

Pre-Bid Q & A #1 – Mossyrock Fire Station Phase 2

Question #1: Do you have material specs for this project? If we are to match materials to the existing building could I possibly get the specs from the 1st phase? Also are there any special testing requirements for air barrier?

Answer #1a: The specifications were taken from the O&M manuals for phase #1. You are welcome to stop by and take a look at the as-builts for phase #1; they are here on site.

Answer #1b: Per Washington State Energy Code Section 402.5.1.2, the building needs to undergo an air barrier test (this is the standard test). We are not pursuing the reduced air infiltration credit so there are no additional testing requirements beyond the standard test. Below is the code language for standard air barrier testing:

The completed building shall be tested and the air leakage rate of the building envelope shall not exceed 0.40 cfm/ft² at a pressure differential of 0.3 inches water gauge (2.0 L/s x m² at 75 Pa) at the upper 95 percent confidence interval in accordance with ASTM E 779 or an equivalent method approved by the code official. A report that includes the tested surface area, floor area, air by volume, stories above grade, and leakage rates shall be submitted to the building owner and the Code Official. If the tested rate exceeds that defined here, a visual inspection of the air barrier shall be conducted and any leaks noted shall be sealed to the extent practicable. An additional report identifying the corrective actions taken to seal air leaks shall be submitted to the building owner and the Code Official and any further requirement to meet the leakage air rate will be waived.

Question #2: Is there any way you can send me the o and m or specs from phase 1?

Answer #2: I don't have an electronic copy of the O&M Manuals and there are several binders. They are located at the (Mossyrock Fire Department #3) office if you would like to stop by. You could contact the architect for phase 1; Lawhead Architects, Bellevue at (425)556-1220.

Question #3: I see no hardware called out for your project, only hollow metal doors and frames. Do you plan on having an addendum to this project adding the hardware or do we just need to provide a budget for that portion of your renovation?

Answer #3: A copy of the door hardware from the O&M manual is available.

Clarification: Please bid plans as presented. If necessary changes to the plans are required a change order may be negotiated.

Question #4: We normally see forms 7-C, 7-E and 7-F (subcontractor forms) due after bid time. Are these forms required to be submitted with the bid?

Answer #4: The prime contractor will complete Attachments 7-B, and 7-D through F forms and submit them to the grantee at the pre-construction conference or with the executed construction contract. While the form depicted in Attachment 7-C must be completed by subcontractors, it is not required until after a contract between the prime contractor and subcontractor has actually been signed.

Note: Attachments 7-D through F are required of prime and sub contracts over \$100,000.

Attachment 7-C is only required of subcontractors over \$10,000.

Question #5: a) Is our surety's general bid bond form acceptable?

Answer #5a: The surety's normal bid bond is acceptable.

Question #5 b) Does this project have a warranty period?

Answer #5b: It's not in the contract but normal warranties for building by insurance companies is one year.

Question #5 c) Does this project have any liquidated damages?

Answer #5c: Division 1 of the WSDOT Standard Specifications is part of the contract, so yes there are liquidated damages. The formula is found in section 1-08.9 of the 2020 Spec's.