

May 13, 2020

SOLICITATION ADDENDUM NO. 5
ITB 19-0054
Errol Hassell Restrooms Remodel

THE FOLLOWING CHANGES/ADDITIONS TO THE ABOVE CITED SOLICITATION ARE ANNOUNCED:

This Addendum modifies the Invitation to Bid (ITB) document(s) only to the extent indicated herein. All other areas not changed or otherwise modified by this Addendum shall remain in full force and effect. This Addendum is hereby made an integral part of the ITB document. Bidder must be responsive to any requirements of this Addendum as if the requirements were set forth in the ITB. Failure to do so may result in Bid rejection. See the ITB regarding requests for clarification or change and protests of this Addendum, and the deadlines for the foregoing.

This addendum is to be acknowledged in the space provided on the Bidder Certification form supplied in the solicitation document. Failure to acknowledge receipt of this addendum may be cause to reject your offer.

The closing date **REMAINS UNCHANGED: May 19, 2020 at 2:00 PM Pacific Time**

Clarification:

Exhibit E, Article 7.3.e states the Builder's Risk policy shall not exclude coverage of damages caused by design error. Fixing a design error under Builder's Risk is not available except that it will cover the property damage caused by a design error. It will not cover the design error or the fix of the design error.

Question: Is this acceptable to BSD?

Answer: BSD does not see a need to change the insurance requirements language due to the above. The language specifies "damages caused by design error", not the design error itself. We think it is self-evident that the language as stated does not prohibit policies with exclusions of fixing design errors, only exclusions of the damages caused by them.

Exhibit E, Article 7.3.f states the "Builder's Risk policy shall cover settling, cracking, shrinking, or expansion (including coverage for loss resulting from settling, cracking, shrinking or expansion) of foundation walls, floors and other parts of the structure". Builder's Risk carriers do not offer this broad of a coverage. A few policies will cover loss if the damage is not "normal". Perlo carries such a policy for coverage of damage that is not "normal".

Question: Is this less broad coverage of loss when the damage is not "normal" settling, cracking, shrinking or expansion acceptable given the broader coverage requested in the ITB is not available on the market?

Answer: BSD does not see a need to change the insurance requirements language due to the above. The language does not specify normal or not normal, so any coverage of the required elements, and in accordance with all other applicable requirements is acceptable.

Additional Questions:

Question: What are the background check requirements and what are the fees associated with them by the Beaverton School District?

Answer: Please see attached information regarding background checks.

Question: What access above the hard lid ceilings is available to access the existing HVAC duct?
Answer: **There is an access hatch in the boys restrooms for each pair and also can be accessed from ceiling grid in the hallway.**

Question: Please confirm existing ceramic tiled walls to be removed are at plumbing 'wet' walls only? Keynote #3 on elevation drawings state "Tile Wainscot Match Existing Where New Installation Indicated" at all walls.
Answer: **New wainscot tile is required at wet walls only.**

Question: Are bathroom accessory specifications available? Please also indicate where soap dispensers are to be located and amount needed per restroom. (Keynote #14 not shown on drawings)
Answer: **For bathroom accessories not specified on drawings see BSD technical standards for acceptable make and model of accessories: <https://www.beaverton.k12.or.us/departments/facilities-development/technical-standards>. Submittals will be required for approval. See keynote #5 on Sheets T1.2 and T1.3 for soap dispenser quantities and locations (lavatory mounted).**

Question: Drawing T1.5 Detail #4 shows Toilet Room Identification, existing restrooms have Toilet Room Identification, please confirm to include new Signage or existing to remain.
Answer: **Provide new signage per drawings.**

Question: Drawing T1.5 Detail #2 shows Toilet Room Counter, is this counter to be incorporated with the specified WF-1 Wash Fountain?
Answer: **Disregard Detail 2/T1.5 – Detail not used.**

Question: Drawing P0.1 Plumbing Schedule calls for Lavatory LV-1, please indicate where this fixture is located.
Answer: **Lavatory LV-1 is an unused reference. All new lavatories are WF-1.**

Question: Are other restrooms available for contractor use or shall the contractor provide portable restrooms?
Answer: **The contractor is responsible for providing, maintaining, and securing their own portable restrooms for their personnel to use. A spill plan will be submitted for approval prior to mobilization. Portable restrooms and all associated appurtenances will be required to be removed from school property prior to the first day of school. The contractor is also responsible for providing all necessary PPE for their personnel and necessary safety measures to keep all personnel, BSD staff, and the public entering school grounds safe from the spread of COVID-19.**

