



City of Tacoma

Questions and Answers

Police Fleet HVAC Replacement RFB Specification No. **PW23-0108F**

All interested parties had the opportunity to submit questions in writing by email to Tina Eide, Senior Buyer by May 26, 2023. 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: If no bidder is able to meet the requirements what happens?

Answer 1: If all bids received are unable to meet the EIC requirements, Facilities Management may apply for a full or partial waiver of the EIC requirements due to a lack of certified firms.

Question 2: If a bidder meets all the EIC requirements, but is not the lowest bidder, is this a weighted selection?

Answer 2: Yes, If a bidder meets all of the EIC requirements they may be selected over the lowest bidder or bidders who do not meet the EIC requirements.

Question 3: Does the City intend to occupy the Police Fleet building during construction?

Answer 3: Yes, Police and Fleet garage will be fully functional and occupy the building during construction. The City will work with the selected bidder to coordinate such construction measures and schedule changes to accommodate the work in a timely manner. The selected bidder will have intermittent closures of sections of the building in which to conduct work, while leaving the remainder of the building unincumbered so that the Police and Fleet departments can continue their work unhindered by construction operations

Question 4: Are substitutions allowed for Allerton controls?

Answer 4: No substitutions for Allerton controls will be accepted. Allerton controls are the current standard selected by Facilities Management. Please review the drawings contained within the bid set for further direction on this matter.

Question 5: Will a transformer upgrade be required?

Answer 5: In accordance with the intended design load, plans, and specifications a transformer upgrade will not be required to complete the work.

Question 6: What is the roofing material on the Police Fleet building?

Answer 6: The roofing material is metal deck with coated seams and transitions.



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Question 7: What is the roof coating at the seams and transitions?

Answer 7: The project specifications have been updated to contain this information.

Question 8: Will the City consider extending the calendar days for construction to allow for additional lead time for the completion of work?

Answer 8: If there are supply chain issues outside of the contractor's control, the contractor may submit a change order request for an equitable time adjustment in accordance with the Project Manual.

Question 9: What are the Police Fleet work hours?

Answer 9: There are typically staff in the Fleet operations between the hours of 6am and 10pm on most week days.

Question 10: What are the acceptable construction hours?

Answer 10: The noise ordinances of the City of Tacoma shall be enforced on the project. Construction activity will have to align with these requirements unless permitted otherwise.

Question 11: What about the delivery of large equipment, such as a crane?

Answer 11: Road closure or sidewalk closure permits will be the responsibility of the contractor. The City's assigned project manager will work with the contractor, Fleet and Police operations to accommodate equipment deliveries and staging area as needed throughout the project.

Question 12: Is there a minimum Temperature requirement for the building?

Answer 12: In the garage location effort should be made to keep the building temperature below 85-degrees Fahrenheit and above 55-degrees Fahrenheit. In all office areas of the building internal temperature should always be kept within 68-degrees Fahrenheit to 76-degree Fahrenheit range.

Question 13: Are curb adapters required?

Answer 13: Yes, please review the provided plans, equipment list requirements, and Project manual specifications on this item.

Question 14: Are there Demo Plans associated with this project?

Answer 14: Yes, please review the issued plan set and project manual which contain this information.