



DESIGN  
WEST

**ADDENDUM Number 1**  
January 17, 2020

To the Plans and Specifications for: **Grant County RTF Renovation  
Moses Lake, Washington**

**TO ALL CONTRACTORS SUBMITTING BIDS ON THE ABOVE SUBJECT:** This Addendum is hereby made a part of the Contract Documents pertaining to the above project and shall be binding upon each contractor submitting bids. Bid submitted shall be for the full and complete cost of incorporating these changes into the contract, no further claims shall be allowed for work associated with this addendum. It shall further be the responsibility of each Contractor to notify his sub-contractors concerning the contents of this addendum as they specifically apply to them. The following changes hereby become a part of the Contract Documents. Acknowledge receipt of this Addendum in the space provided on the Bid Proposal. Failure to do so may subject Bidder to disqualification.

GENERAL:

**1.1 BIDDING AND CONTRACT REQUIREMENTS**

INFORMATION: A non-mandatory pre-bid conference was held January 13<sup>th</sup>, 2020 at 10:00 AM at the project site. The meeting minutes and sign-in sheet from that meeting/walk-through are attached to this addendum. The information contained in these pre-bid meeting minutes are hereby incorporated into the contract, and are binding upon all bidders.

SPECIFICATIONS:

**1.2 SECTION 09 65 13 – RESILIENT BASE AND ACCESSORIES**

REVISION: Install new rubber base in all locations receiving new flooring. 4" Rubber base color shall be Roppe #632 Flax to match existing or as selected by Owner from manufacturer's full color range. Confirm color selection prior to ordering.

**1.3 SECTION 32 13 13 – CONCRETE WALKS**

REVISION: Add new specification section, see attached specification 03 30 00, \_\_\_ pages dated 01/17/20.

DRAWINGS:

**1.4 SHEET A3.31 – FLOOR FINISH PLAN**

REVISION: Finish Schedule, revise general notes to require installation of new rubber base in all locations receiving new flooring. 4" Rubber base color shall be Roppe #632 Flax to match existing or as selected by Owner from manufacturer's full color range. Confirm color selection prior to ordering.

PULLMAN, WASHINGTON  
SPOKANE, WASHINGTON  
KENNEWICK, WASHINGTON  
MERIDIAN, IDAHO  
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List of Documents:	Size	No. of Pages:
Addendum 1	8-½ x 11	1
Pre-Bid Meeting Minutes	8-½ x 11	5
32 13 13 CONCRETE WALKS	8-½ x 11	3

END OF ADDENDUM NO. 1.

## Pre-Bid Meeting Agenda

Grant County RTF Renovation  
Pre Bid Meeting and Walk-Through

DWA Project #18067  
January 13, 2020 – 10:00 AM

### Participants:

Sign-in sheet (attached 1 page)

### Issued Date:

Addendum #1, dated 01/17/20

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### PROJECT OVERVIEW ITEMS

1. *Meeting's Purpose:* The Pre-Bid Meeting and Walk-Through to acquaint potential bidders with the Grant County RTF Renovation project to allow the bidders to see first-hand the scope of work and ask questions of the Owner's Representatives and design team.
2. *Introductions:*

- Owner's Project Representative:	Tom Gaines, Public Works Director
- Architect: Design West Architects, P.A.,	Ned Warnick, Project Architect
	Joe Bazzoli, Project Manager
- Electrical Engineer: KWR	Aaron Whiting, Project Engineer
- Mechanical Engineer: Kartchner Engineering	Mark Kartchner, Project Engineer
3. *Project Summary – scope, cost, and schedule:*
  - The project consists of, but not limited to, the conversion of an existing office into an exam room, flooring replacement, and emergency power revisions.
  - The preliminary project estimate is in the approximate range of \$175,000 to \$200,000.
4. *Addendum Schedule:*
  - Addendum #1 will be issued on January 17, 2020. The meeting minutes of this pre-bid meeting will be distributed by way of addendum #1.
  - No additional addenda will be provided.
  - Substitution requests can be submitted to the Architect (Design West - 254 East Main Street, Pullman, Washington 99163). The cut-off for substitution requests is end of the day, on Wednesday, January 15, 2020.
  - General Contractors have the responsibility of providing subcontractors with addenda information, because addenda will be issued only to listed plan-holders. Plans are available at the plan rooms listed in the notice to bidders.
  - A list of plan holders is available at the architect's office & the plan rooms. Please notify architect if unable to submit bid and return your bid documents immediately for a full refund.
5. *Bidding & Contract Procedures:* **Sealed** proposals will be received at the Grant County Central Services Department, until 3:00 PM, prevailing local time, on January 24, 2020. Late bids will not be accepted.  
*DELIVERY BY HAND*  
*Grant County Central Services Department*  
*264 W Division Street*  
*Ephrata, Washington*  
  
