



City of Tacoma
Tacoma Venues & Events

Greater Tacoma Convention Center Window Cleaning
RFP Specification No. PF23-0059N

QUESTIONS and ANSWERS

All interested parties had the opportunity to submit questions in writing by email to Tad Carlson by 3:00 pm on March 29, 2023. The answers to the received questions are provided below and posted to the City's website at www.TacomaPurchasing.org: Navigate to *Current Contracting Opportunities / Services*, 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:** **What roof levels does the cleaning include?**
Answer 1: *This cleaning should include all of the roof levels.*
- Question 2:** **On the top roof, there is no water hookups. Is this roof part of the scope of work?**
Answer 2: *Yes, it is part of the scope. There are water hook-ups on some of the lower-level roofs.*
- Question 3:** **The proposal from appears to have the frequency and quantity not matching. For example it states exterior glass cleaning – frequency 2 annually – quantity 6. This may want to be fixed.**
Answer 3: *This is presuming a 3-year contract (2 annually x 3 years = quantity 6). See Addendum 1 revised Price Proposal Form.*
- Question 4:** **Has there been confirmation that the roof drains, and storm drains filter the runoff water through separators?**
Answer 4: *There are wastewater drains on the lower roofs. To accommodate the bid specification, we would recommend blocking stormwater drains and using a pump to move water to the wastewater vents.*
- Question 5:** **Where are the different access points to the sewer system (on east and west sides of roof and around the grounds of the building) in order to “redirect waste water and debris to the sewer system (PF-23-0059N, pg12).”**
Answer 5: *The run-off from the roof cleaning is the only water that needs to be redirected to the wastewater. The pressure washing water can go into the stormwater drains.*

Question 6: Will the Blue Prints be provided for the roof which show the square footage each roof (Barrel roof, and the three large lower roof systems)?

Answer 6: *We are not providing blueprints at this time but the square footages are below:*

Width	Length	Square Footage	Area of Building
176	274	48224	Main Upper
216	40	8640	Lower Southwest
98	48	4704	Lower Southwest 2
104	72	7488	Dock
16	32	512	Northeast
8	32	256	Lower Southeast
116	8	928	Northeast 2
72	24	1728	Lower Southeast 2
208	36	7488	South
		2040	Dock Trapezoid

82,008 TOTAL

Question 7: Does the 62,660 square feet of Thermoplastic Polyolefin (TPO) roofing account for the barrel roof alone, or the entire roofing system?

Answer 7: *The actual total for the roof square footage is 82,0008. See above question for total square footage.*

Question 8: How rigid are the completion times for cleaning all roof systems? The Labor time (2 days) detailed in PF23-0059N seems to reflect only TPO on the barrel roof. Earlier bid documents from 2009 and 2014 show the expected time for the roof cleaning at 2 days with bid documents specifying the barrel roof only. The bid document for 2018 changes the specifics to include "all roof systems," while no adjustment was made relative the required time of completion.

Answer 8: *The requirement that roof cleaning be completed in two days will be removed. Please see updated Proposal Form with field for expected days to perform this work.*

Question 9: The pre-bid conference revealed that the roof has not been cleaned for 5 years, this will likely impact the time, and labor cost of this 2023 cleaning of the roof. Will there be provisions made for the probability of increased time and costs to complete the work?

Answer 9: *Please see revised Price Proposal Form in Addendum 2*

Question 10: Does the 60,000 sq.ft. reflect all of the metal siding (NW corner, alley, loading dock, courtyard between GTCC & hotel, and roof sections) or just selected portions as potentially adjusted in 2018 as mentioned above?

Answer 10: The 60,000 square feet includes all of the metal siding; not just the reduced scope from the 2018 bid.

Question 11: Does the rinsing of the screens include the awning structures below? If so, then how are we to deal with the paint flaking will result from the awnings being flushed? It was stated during the pre-bid meeting that pressure washing the cement walkways around the entrances under the screens was not to be considered in the bid. The simple rinsing of the grounds may not be adequate after cleaning the exterior metal screens. When these exterior metal screens were washed in past the quality and deterioration of paint revealed this concern. Silver micro-flakes would lodge into the texture of the cement in those areas.

Answer 11: Yes, rinsing the screens does include the awning below. The screens should be included in the bid. The desire would be to have as little paint peeling/deterioration as possible when power washing. This may require lowering the psi of the pressure washer. If the awardee is seeing flaking, they will work with the contract administrator to determine next steps.

Question 12: Is there an expectation that the Simple Green will remove the staining that has likely occurred from the dirt and debris that has been on the TPO for so long?

Answer 12: There is an expectation that cleaning with Simple Green will lessen the staining effect

Question 13: Are we to include the sales tax into the bid proposal? Past documents have included the sales tax after the subtotal in the bid proposal sheets (2008, 2014, and 2018).

Answer 13: Prices submitted on the proposal page should not include tax.