



City of Tacoma

Questions and Answers

Fire Station 11 & 13 HVAC Improvements RFB Specification No. PW22-0268F

All interested parties had the opportunity to submit questions in writing by email to Tina Eide, Senior Buyer. The answers to the questions received are provided below and posted to the City's website at www.TacomaPurchasing.org. Navigate to [Current Contracting Opportunities / Public Works and Improvements Solicitations](#), and then click *Questions and Answers* for this Specification. This information IS NOT considered an addendum. Respondents should consider this information when submitting their proposals.

Question 1: Does the City expect the work at both stations to be completed concurrently or sequentially?

Answer 1: The City will work with the selected contractor to determine the best course of action for completing this work.

Question 2: Does the City intend to occupy the buildings during construction?

Answer 2: Yes, the Fire Department will be fully functional and occupy the building during construction. The City will work with the selected contractor to coordinate such construction measures and schedule changes to accommodate the work in a timely manner. The contractor will have intermittent closures of sections of the building in which to conduct work, while leaving the remainder of the building unincumbered so that the Fire Department can continue its work unhindered by construction operations

Question 3: Where are the staging areas located at Fire Station 11 and 13?

Answer 3: The Staging area at station 11 can be placed within the city's fenced-in parking area. The city is not responsible for site security, or stored items. Site security and storage is the contractor's responsibility.
The Staging area at station 13 is within the basement or in the side yard adjacent to the building. The city is not responsible for site security, or stored items. Site security and storage is the contractor's responsibility.

Question 4: Does all boiler piping contain Asbestos Contain Material (ACM)?

Answer 4: Please review the PBS report, specifications, and plans contained in the project manual.

Question 5: How do we accommodate HVAC equipment installation access in the attics of both Fire Stations 11 and 13?

Answer 5: This is a contractor means and methods issue to be resolved by the contractor at time of construction.



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Question 6: Will the removal of all ACM flooring be required at Fire Station 13?

Answer 6: The City is expecting that abatement will be localized to the areas directly effected per the PBS report and specifications

Question 7: The specs are calling for Allerton DDC controls. I believe you would have savings and better compatibility by going with a Tridium/Niagra system which is a non proprietary DDC system. Going with a proprietary DDC system such as Allerton locks you in with only one vendor. Are substitutions allowed for Allerton controls?

Answer 7: No substitutions for Allerton controls will be accepted. Allerton controls are the current standard selected by Facilities Management. An addendum will be issued containing updated drawings for further direction on this matter.

Question 8: May I have a copy of the sign in sheet for the job walk?.

Answer 8: The attendance sheet is attached to this Q&A.

Question 9: What is the Tacoma Power lead time on this project?

Answer 9: Tacoma Power is not anticipating any issues in acquiring the transformers for this project at this time.

Question 10: Will the City Consider extending the 104 calendar days for construction to allow additional lead time for the completion of work?

Answer 10: If there are supply chain issues outside of the contractors' control, the contractor may submit a change order request for an equitable time adjustment in accordance with the Project Manual.

CITY OF TACOMA

Pre-Bid Meeting – Sign-in Sheet

Project: **Tacoma Fire Station #11 and 13 (PW22-0268F)**

Date, Time: **Tuesday, January 17, 2023 at 9:00 a.m., 3802 E. McKinley AVE Tacoma, WA and
3825 N. 25th St. Tacoma, WA at 10:30am**

Attendees: **(PLEASE PRINT)**

Name	Company:	Email:	Phone #
David Pagel, Project Manager	City of Tacoma, Public Works	dpagel@cityoftacoma.org	253.753.4889
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