



**City of Tacoma
Tacoma Venues and Events**

**Tacoma Dome Roof Cleaning
RFB Specification No. PF23-0240N**

QUESTIONS and ANSWERS

All interested parties had the opportunity to submit questions in writing by email to Tad Carlson by 3:00 pm on February 2, 2024. The answers to the questions received are provided below and posted to the City's website at www.TacomaPurchasing.org: Navigate to Public Works, 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:** Will there be a 3rd party roof repair company performing repairs (if applicable). Who would be responsible for the costs associated with the repairs/ if any?
- Answer 1:** Tacoma Venues and Events will be responsible for any roof repairs discovered during the initial inspection. Any repairs that are needed as a result of damage due to the roof cleaning, the chosen contract will be responsible.
- Question 2:** It was stated in the job walk on 1/26/24 that the roof has been recently inspected and the contractor will not be responsible for a pre-inspection with the city's liaison. Please confirm.
- Answer 2:** The roof was inspected in a Facility Condition Assessment for the purpose of assessing the condition of the roof. There will still be a need for a job walk/inspection with the City liaison and the chosen contractor.
- Question 3:** Will there be a calendar provided of upcoming events as this could gravely impact the work hours, days and completion date?
- Answer 3:** Yes, additionally, Tacoma Venues and Events recognizes that these events may cause delay and is prepared to work with an adjusting timeline, based on the events calendar and feedback from the chosen contractor.
- Question 4:** Would we be required to stop work due to ongoing events?

- Answer 4:** Tacoma Venues and Events looks forward to having an open communication with the chosen contractor regarding any events in the house. Tacoma Venues and Events believes that with communication, the need to stop work during events can be eliminated or reduced.
- Question 5:** Would we be required to stage power wash/cleaning equipment away from door opening, loading docks etc. due to noise or trip hazards?
- Answer 5:** Tacoma Venues and Events will work with the chosen vendor to make the work as efficient as possible while also attempting to mitigate any trip hazards or safety issues for our guests and employees.
- Question 6:** Will we be provided with a lay-down area for equipment/trailer and if so, will it be in a secure/gated location?
- Answer 6:** Tacoma Venues and Events is installing a perimeter fence, to be completed sometime in April. If the fence is complete the contractor the work with Tacoma Venues and Events to stage their equipment in a safe space within the fence, however it is recommended the contractor procure their own lockable storage container to keep on site.
- Question 7:** Is the use of a power washer to clean the roof surface instead of a brush acceptable?
- Answer 7:** Tacoma Venues and Events would like prospective vendors to keep to the scope of work as defined in the bid. Tacoma Venues and Events would be open reviewing any recommended methods but would not consider these as part of the proposal. If a recommended cleaning method is presented, Tacoma Venues and Events would restart the bidding process using a new scope of work
- Question 8:** Can we install a motorized winch in place of the manual winch to hoist up equipment/supplies to the Cupola?
- Answer 8:** Yes
- Question 9:** Can we use the Tacoma Dome trash dispensers to discard debris?
- Answer 9:** Contractors should have their own method of disposing waste
- Question 10:** Is there a set working time hours?
- Answer 10:** On non-event days, the contractor is able to gain access at any time. On days where there are events in the Tacoma Dome, Tacoma Venues and events will outline times the contractor is able to be on site, prior to the day.
- Question 11:** Can we work weekends and holidays?
- Answer 11:** Yes, if there are no events that would require the contractor to not be on site.

Question 12: What is to be done in the event of a rainstorm as if we are required to capture wastewater, I could assume a roof of that size could produce hundreds or thousands of gallons of rainwater. Would we be allowed to open the gutter system during adverse weather conditions?

Answer 12: Yes

There are additional questions that require additional research. Those answers will be provided no later than February 14, 2024.