

City of Tacoma

Department of Public Works, Facilities Management

ADDENDUM NO. 1

DATE: October 9, 2025

REVISIONS TO:

**Request for Bids Specification No. PW25-0178F
Parking Services HVAC Replacement**

NOTICE TO ALL BIDDERS:

This addendum is issued to clarify, revise, add to or delete from, the original specification documents for the above project. This addendum, as integrated with the original specification documents, shall form the specification documents. The noted revisions shall take precedence over previously issued specification documents and shall become part of this contract.

REVISIONS TO THE SUBMITTAL DEADLINE:

- The submittal deadline has been changed to 11:00 a.m., Pacific Time, Tuesday, October 21, 2025.

REVISIONS TO THE GENERAL INFORMATION AND REQUIREMENTS:

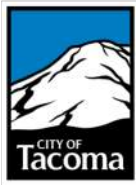
- Attached is the sign in sheet and agenda from the pre-bid meeting held on Tuesday, September 30, 2025. The pre-bid meeting was not mandatory.
- Attached photos of the current condition.

REVISIONS TO THE PLANS:

- SHEET M0.3 MECHANICAL DETAILS, REVISE "Detail 4/M0.3 Traffic Bollard" to have a minimum 12"x12"x1/2" base plate, attached with post installed anchors to the existing concrete deck. No revised detail provided.

REVISIONS TO THE TECHNICAL SPECIFICATIONS:

- SECTION 011100 SUMMARY OF WORK, paragraph 1.09 CONTRACTOR'S USE OF BUILDING AND SITE, ADD the following:
"The Owner must be able to continue business with the public at the front lobby and reception during construction. If needed, this can move to nearby rooms. The Owner's Project Manager will work closely with the Contractor to avoid delays and mitigate potential hazards."
- SECTION 015000 TEMPORARY FACILITIES, paragraph 1.09 TEMPORARY SANITARY FACILITIES, ADD the following:
"The Contractor may use the Owner's restrooms, if they are kept clean each day. If the restrooms stop working, they must provide a temporary alternative"
- SECTION 015000 TEMPORARY FACILITIES, paragraph 1.15 TEMPORARY STORAGE, ADD the following:
"The Contractor may use additional areas in the garage for lay-down space and storage of materials, with pre-approval by the Owner."



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- SECTION 015000 TEMPORARY FACILITIES, paragraph 1.24 CONSTRUCTION PARKING, ADD the following:
“The Contractor may use dedicated parking areas in the garage for personnel, at no additional cost. Permits for garage access and parking spots must be pre-arranged with the Owner.”

SUBSTITUTION REQUEST APPROVALS:

The following products are approved for bidding subject to review and approval of Submittals and provided the Manufacturer meets all the requirements of the originally specified product. It shall be the initiator's responsibility to ensure that the proposed substitution is equal in every respect to the originally specified product, including but not limited to finish, size, weight, clearances, durability, maintenance, ease of operation, performance criteria, etc.

SECTION 23 81 29 VARIABLE REFRIGERANT FLOW (VRF) HVAC SYSTEM: Carrier VRF

*Product is accepted subject to full compliance with contract documents

QUESTIONS RECEIVED:

- Attached Questions and Answers

NOTE: Acknowledge receipt of this addendum by initialing the corresponding space as indicated on the SIGNATURE PAGE. Vendors who have already submitted their bid/proposal may contact the Purchasing Division at 253-502-8468 and request return of their bid/proposal for acknowledgment and re-submittal. Or, a letter acknowledging receipt of this addendum may be submitted in an envelope marked Request for Bids Specification No. PW25-0178F Addendum No. 1. The City reserves the right to reject any and all bids, including, in certain circumstances, for failure to appropriately acknowledge this addendum.

cc: Mina Zarelli, PW/FM

CITY OF TACOMA
Pre-Bid Meeting – Sign-in Sheet

Project: **Parking Services HVAC Replacement (PW25-0178F)**
 Date, Time: Tuesday, September 30, 2025 at 11:00 a.m., at 942 Pacific Ave, Tacoma, WA 98402
 Attendees: **(PLEASE PRINT)**

