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ACKNOWLEDGE RECEIPT ON THE BID FORM DOES NOT AFFECT THE BIDDER'S
OBLIGATION FOR COMPLIANCE.



ADDENDUM NO. 1

WASHINGTON STATE PARKS AND RECREATION COMMISSION NORTHWEST REGION HEADQUARTERS NW REGION HQ REMODEL NW-C35NW

DATE: December 18, 2024

ATTENTION TO PLANHOLDERS OF RECORD. This Addendum supersedes and supplements all portions of the Bid Set Invitation to Bid and specifications for the solicitation posted on November 20, 2024, with which it concerns. The Addendum becomes part of the Contract Documents upon issuance. Receipt of the addendum must be acknowledged on bid for bid to be considered valid.

This Addendum includes the following Sections and Attachments:

Section 1: Changes to Invitation to Bid and SECTION 010000 GENERAL REQUIREMENTS

Section 2: Bidder Questions

Section 3: Attachments

SECTION 1: CHANGES TO INVITATION TO BID and SECTION 01000 GENERAL REQUIREMENTS

- A. For both documents, change PART 1 GENERAL, 1.02 DESCRIPTION OF WORK, A. from: "This project includes interior remodel of existing 5,500SF Parks Administration building, with new front entry steps, new ADA ramp, new storefront entry, and new siding at entry." to:

"This project includes interior remodel of an existing parks office building with 2,500 sf to receive minor interior tenant improvements. Exterior limited proposed improvements include new entry door and modified entry stairs."

SECTION 2: BIDDER QUESTIONS

1. Questions:
 - a. Is the Alternate 1 Wellness room on a slab on grade? **Yes, it was a loading dock.**
 - b. What is the finish for the interior walls? **Reference the Specifications. Assume Level 4 unless noted otherwise.**

- c. What material is the underlayment at the existing bathrooms floor? ***It is a concrete slab above a crawl space at that corner. See photos below.***
- d. Will we demolish the wall and install 2X6 walls at the bathroom to entry lobby wall? ***Plans show existing wall to remain, with furring at shower and fountains for extra depth. Main plumbing wall is between bathrooms for routing.***
- e. It seems as if we are at capacity. The 175A from main panel to new Panel A at 225 Amp doesn't work. Will there be a new electrical service feed?
We have determined the existing service is adequate. It will have very limited spare capacity. If in the field the existing panel will not support the added 175/2 breaker we have shown. We will address this issue during construction. Please bid as shown.
- f. What does it look like in the crawlspace under the existing restrooms? ***See photos (left to right in numerical order looking in from south wall access door)***



Figure 1



Figure 2



Figure 3

- g.** The specification for the operable partition at the NW Region HQ requires an STC (sound transmission class) of 56 and only approves one manufacturer (Modernfold - see attached spec) In the interest of competitive bidding / pricing, would you consider a product with an STC of 55? **The product listed is basis of design. A reduction from 56 to 55 is acceptable as long as the product meets all other specified requirements.**
- h.** Will DWV piping be ABS, PVC, or cast iron? **We specified DWV piping Cast iron in section 22 10 00. Switching materials would require a change request during construction, bid as shown in the documents.**
- i.** What is the approved material for water on Specification for Water Piping? **We specified water piping as copper in spec section 22 10 00. PEX is an acceptable material for substitution.**
- j.** Alternate No A1. Add Wellness room: **See bid set for more description of the Work for Alternate 1. Match main bathroom sink call-out (LAV-1). Tie**

plumbing to adjacent bathroom, include allowance for patch and repair. Relocate overhead light fixture in adjacent room to allow for a new wall, install 2 GFCI duplex outlets, light switch and (WL-1) fixture.

I would like to get confirmation on the dimensions if possible. We are also lacking a color and a confirmed install method they would like to see for the project. It appears that they would like them directly attached to the structure. I want to make sure I understand the exact method of install.

Specifications and drawings call out F-sorb suspended acoustical baffles, 1” thick, lengths and quantity per reflected ceiling plan (grid A to C), “silentline transit” profile, 12” standard height, color to be selected by Owner from manufacturer’s standard color palette, install using F-sorb cable gripper kit, fasten directly to car decking.