*DELIVERY BY MAIL*  
*Grant County Central Services Department*  
*PO Box 37 / 35 C street NW*  
*Ephrata, WA 98823*
  - The following is required to be submitted with your bid, **NO EXCEPTIONS**. If any of the items below are not submitted the bid will be considered **NON-RESPONSIVE**.
    1. **License Number as a Contractor in the state of Washington.**
    2. **Bid Proposal forms (provided with bid documents) completed & signed by Contractor, including related Qualifications Statement, Subcontractor List, and Wage Payment Statutes Certification.**
    3. **Bid security, in an amount not less than five percent (5%) of the total amount of the bid. The security may be in the form of a bond, or a certified or cashier's check.**
    4. **All blanks, on all bid form documents are to be filled out.**
    5. **No qualifications may be added to the bid form.****Review insurance and bonding requirements with your provider prior to submitting bid.**

6. *Project General Items:*

- The existing building will be fully vacant during the project. Disruptive work to nearby buildings, including but not limited to material delivery, loud noise or vibration causing work may need to be accomplished during low use hours to be coordinated and determined by the Owner's Representative(s).
- The Contractor is responsible for security and safety within and around the areas of work. The Contractor must provide full-time access, for city personnel, to the adjacent, ongoing, operations within the building.
- All utility shut downs must be scheduled in advance, as defined in the contract documents.
- Contractor shall be aware of the site constraints, including accessibility and staging requirements in the vicinity of the project site. All sequencing and staging must be coordinated in advance with the Owner's Representative(s). The Contractor will be allowed the use of parking and staging areas that will be fully defined during the pre-construction meeting.
- A pre-construction meeting will be conducted prior to the commencement of the work.
- The Owner will not provide pricing adjustments to reflect fluctuations in material market prices. All bid prices must be fixed, and held as defined in the bidding and contract documents
- The work on the project shall be done under the supervision of the prime contractor. Any time a sub-contractor is on site, there shall be a representative of the prime contractor available to oversee and supervise this work. The Contractor shall provide a phone number for a superintendent who is locally available.

7. *Project Specific items*

- Drawings of the original construction of the building are available upon request from the offices of the architect or the owner. To review these drawings please make arrangements in advance with these offices to review these documents.
- The Owner will remove any loose equipment and stored material salvage in the immediate project area that the Owner deems worthy of salvage. This will take place prior to the contractor taking possession of the project scope related portions of the site. All substrates and building conditions will be maintained in the condition as visible on this date; the bidders shall include all necessary costs to improve or modify the substrates to achieve the work shown in the construction documents.
- The finishes of the existing building shall be protected and maintained throughout the course of construction. Any damage caused by the work of this project shall be repaired and returned to current condition without additional cost to the Owner. Should any cleaning or repair work be required, and not accomplished by the contractor the cost of the cleaning and repair shall be back-charged to the Contractor.
- Some related work may occur either by the Owner's own forces or by separate contracts. The Contractor for this project shall accommodate and coordinate with the Owner's Representatives to allow this to occur.
- Contractor parking in the immediate vicinity is limited, but minimal parking will be provide and fully defined by the Owner's Representative during the pre-construction meeting, as will access to the construction site areas.

**PROJECT SITE VISIT:**

- Group walk-through of the project areas was conducted, and contractors were allowed to ask questions related to the project.