Name	Company:	Email:	Phone #
Mina Zarelli, Project Manager	City of Tacoma, Public Works	mzarelli@tacoma.gov	253-208-8582
Brian Edwards	Morgan Mechanical	bledwards@HVACmorgan.com	425-560-0154
CHRIS THOMAS	TRS MECHANICAL	CHRIS.THOMAS@TRSMECH.COM	253.691.2562
Cameron Sticell	Gold Coast Electric	Cameron@goldcoastelectric.net	253-310-3195
Sarrel Kim	Pro Temp LLC	SERVICE@PROTEMPHAC.COM	360-764-3823
Travis Johnson	Capital Heating & Cooling	TRAVIS@CAPITALHEATINGANDCOOLING.COM	360-239-8739
Alex Schulte, P.E.	Tres West Engineers	ABS@treswest.com	(360) 255-3333
Jared Shirley	Crescent Mechanical	Abby@crescentmechinc.com	253 410-0599
Lara Bleck	ALCO Engineered System	Loblaek@alcoes.com	206.484.8284
Sherry Castagno	ALCO Engineered System	SCastagno@alcoes.ca	206-747-8400
DAN MULVHILL	CDK CONSTRUCTION SERVICES	BIPS@CDKCONSTRUCTION.COM	425-799-8441

**City of Tacoma Public Works
Parking Services HVAC Replacement
Specification No. PW25-0178F**

PRE-BID MEETING

Agenda

Meeting Date: Tuesday, September 30, 2025

1) General

- a) Introductions – Sign Up Sheet
- b) Review project site
- c) Major components of the project include, but not limited to:
 - Building:
 - (1) HVAC work
 - (2) Electrical work
- d) The estimate for the project is \$750,000
- e) Schedule for completion:
 - NTP anticipated March 2025
 - 120 Calendar Days for construction
 - Anticipated substantial completion date June 2025
- f) Permits
 - Paid for by Owner
 - (1) Mechanical Plan Review
 - Paid for by Contractor
 - (1) Mechanical
 - (2) Electrical
 - (3) Other

2) Bid Period

- a) Bidder Questions & Substitution Requests are due by EOD today September 30th. Must be e-mailed to Carly Fowler, Senior Buyer at cfowler@tacoma.gov
- b) One addendum will be issued prior to Bid due date. Ensure that you are signed up on the Plan holders List to receive notice of any addendums.
- c) Bid submittals are due 11 a.m. October 14th (EXTENDED TO 21st) Ensure all proposal forms included in the Project Manual are submitted with the bid. Ensure bids are submitted to the Purchasing Division located at the Tacoma Public Utilities Building.

3) City Programs

- a) Local Employment and Apprenticeship Training Program (LEAP) Requirements.
 - i) Contact LEAP@Tacoma.gov for assistance.
- b) Equity In Contracting Program
 - i) Contact eicoffice@tacoma.gov for assistance.

4) Tour building site

5) Questions?