SECTION 3: ATTACHMENTS

Pre-Bid Sign in sheet (2 pages)

Pre-Bid Notes (4 pages)

Brett Taylor, Procurement Coordinator
Contracts and Grants Program

18 December, 2024

Date

END OF ADDENDUM NO. 1

SIGN IN



WASHINGTON STATE
PARKS AND RECREATION COMMISSION
CAPITAL DEVELOPMENT PROGRAM

PREBID

Park Name: NW REGION
Project Title: HQ Remodel
Funding Code: 35NW
Time & Date of Tour: 10 AM 12/10/2024
Project Representative: Barbara Alten Barbara.alten@parks.wa.gov
Location of Meeting: Burlington Conference Room C45

Persons Attending:

Representing Washington State Parks and Recreation Commission:

Name	Representing	Email	Phone
Barbara Alten	WSPRC	BARBARA.ALTEN@PARKS.WA.GOV	(360) 708-0426
Harley Hill	WSPRC	Harley.Hill@PARKS.WA.GOV	(360) 929-3002
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Shannon Carcare	EMC Electric	Shannon@EMCElectric.net	360-770-3148
Joshua Baxter	Safeguard Abatement	joshua@elite-es.net	509-930-0350
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Representing Contractors:

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BRANDON AXTHELM	AXTHELM CONSTRUCTION		360 424 6848
		BRANDON @ AXTHELM CONSTRUCTION . COM	

Karel Grandze NORTHSTAR Kgrandze@northstar.com 206.930.9441

Sign-In



WASHINGTON STATE
PARKS AND RECREATION COMMISSION
CAPITAL DEVELOPMENT PROGRAM

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Barbara Alten	WSPRC	BARBARA.ALTEN@PARKS.WA.GOV	(360) 708-0426
Harley Hill	WSPRC	Harley.Hill@PARKS.WA.GOV	(360) 929-3002
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Representing Contractors:

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**WASHINGTON STATE
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CAPITAL DEVELOPMENT PROGRAM**

PREBID NOTES

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Name	Representing	Email	Phone
Barbara Alten	WSPRC	Barbara.Alden@parks.wa.gov	(360) 708-0426
Harley Hill	WSPRC	Harley.Hill@parks.wa.gov	(360) 929-3002

Representing Contractors:



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CAPITAL DEVELOPMENT PROGRAM**

PREBID NOTES

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Karl Grandze	Northstar	kgrandze@northstar.com	206-930-9411



**WASHINGTON STATE
PARKS AND RECREATION COMMISSION
CAPITAL DEVELOPMENT PROGRAM**

PREBID NOTES

Pre – Bid Tour:

1. Introduction State Parks team:
 - a. Barbara Alten, Washington State Parks, Construction Project Coordinator
2. Description of work:
 - a. This project includes interior remodel of an existing parks office building with 2,500 sf to receive minor interior tenant improvements. Exterior limited proposed improvements include new entry door and modified entry stairs.
 - b. All work is in an active park setting, coordinate work schedule with Project Representative.
 - c. Staging Area: As approved by Park.
3. Special Conditions
 - a. All work for this project must be completed by June 30, 2025, and billing received by the Washington State Parks and Recreation Commission by 5:00 P.M., July 12, 2025.
4. Hours of work:
 - a. Work hours are between 7:00 AM. and 6:00 p.m. Monday through Friday, excluding national holidays.
 - b. The Contractor shall notify the Project Representative at least two (2) weekdays in advance if work is to be performed on a Saturday, Sunday, or legal holiday. No excavation work will be allowed on Saturdays, Sundays, or legal holidays unless specifically authorized by the Engineer.
5. Sanitary facilities:
 - a. Provide temporary toilets, wash facilities, and drinking water for use of construction personnel.
6. Schedule
 - a. Bid Opening: The Agency reserves the right to accept or reject all bids and to waive informalities. The Bidder will allow 60 days from bid opening date for acceptance of its bid by the Agency.
 - b. Parks will award after Bid with intent that mobilization to be as soon as possible.
 - c. On-site work to begin only after receiving NTP. After receiving provide a construction schedule.
 - d. Time for completion of project: Contractor shall diligently prosecute the Work, with adequate forces, achieve Substantial Completion within the Contract Time, and achieve Final Completion within 30 (thirty) calendar days thereafter, unless otherwise noted in Division 1 of the specifications. Final completion is in accordance with Contract Documents within thirty (30) calendar days from substantial completion date.



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PREBID NOTES

- e. Construction Parking Passes: Given out at Pre-Construction Conference. Good for hours of construction only.
- f. AHJ: City of Burlington and Skagit County
- g. Payment process. First payment takes about a month and a half to receive first payment.
- 7. Responsibility for Locating Utilities: The Contractor is solely responsible for locating and protecting utilities.
- 8. Responsibility for Damage: Contractor is responsible for repairing any damage. Refer to the General and Supplemental Conditions and Division 1 Requirements.
- 9. Review design documents:
- 10. Bid documents available Plans and specifications are available.
 - a. Official Channel is Builders Exchange of Washington: <http://www.bxwa.com>.
 - i. Choose on: “bxwa.com”; “Posted Projects”; “Public Works”, “Washington State Parks & Recreation”, and “01/09/2025”
 - b. Optional access: www.parks.wa.gov/contracts
 - i. Choose Construction Projects link.