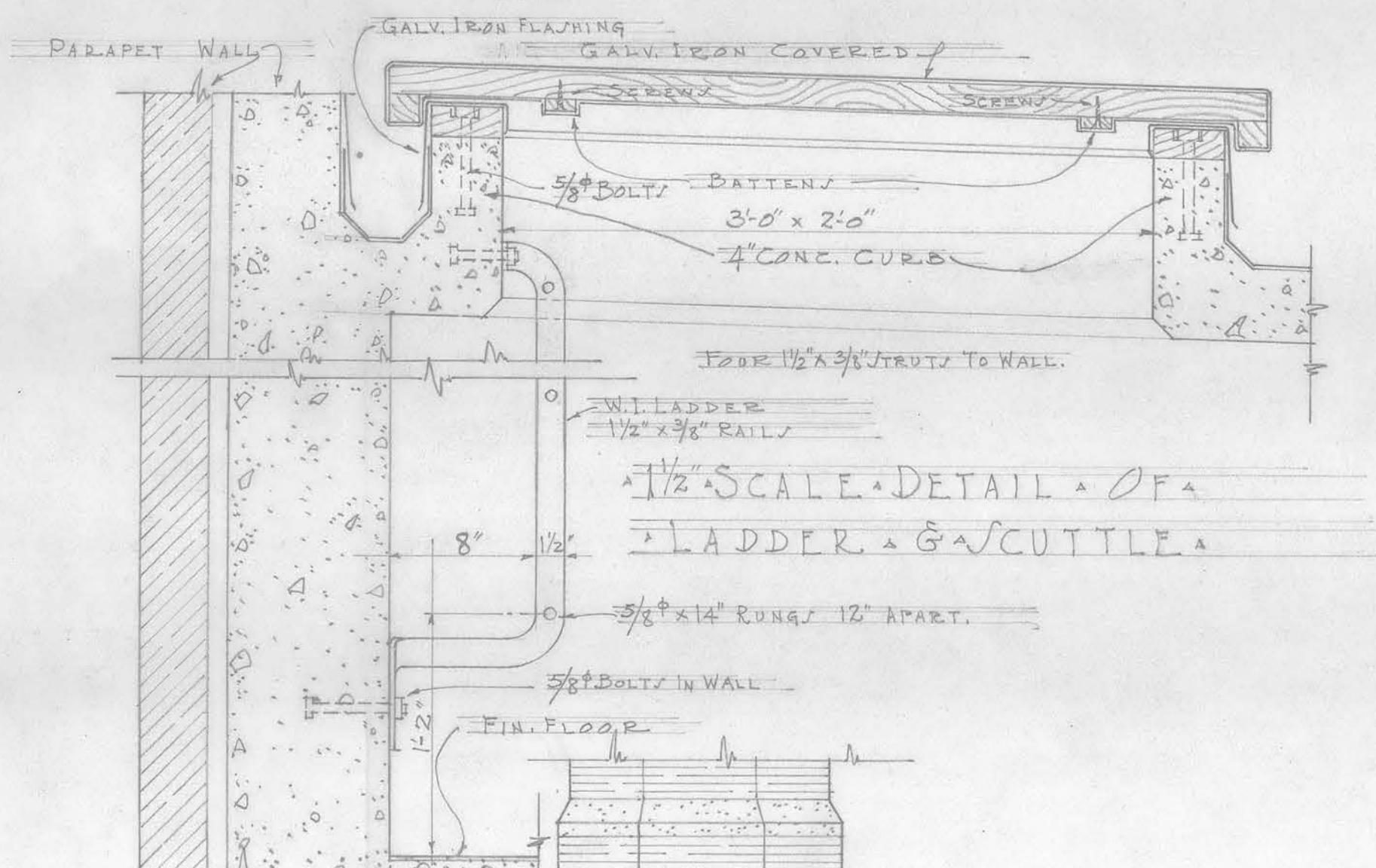
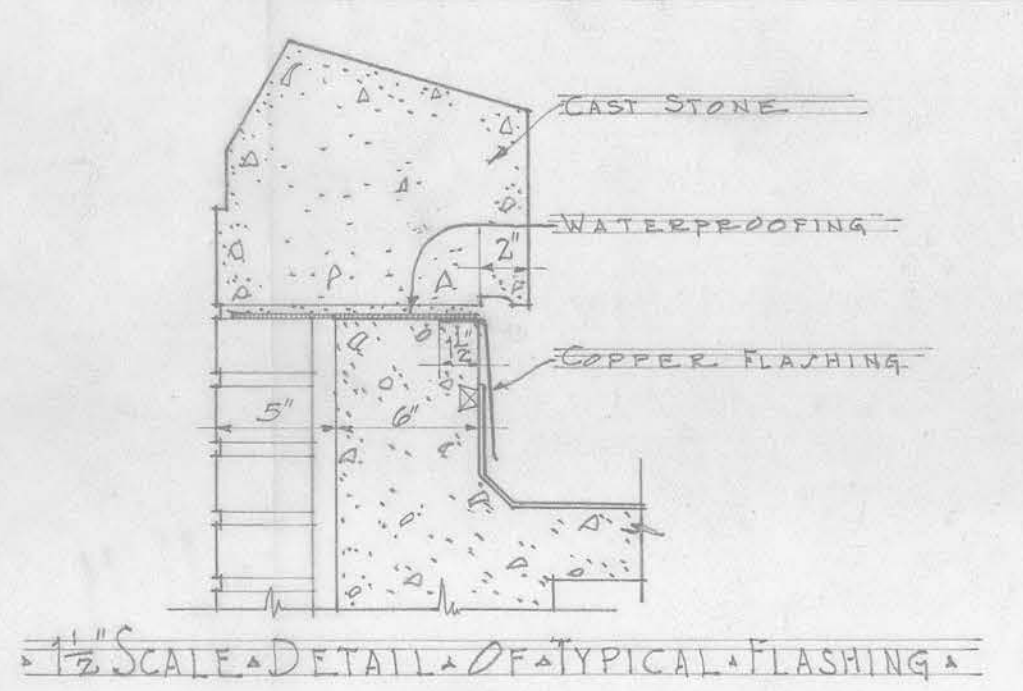
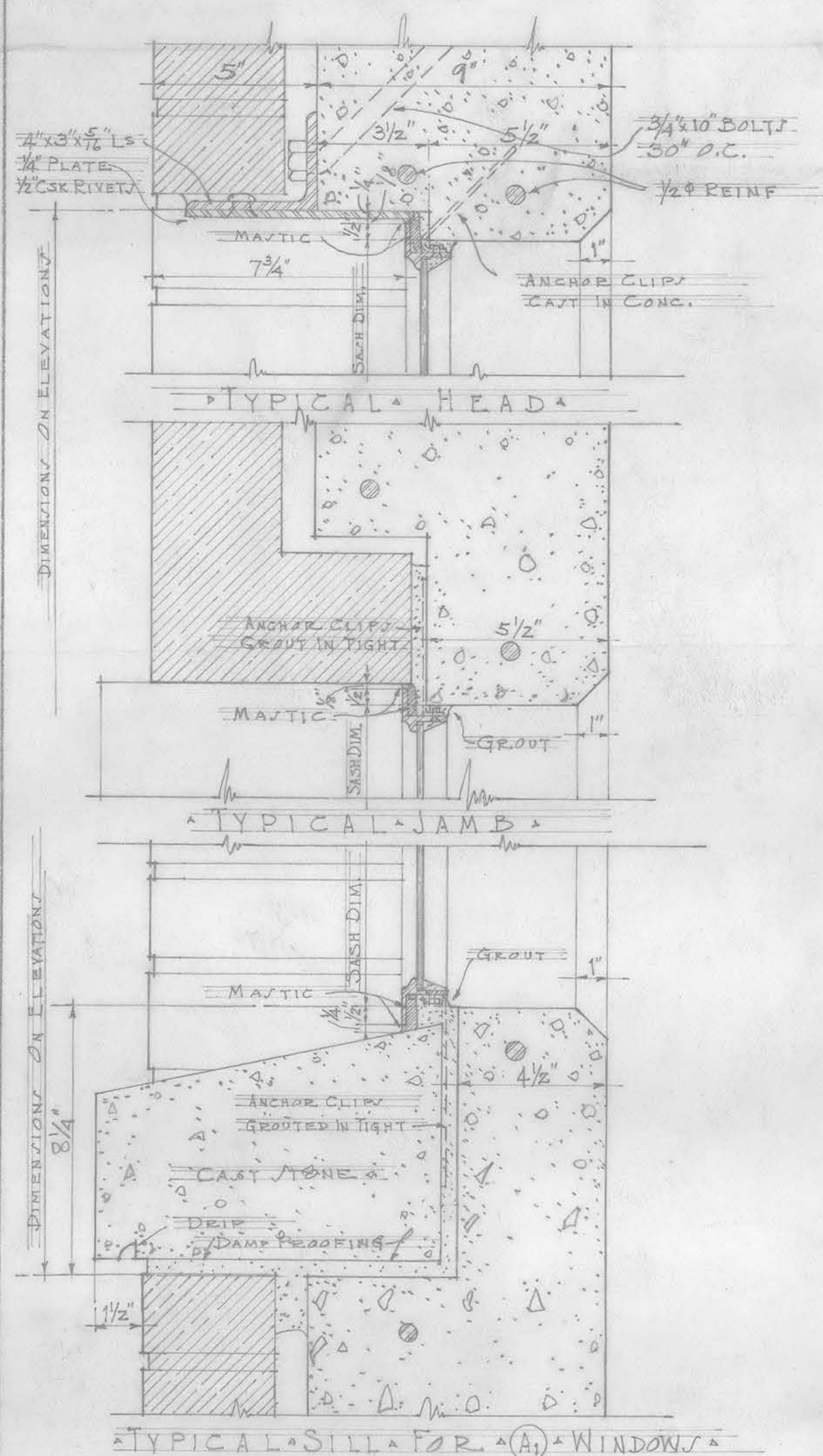
SOUTH ELEVATION

SECTION A-A

ELEVATIONS
(SCALE 1/4"=1'-0")

BOYS PARENTAL BOILER HOUSE
ELEVATIONS
(SCALE 1/4"=1'-0")

DATE 1-21-27	SEATTLE SCHOOL DISTRICT NO. 1	SHEET NO. 204
DRAWN BY C.V.E.	F. A. NARRAMORE, ARCHITECT	
CHECKED BY E.S.	810 DEXTER AVENUE SEATTLE, W.N.	APPROVED <i>[Signature]</i>



BOYS PARENTAL BOILER HOUSE			
SECTIONS AND DETAILS			
DATE	SEATTLE SCHOOL DISTRICT NO. 1	SHEET NO.	
2-21-29	F. A. NARAMORE,	364	
DRAWN BY	ARCHITECT		
C.E.V.	810 DEXTER AVENUE		
CHECKED BY	SEATTLE, WASH.		
R.S.F.			