**City of Tacoma Public Works
Parking Services HVAC Replacement
Specification No. PW25-0178F**

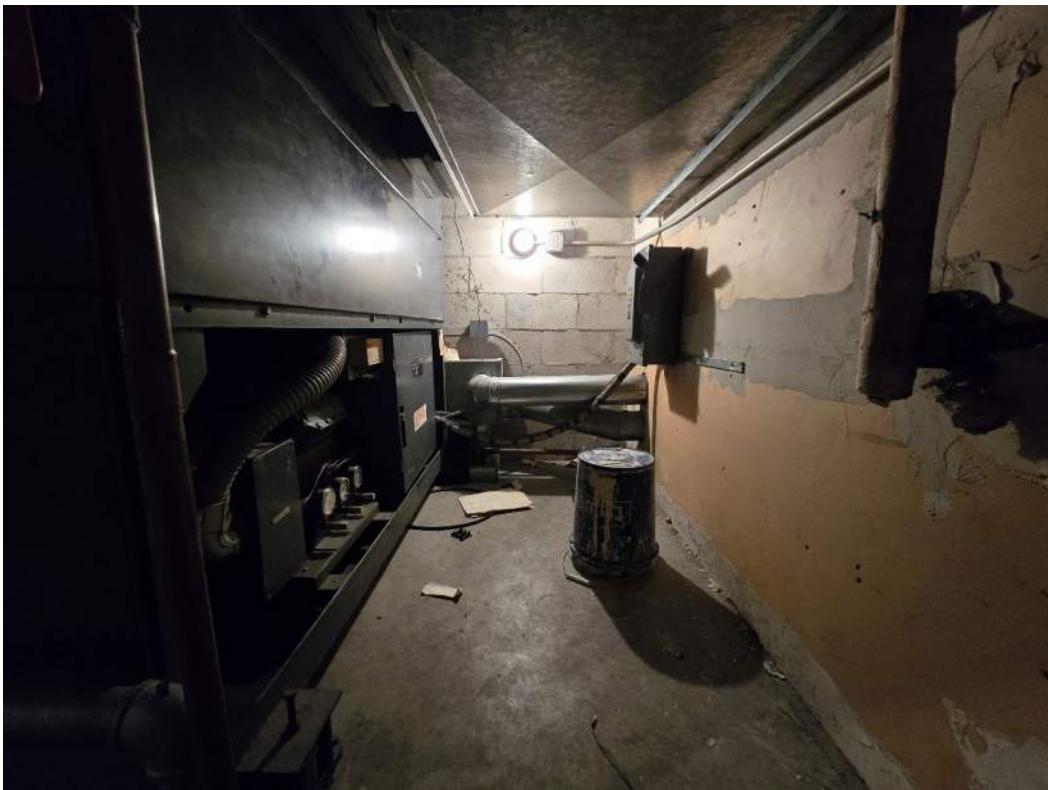


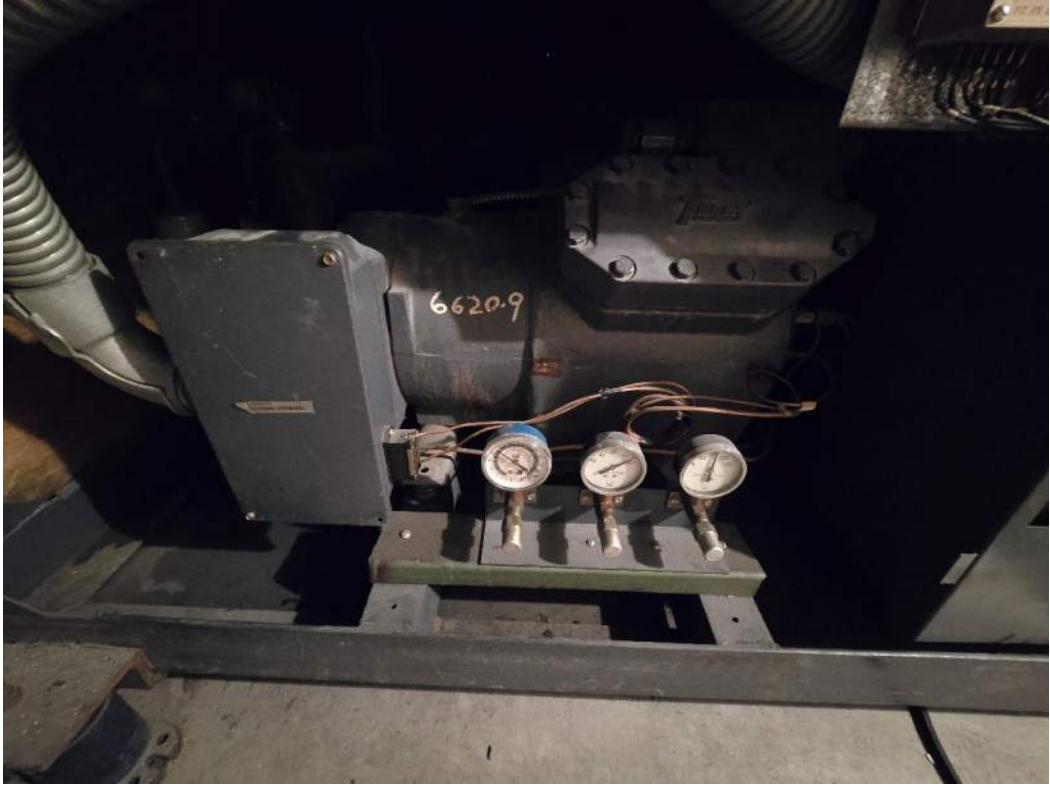






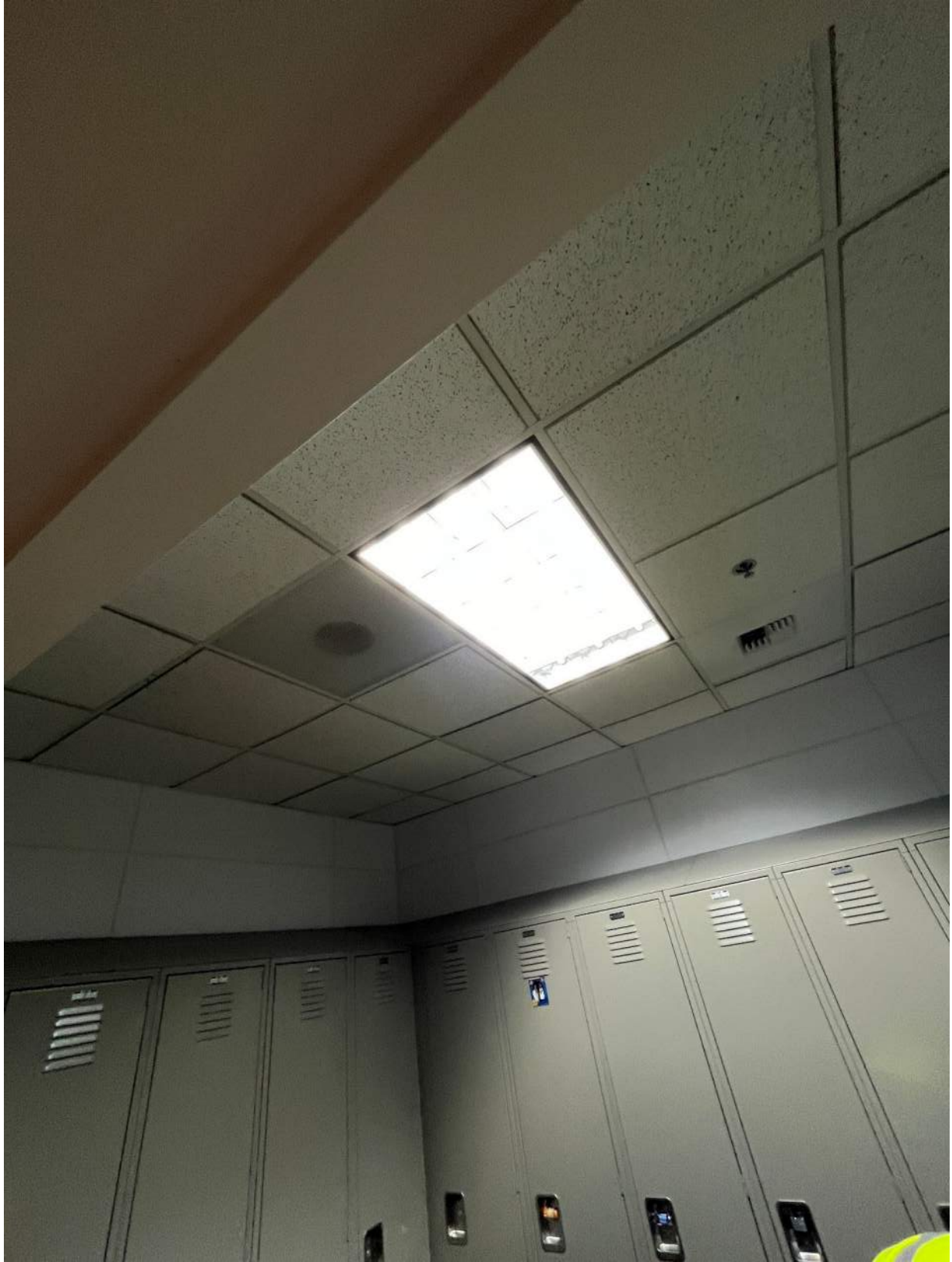












SUBSTITUTION REQUEST FORM

Parking Services HVAC Replacement SPECIFICATION NO.: PW25-0178F

Prospective bidders may request substitutions in writing on this form. Substitutions shall be submitted on this form via e-mail to:

Carly Fowler, Senior Buyer.
E-mail address: cfowler@tacoma.gov

All e-mails must be received by Noon on Friday, September 30, 2025. Where changes in the project documents are required, an addendum will be issued to everyone on the plan holder's list and posted on www.tacomapurchasing.org.

Submitted By
Signature *Mikem Mady*
Company ACI MECHANICAL HVAC SALES
Mailing Address 6100 6TH AVE S
City SEATTLE State WA Zip 98108
Phone 253-376-5320 Fax _____ E-mail mikem@acimechsales.com
 Please check if there are attachments

1. We hereby submit for your consideration the following product instead of the specified item for the above project:

Section	Page	Line/Paragraph	Specified Item
<u>23 81 29</u>	<u>274</u>	<u>2.01</u>	<u>VRF</u>

2. Proposed Substitution. CARRIER VRF

3. Reason for Substitution. ALTERNATE FOR MITSUBISHI

4. Attach complete technical data, catalog cuts, drawings, samples, etc. Exact models and description of products shall be noted with any deviation noted.

5. Include complete information on changes to Drawings, and/or Specifications which proposed substitution will require for its proper installation. N/A

6. Does the substitute affect dimensions shown on Drawings? YES

6a. If so, how? OUTDOOR UNIT IS SINGLE CHASSIS

7. Describe the effect substitution has on other trades. ELECTRICAL WILL ONLY NEED TO USE A SINGLE DISCONNECT

8. Describe differences between proposed substitution and specified item. NONE. CARRIER IS A 2-PIPE HEAT RECOVERY SIMILAR TO MITSUBISHI

9. Manufacturer's warranties of the proposed and specified items are: Same Different (explain on attachment)

The undersigned states that the function, appearance and quality are equivalent or superior to the specified item. The undersigned agrees to pay for changes to the building and systems design, including engineering and detailing costs caused by the requested substitution.