**CONTRACTOR QUESTIONS:**

Q: Is there a good faith survey for the building

A: No the original construction was deemed to be free of asbestos as a part of its construction in 2012.

Q: Is there any landscaping or irrigation work included in the project?

A: Existing drip irrigation branch lines shall be relocated out of the way in the gravel planter beds where the two new exit-only concrete stoops are to be constructed. There is no additional planting or changes in the irrigation system that is included in this project scope.

Q: Is seismic restraint required for the ceiling or light fixture in Room 114?

A: No, the existing ceiling and lighting shall remain as existing.

- Q: Is a lock box required for the new doors?  
A: No, the new exterior doors are exit only and all entry to the building shall remain by way of the current existing doors.
- Q: What quantity of rooms receive new finish flooring?  
A: See Finish Flooring drawing A1/A3.31 for the scope of finish flooring replacement.
- Q: Is there any fire sprinkler work on the project?  
A: No.
- Q: Does Room 114 require new room or occupancy signage?  
A: No, signage work shall be owner furnished, owner installed after final completion of the project.
- Q: Is there a Testing & Balancing Report required?  
A: Yes but only for the air flows in rooms #114 and #101 as defined on sheet M1.01.
- Q: Is there any existing ceramic tile in storage that can be used for the tile patching at the location of the plumbing waste connection?  
A: No, the original specified ceramic tile was DalTile 4" wall tile, Crisp Linen #139 color. Contractor to provide ceramic tile for wall patching if required.
- Q: Will the Owner hire an independent third-party testing agency for the concrete work?  
A: No, the contractor shall meet the specifications included in the addendum.
- Q: Is there a concrete specification for this project?  
A: Please see related addendum item for concrete walk specification.
- Q: Can you confirm that the plastic laminate color is WilsonArt Canyon Zephyr?  
A: Yes, however confirm color selection prior to ordering
- Q: Should the larger concrete stoop receive a control joint (tooled or saw cut)?  
A: Yes
- Q: Should the concrete stoops be dowelled into the existing concrete slabs and stem wall?  
A: At contractor's option the existing concrete can be dowelled into at the cold joints with the new concrete stoops.
- Q: Is the existing rubber cove base to be replaced in areas that receive new flooring?  
A: Yes, the rubber cove base in the new flooring areas is to be replaced. See related addendum item for information.
- Q: There are two locations in the building that the existing finish flooring is cracking, what is required at these locations?  
A: Existing finish flooring is to be removed, the cracks thoroughly cleaned and floor preparation leveling compound applied and feathered out to achieve a smooth and consistent substrate. It is expected that these two areas in the main Hall #135 and the northern portion of Dining #127, will require more than usual floor preparation.
- Q: To confirm, the permits are paid for by the county and contractor receives the permit from the county?  
A: The City of Moses Lake building permit and State Department of Health permit costs are paid for the by Grant County, any additional or specialty permits required for the project are the responsibility of the contractor. The City of Moses Lake building permit is ready for the contractor to pick up and commence work.
- Q: Are there Bid and Performance & Payment documents available or does the contractor provide their own Surety's bond documents?  
A: The County does not have specific paper, your surety's paper is fine

- Q: Are there door hardware specifications available for review??  
A: Door Hardware is specified with the Aluminum Storefront doors in 08 41 13.
- Q: Drawing G1.00 states to 'See accompanying project comment form for review status and corrections', where is this document available for review?  
A: Those comments are from the State Department of Health (DOH) and are not a part of the contract requirements. The reference form has to do with State DOH licensing processes for the occupancy and operation of the Residential Treatment Facility.
- Q: What is the anticipated start date and completion date?  
A: The start date will be as soon as possible after a fully formed contract is issued, working with most contractors this takes me about 10 days to complete, I cannot provide a notice to proceed unless I have proof of insurance and performance/payment bonds. Work need to be substantially completed by May 2019 I need to be able to perform all invoicing by June..
- Q: Is there an engineer's/architect project estimate available for bonding purposes?  
A: \$150,000-175,000
- Q: Is there space available for a dumpster near the site location?  
A: Yes, parking/laydown/dumpster can be performed in the parking lot immediately in front of the building. If the Contractor wishes to fence this off the contractor may at their expense
- Q: Does the contractor provide proposals on their own letterhead and to include Cover Letter (2.2e) and Appendix A Bid Proposal Form? No other Grant County bid documents available to be submitted?  
A: Your letterhead is fine for all correspondence, please utilize the Bid Form in Appendix A
- Q: Are bids required to have itemized breakdowns per 2.2h of the RFB?  
A: That is boilerplate for the County, This specific project is a "lump sum" project and does not require itemization of all trades.



