



City of Tacoma

## Questions and Answers

### Tacoma Police Headquarters HVAC Decarbonization Upgrades RFB Specification No. **PW25-0191F**

All interested parties had the opportunity to submit questions in writing by email to [cfowler@tacoma.gov](mailto:cfowler@tacoma.gov). by date questions were due. The answers to the questions received are provided below and posted to the City's website at [www.TacomaPurchasing.org](http://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.

- 1. Question: Sheet M3.13 shows the third-floor alternate bid no.1 under floor piping to be replaced. The HWS/R lines go from 4" coming into the third floor then reducing to 3" and again down to 2.5" and ending where the transition to 2" copper is made. Is there any info as to where the pipe size reductions are located?**

Answer: Size changes are where denoted by smaller pipe size call-outs (piping stays at the larger size until the branch closest to the large pipe size).

- 2. Question: Also, we don't remember seeing any of the existing branch connections off of these mains. Are the combination of a thread o-let, dielectric nipple and a copper press adapter acceptable for the branch connection coming off of the new piping? There are (2) 4" valves shown in these lines. Are these valves new or reused?**

Answer: Yes, thread-olet (or weld-olet), dielectric fitting (such as Victaulic clear-flow), and press adapter are acceptable per the specifications. Existing valves may be re-used, although Contractor should assume the valves are flanges and require new gaskets. It is the responsibility of the contractor to provide and warranty a leak free connection upon project completion.

- 3. Question: Sheet M3.12 shows the second-floor base bid under floor piping to be replaced. The HWS/R lines go from 5" coming into the second, the next line size indicator is 3" HWS/R and the next after that is 4" HWS/R. Assuming the 3" HWS/R is an error on the as-built drawings, is there any info as to where the lines reduce from 5" to 4"?**

Answer: 3" callout on M3.12 is an error on the drawings. Piping is 5-inch leaving the mechanical room and into the raised floor of the second-floor level. At the east wall of Sgt 234, it tees to 1-1/2" HWS/HWR down to first floor ceiling and 4" up in the wall to route as shown. The 1-1/2" is shown on Sheet M3.10.

- 4. Question: Please clarify / elaborate on the requirement for Mechanical Contractor to be able to self-perform the Start Up. Generally, the manufacturer handles start-up with the assistance of the contractor.**

Answer: This requirement is to ensure that there is no delay in project completion. Hence the terms "ability to self-perform," which is not the same as "required to self-perform." The contractor may have the manufacturer perform startup, but if for any reason the manufacturer is unable to perform startup or maintenance work over the course of the project the Mechanical Contractor must be able to self-perform this work to meet project demands and schedules.



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**5. Question: Please clarify who will be responsible for the removal, storage and re-setting of the existing office cubicles, furniture, equipment, etc.**

Answer: The city of Tacoma's Facility Management, Capital Project Division assigned project manager will be responsible for coordinating all furniture removal and re-installation associated with this project between the selected contractor, police department, and the city's furniture vendor. Furniture removal or relocation **will not** be the responsibility of the Contractor on this project. Carpet tile and floor tile removal will be the responsibility of the Contractor (reference Detail 6 sheet M0.11).

**6. Question: Please clarify if alternate controls to the existing Alerton will be allowed.**

Answer: Please see the response to substitution request posted in addendum 02.

**7. Question: If the prime bidder will be self-performing plumbing, do we need to list ourselves as the Plumbing contractor on the list of Subcontractors?**

Answer: Yes, if self-performing plumbing please list your company as the plumbing contractor in subcontractors list.

**8. Question: Please provide the sign-in sheet from the Pre-Bid and Site Visit.**

Answer: The sign-in sheet has been provided as requested.

**9. Question: Should we include the cost of an asbestos materials survey in our proposal?**

Answer: Given the building was constructed after the year 2000 we do not anticipate encountering and Asbestos containing material. If a suspect material is encountered during construction, Tacoma's Facility Management, Capital Project Division assigned project manager will coordinate with the city's on-call hazardous material testing contractor to collect samples and provide those results and any related reports or data from the testing of any collected samples to the selected contractor.

**10. Question: Please clarify the location of contractor laydown space on site.**

Answer: The image below displays the contractor laydown area in green which should be available to the contractor throughout the entire project.



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**11. Question: Do we need to provide feedback type control valves on the project?**

Answer: No: characterized flow control valves are specified in Section 25 50 00, paragraph 2.07.

**12. Question: Are we to anticipate replace Engineered Smoke Control system controllers/components as part of our work?**

Answer: No, portions of the existing control system that are part of the Engineered Smoke Control system are existing per 25 90 00, paragraph 3.01, I, 3. New sequences do not change the smoke control function. At the Contractor's option, controllers may be modified/programmed to suit the new sequences of operations specified under this project. If the existing controllers cannot accommodate the new sequence, then new control components would be provided and installed parallel to existing to provide a complete an operational system. This is to satisfy 25 90 00, paragraph 3.01,A.