

ADDENDUM #2

**Luther Burbank Park
Boiler Building Phase LBB1
Mercer Island WA**

BIDDING QUESTIONS SUMMARY

9 November 2023

Bid Questions

- 1) 26Oct23 Where are documents/specs?
Answer
Bid documents are available at Builders Exchange of Washington, Inc. at <http://www.bxwa.com>

- 2) 27Oct23 A question from one of our painters for your response: On sheet A2.11 there is a note that shows a Tnemec coating at the new W8x15s. That note is not shown at the new steel in the rest of the building. Can you verify if the Tnemec coating is only on those W8x15s at level 1?
Answer
Per the schedule and notes on sheet A6.2 and notes on sheets A4.1 and A4.2, as well as divisions 5 and 9 of the project manual, all exterior steel should be finished with Tnemec. This includes the W8x15s noted on sheet A2.11, all exterior doors and door frames, all steel lintels above the existing windows, and the steel base plates for the exterior railing in the Additive Alternate (A3.4). Interior steel should be shop primed and painted in accordance with the schedule on A6.2 and the project manual. Concrete and CMU walls in the bathrooms & concessions area are also finished with Tnemec per the schedule and division 9.

- 3) 27Oct23 For the site visit on 10/31/2023, will there be access to the inside of the smoke tower/chimney?
Answer
There will not be access to the chimney interior at tomorrow's walkthrough, however, the owner is working on an access plan for potential bidders for next week, time to be determined.

- 4) 30Oct23 Will roof access be available?
Answer
There will not be roof access at tomorrow's walkthrough, however, the owner is working on an access plan for potential bidders for next week, time to be determined.

- 5) 31Oct23 For today's site visit, will the City of Mercer Island provide access to the roof, or do you want the GCs/Subs to provide a ladder for that?
Answer
There will not be roof access at today's walkthrough. The city is planning to provide some access to the roof next week, at a time to be determined.

- 6) 3Nov23 I am planning on attending the roof walk on Wednesday November 8th. Will a Fall Protection Harness be required for roof access through the hatch or just for the lift?
Answer
The lift may be required to access the hatch, so plan on using fall protection harness for both.

7) 3Nov23

- For the chimney structural repairs is it permissible to utilize a permanent form system that will remain in the structure?

Answer

Yes, as long as the formwork is typical formwork and does not add significant weight to the chimney.

- Does access to the chimney structure need to be maintained after construction?

Answer

The function of the chimney will not be maintained. The remaining chimney structure will be maintained during and after construction.

- Is it possible to push the bid date 1 week?

Answer

We do not anticipate pushing the bid date beyond the published bid opening of 14 November 2023.

- Specification Section 051200 1.05.A.2.a, there is a requirement for Steel erectors to be AISC certified. Would it be permissible to utilize non-AISC certified erector if in compliance with all AISC and AWS standards?

Answer

Non-AISC certified steel erectors are acceptable.

8) 6Nov23 Substitution request for HDPE toilet partitions.

Answer

Rejected

9) 6Nov23

- On P1.0, the new sewage vault's waste vent runs through the existing foundation wall. Please confirm if the existing foundation can be core-drilled through.

Answer

Yes

- The soils report notes that the underground storage tank may be removed. Please confirm this work is not part of the scope of this project.

Answer

Tank removal is not part of the scope of this project.

- Details 1 and 10 on S3.1 have long horizontal reinforcing bars noted in the details, however, the size and spacing for these are not called out. Please confirm bar size and spacing, and if the bars are to be continuous through the existing vertical concrete.

Answer

The reinforcing is called out in the plans. See sheets S2.1 and S2.3, respectively. The distributed bars are drilled and epoxied through the existing wall, and may be lapped with the slab reinforcing. The added bars at each end of the slab, that align with the walls, are intended to be continuous as shown on plan. Mechanical couplers would be acceptable.

- Please provide the invert elevations of existing sanitary waste line at the pump vault.

Answer

These elevations are not currently available.

- Are the existing ladder rungs inside the chimney/smokestack to be removed or remain in place?

Answer

The ladder rungs may stay in place.

- 10) 7Nov23 Per specification section 051200 1.05.A.2.a, there is a requirement for the steel erectors to be AISC certified. Please confirm if this requirement will be held or if a non AISC certified erector can bid this project.
Answer
Non-AISC certified steel erectors are acceptable.
- 11) 7Nov23 Can you confirm if the access door for the restrooms will remain? Detail 7 on A6.2 show a toilet partition going over the door.
Answer
The access door remains. We anticipate that the connections will miss the access door and span across the access panel.
- 12) 7Nov23 In SECTION 04 01 20.91 Page 3., 2.02 Line Item A., It has Pioneer Masonry Restoration Company listed as the masonry restoration company that could be chosen to perform the masonry restoration applications on the Luther Burbank Park Boiler Building Phase LBB1 project, or an approved.
I would like JMS Masonry Restoration to be listed as one of the approved Masonry Restoration Specialist companys to be considered to perform the masonry restoration applications on the project. For your review have attached a past performance reference sheet on projects that I estimated and project managed in the past, as well as projects that we have completed recently.
Answer
JMS Masonry Restoration is an accepted firm for masonry restoration.