SUBSTITUTION REQUEST FORM

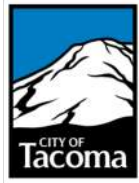
Parking Services HVAC Replacement
SPECIFICATION NO.: PW25-0178F

For Reviewer

- Approved for Bidding subject to review and approval of Submittals (and as noted below) Rejected - Inadequate Information
 Not Accepted Received Too Late

By Alexander Schulte, P.E. Date 10/1/2025

Remarks



City of Tacoma

Questions and Answers

Parking Services HVAC Replacement RFB Specification No. PW25-0178F

All interested parties had the opportunity to submit questions in writing by email to SENIOR BUYER by September 30, 2025. 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 Mechanical Contractor bid directly to City of Tacoma, or is there a GC involved in this project?

Answer: The Mechanical Contractor can bid directly to the City of Tacoma if they can complete the entire scope of work themselves or by subcontracting the work, essentially acting as the General Contractor.

Question 2: Is there a plan holder's list that you can provide?

Answer: The plan holder's list is available online through ARC's Washington Public Planroom. There was an issue at the start of the bid period, but it has been fixed.

Question 3: What's wrong with the current mechanical system, and can it be repaired? Why did it fail?

Answer: The existing furnace is beyond its useful life and cannot be upgraded to meet the needs of the tenants.

Question 4: Can we reuse the refrigerant and condensate lines?

Answer: No, there are no refrigerant or condensate lines to reuse.

Question 5: What is the model and serial number of the air handling unit unit in the mezzanine to be removed?

Answer: This is a Trane Model No. SWUA-2006-MA, Type No. 671-0467-1A, Serial No. L5C169962. Photo of the nameplate is included in the attached photos.

Question 6: Will the building be occupied during construction?

Answer: Yes, see Spec Section 011100 SUMMARY OF WORK, including addendum.

Question 7: What are the construction hours for this project?

Answer: There are no set construction hours. The Contractor will have access to the entire site at any time but must follow the City of Tacoma's noise rules (TMB 8.122 Noise Enforcement) and communicate the working schedule with the Owner's Project Manager.



Questions and Answers

Question 8: During the site walk we noticed there is a lot of furniture (decks, chairs, computers, etc). Will it look like this during the construction project?

Answer: The Owner will move out small items and personal belongings. Owner will cover sensitive items like computer equipment to protect from dust and debris. The Contractor will need to protect and move furniture around, to safely complete the work and ensure the area can be cleaned when the project is done.

Question 9: During the site walk we noticed cubicle walls with hardwired power connections. Is the Contractor allowed to disconnect the power and move the cubicles?

Answer: Yes. Some cubicle walls are powered, and an Electrician may disconnect if they wish to move the cubicles. The walls must be reconnected at their original location when the project is done.

Question 10: Do you have a Hazardous Materials report for this project?

Answer: No.

Question 11: Reference: Detail 4/M0.3. This bollard is shown with a deep footing. Is this correct for this project?

Answer: The detail is an error. The bollard will require a base plate with post installed anchors.

Question 12: During the site walk there was a fenced off area at the lower parking deck (First Deck). Can we use that for laydown space and storage of materials?

Answer: Yes, currently that area is storing some extra materials that will be removed prior to the construction start date. The Contractor will be responsible for ensuring that the area is adequately secured by their own means.

Question 13: Where will the Outdoor Unit (ODU) be located? The plans are unclear.

Answer: The ODU is planned to be located on the second parking deck (see Sheet A102).

Question 14: Is the concrete deck a post-tensioned (PT) slab? Can we core through it for the ODU?

Answer: No, it's not a PT slab. There are (2) existing chases to the floor below that can be used for access.

Question 15: Are the HVAC controls stand alone?

Answer: Yes, they are stand-alone. There's no BAS or DDC integration, and they don't require remote management.



City of Tacoma

Questions and Answers

Question 16: What is the access like above the ceiling tiles? How much space is up there?

Answer: It varies. See sections on A102 for a conceptual section of the different levels in the building.

Question 17: Has the permit been approved for this project?

Answer: The Owner has submitted the plans for Mechanical Review by Planning and Development Services (PDS). The review has been completed and is ready to issue a permit. The Contractor is responsible for obtaining the Mechanical and Electrical permits, as well as any others that are required for this project.