## SECTION 32 13 13 - CONCRETE WALKS

### PART 1 - GENERAL

#### 1.1 DESCRIPTION OF WORK

- A. Work Included: Exterior walks, and other miscellaneous concrete required for this work are indicated on the Drawings. Provide surface preparation, concrete formwork, form removal and clean-up.

#### 1.2 QUALITY ASSURANCE

- A. Qualifications: Provide at least one person who shall be present at all times during the execution of this portion of the work who shall be thoroughly trained and experienced in placing the types of concrete specified and who shall direct all work performed under this Section.
- B. Codes and Standards: Comply with the current City of Pullman standards within public right-of-way.
- C. Concrete Testing: Comply with testing requirements of Section 03 30 00.
- D. Protection: Use all means necessary to protect walk and slab materials before, during and after installation. Protect the installed work and materials of all other trades.
- E. Replacements: In the event of damage, repair or replace walks and slabs to the satisfaction of the Architect at no additional cost to the Owner.

### PART 2 - PRODUCTS

#### 2.1 FORM MATERIALS

- A. Provide steel or wood edge forms, Douglas Fir and Larch, number two grade minimum, seasoned, S4S.

#### 2.2 CRUSHED ROCK BASE

- A. Crushed Surfacing (CS-1), General: Crushed surfacing material, meeting WSDOT aggregate for gravel base, 9-03.9(3), 3/4"-minus. Note option for use of crushed asphalt paving or crushed concrete in the Project Engineering Geotechnical Deliverable. Provide 6" thickness. Exception: at HEAVY TRAFFIC provide 8" thickness (or greater thickness if shown as such on drawings).

#### 2.3 CONCRETE

- A. Concrete: 3500 PSI, 5 - 7% air-entrained, minimum 6 sacks per yard. Slump to be 4" maximum. Maximum aggregate size: 3/4".

#### 2.4 REINFORCING MATERIALS

- A. Reinforcing Bars: ASTM A 615, Grade 60, deformed.
- B. Steel Wire: ASTM A 82, plain, cold-drawn, steel.
- C. Welded Wire Fabric: ASTM A 185, welded steel fabric.
- D. Supports for Reinforcement: Bolsters, chairs, spacers and other devices for spacing, supporting and fastening reinforcing bars and welded wire fabric in place. Use wire bar type supports complying with CRSI specifications.

1. For exposed-to-view concrete surfaces, where legs of supports are in contact with forms, provide supports with legs which are plastic protected (CRSI, Class 1) or stainless steel protected (CRSI, Class 2).

#### 2.5 EXPANSION JOINTS:

- A. Provide asphalt meeting ASTM D994 or rubber type, 3/8" thick.

- 2.6 CURING COMPOUND:
- A. Provide a curing compound meeting ASTM C309, Type 1, Class A. Ensure compatibility with sealer.
- 2.7 SEALER:
- A. L&M Construction Chemicals, Pentane 40, penetrating silane treatment, or approved equal
- 2.8 ACCESSORIES:
- A. Geosynthetic Fabric: Meet WSDOT Specification 9-33.2(1) for "Soil Stabilization - Non-Woven", specifically Table 3, non-woven fabric.
  - B. Geogrid: Biaxial or Triaxial Geogrid per Table GT2.3 of Project Engineering Geotechnical Deliverable.

