



City of Tacoma

Questions and Answers

Tacoma Police Headquarters HVAC Decarbonization Upgrades Re-bid RFB Specification No. **PW26-0049F**

All interested parties had the opportunity to submit questions in writing by email to 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: 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: 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). It is expected that part of the coordination required in Section 01 31 00 of this project will involve contractor preparing phasing plans and providing minimum 2 weeks notice when furniture removal is required.

2. Please clarify if alternate controls to the existing Alerton will be allowed.

Answer: The city maintains a sole-source contract with Alerton Controls. Please review addendum 01 on this item.

3. Question: Please clarify the location of contractor laydown space and parking space on site.

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





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- 4. Question: Sheet M0.12 shows the HWS/R and CHS/R mains going to each chiller as 6". Sheet M3.22 shows the HWS/R mains reducing to 4" out to each chiller. Sheet M3.23 shows the CHS/R mains reducing to 5" out to each chiller. Please confirm the pipe size of the HW and CH mains from the tees to each chiller.**
Answer: Notes were added to sheets M0.12 and M3.22 via addendum, attached.

- 5. Question: Regarding HWS/R mains on sheets M3.12 and M3.13 where the grooved couplings are to be replaced, is there an accurate count of the number of couplings on each linear run of main? Can we assume 20' between couplings?**
Answer: Number of couplings and lengths are unknown (concealed at this time), additional text for bidding purposes was added to Sheets M3.12 and M3.13 via addendum, attached.

- 6. 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.

- 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.

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

Project: **Tacoma Police Headquarters HVAC Decarbonization Upgrades Re-bid (PW26-0049F)**
 Date, Time: Tuesday, March 17, 2026 at 10:00 a.m., at 3701 South Pine Street. Tacoma, WA
 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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