#### PART 4 - EXECUTION

- 4.1 SURFACE CONDITIONS:
- A. Inspection: Prior to all work of this Section, inspect work of other trades to verify that such work is complete to a point where walk and slab installation may properly commence.
  - B. Verify that walks and slabs may be placed in accordance with the original design.
  - C. Discrepancies: In the event of discrepancy, immediately notify the Architect.
  - D. Do not proceed with installation in areas of discrepancy until all such discrepancies have been fully resolved.
- 4.2 SURFACE PREPARATION:
- A. Prepare soils for pouring of concrete. Provide minor excavation and hand preparation required for a uniform pour bed. Remove all organic materials, fill all voids, compact soft spots and other soils disturbed by excavation to 95% maximum soil density. Dampen soil to within 1% of optimum moisture content.
- 4.3 BASE COURSE:
- A. General: Use Crushed Rock Finish Material as specified herein.
  - B. Grade Control: During construction, maintain lines and grades including crown and cross-slope of base course.
  - C. Geosynthetics: Install geogrid or stabilization fabric as prescribed in Project Engineering Geotechnical Deliverable.
  - D. Placing: Place base course material on prepared subgrade in layers of uniform thickness, conforming to indicated cross-section and thickness. Maintain optimum moisture content ( $\pm 3\%$ ) for compacting base material during placement operations. Extend and thicken crushed rock at edges not abutting vertical surfaces to avoid edge breakage or crush.
  - E. Compaction: Comply with requirements of the Project Engineering Geotechnical Deliverable and Table GT2.2.
- 4.4 PLACING REINFORCEMENT:
- A. Comply with Concrete Reinforcing Steel Institute's recommended practice for "Placing Reinforcing Bars", for details and methods of reinforcement placement and supports, and as herein specified.
  - B. Clean reinforcement of loose rust and mill scale, earth, ice, and other materials which reduce or destroy bond with concrete.
  - C. Accurately position, support and secure reinforcement against displacement by formwork, construction, or concrete placement operations. Locate and support reinforcing by metal chairs, runners, bolsters, spacers, and hangers, as required.
  - D. Place reinforcement to obtain at least minimum coverages for concrete protection. Arrange, space and securely tie bars and bar supports to hold reinforcement in position during concrete placement operations. Set wire ties so ends are directed into concrete, not toward exposed concrete surfaces.



- E. Install welded wire fabric in as long lengths as practicable. Lap adjoining pieces at least one full mesh and lace splices with wire. Offset end laps in adjacent widths to prevent continuous laps in either direction.
  
- 4.5 LAYOUT:
  - A. Form for all required walks and slabs to shapes, sizes and lines and dimensions indicated on the Drawings. Layout in accordance with lines and elevations established by survey data.
  
- 4.6 CONTROL JOINTS:
  - A. Place control joints as shown on the Drawings or match existing. If not shown, place control joints in a square grid at a center to center spacing equal to walk width for walks less than 5' -0" wide. For walks wider than 5' -0", place control joints in a square grid at a 5' -0" center to center spacing.
  
- 4.7 FINISH TOLERANCES:
  - A. Finish all walks and slabs to plus or minus 0.05 feet at any point from line and grade shown.
  
- 4.8 ATTACHMENT TO BUILDING FOUNDATION:
  - A. Wherever new walks abut foundations at doorways, drill and dowel into foundation with #5's x 12" at 6" o.c., unless otherwise noted on Drawings.
  
- 4.9 SLOPE:
  - A. Form exterior walk and slab work to maintain a slope of 2% minimum. Do not exceed maximum cross slope is 2% per ADA. Contractor shall, in presence of Architect's representative, water test all slab and walk work for slope to drain. Any area which fails to drain completely or any "bird baths" in exterior work shall be removed and replaced or repaired, as directed, at the Contractor's expense.
  
- 4.10 FINISH:
  - A. Provide with medium "broom finish". Strokes to be perpendicular to traffic direction. Top flat flange marks of scoring tools and edgers are to be obliterated with broom strokes leaving only a rounded edge.
  
- 4.11 CURING:
  - A. Apply curing compound in strict accordance with manufacturer's recommendations.

END OF SECTION 32 13 13