Question: Drawing GN1 Spec section 9.3 Tiling Item C. Has Beaverton School District selected a tile manufacturer, pattern, size, types, and color for the project.
Answer: **We expect the contractor to match the existing/adjacent finishes. <https://www.beaverton.k12.or.us/departments/facilities-development/technical-standards> Submittals and samples will be required for approval.**

Question: Drawing GN1 Spec section 9.4 Painting Item B. Has Beaverton School District selected a color for the wall finishes.
Answer: **We expect the contractor to match the existing/adjacent finishes. <https://www.beaverton.k12.or.us/departments/facilities-development/technical-standards> Submittals and samples will be required for approval.**

Question: Drawing T1.4 Detail 6. T.R M108 floor is been removed and replaced to match existing flooring in bathroom M107. Are there any available pictures of the existing sheet vinyl in bathroom 107 or manufacturer to match existing flooring?
Answer: **Partial photos are shown in addendum #4. Armstrong Connection Corlon with welded seams was used in the modular boys restroom. We'll want the color in the girls bathroom to go with the color motif that is existing. Submittals/samples will be required for approval.**

Question: ITB Section II Statement of Work item # 4 General scope of work. Is there a copy of the Hazardous Material Survey available for distribution?
Answer: **Please see addendum #4.**

Question: ITB Section II Statement of Work item # 15 General scope of work. What's the cost for the background check?
Answer: **Please see attached information regarding background checks.**

Question: ITB Section II Statement of Work item # 15 General scope of work. What's the turnaround time for background checks?
Answer: **Please see attached information regarding background checks.**

Question: ITB Section II Statement of Work item # 15 General scope of work. Will there be a copy of the background form sent as part of this ITB?
Answer: **Please see attached information regarding background checks.**

Question: Under Existing Conditions, Identify the demo/concrete cutting area on the demo plan.
Answer: **The level of selective demolition needed to accomplish the work will vary by contractor. We anticipate the means and methods of selective demolition will be strategized by the contractor and reflected accordingly as part of the contractor's bid.**

Question: Under Existing Conditions, P1.2 is showing the existing 4" sewer line running directly underneath the existing demising wall between 101/102 and 111/112, which might dictate needing to remove the demising wall and reframing of the demising after the fact.
Answer: **Contractor's bids are expected to include the means necessary to access existing plumbing as needed to accomplish the work indicated. Requirements for patch and repair work are indicated on Sheet GN1 and as amended by Addendum.**

Question: Please provide an updated demolition plan showing location of removed framing, as well as wall type(s), sound insulation, etc.
Answer: **See responses to above two questions.**

Question: Under Concrete, can you provide details and specs on infill slabs, vapor barrier, sub grade prep., and rebar doweling/setting
Answer: **For the slab repair: Replace removed sections of slab with new slab to match thickness of original slab using minimum 3,000 psi concrete. For sections of slab longer than 3ft, provide #4 longitudinal reinforcing at 18" o.c. Dowel to existing slab with #4 at 24" o.c. staggered each side of trench. Dowels may be dry set into ½" dia holes with 4" embed. Prep subgrade with compacted ¾ minus crushed rock. If existing, replace vapor barrier with minimum 6-mil polyethelene directly below concrete infill.**

Question: Under Concrete, can you provide sloping and drainage details to the urinals
Answer: **Not precluding compliance with 2017 OSPC, match existing condition.**

Question: Under Concrete, Will additional floor drains be needed?
Answer: **New floor drains are being added in TR 101 and TR 102 as indicated on 3/T1.2.**

Question: Under Concrete, Are we moving any of the existing floor drains?
Answer: **Existing floor drains in TR 111 and TR 112 are being relocated to align with toilet partitions as indicated on 3/T1.3.**

Question: Under Concrete, we need spec for mix design and concrete PSI
Answer: **Minimum compressive strength at 28 days shall be 3000 psi. Concrete mix design per ACI 318 Chapter 5 shall be submitted to and approved by the A/E.**

Question: Under Metals/Woods, we need locations and spacing for wall backing and fixture mounts.
Answer: **All wall mounted fixtures and accessories to be fastened directly into solid wood stud or 2x blocking material. See Detail 3/T1.5 for fixture mounting heights.**

- Question Under Metals/Woods, we need gauge and spec on metal framing
Answer: **Patch and repair work shall match existing adjacent construction per GN1 Section 1.7(K) and as amended by Addendum. Adjacent construction is expected to be wood framing.**
- Question Under Finishes the Tiling and painting spec sections on GN1 say to refer to BSD for manufacturers, colors, styles, etc. Please provide these specs or specify that we should we use a unit price for installation labor.
Answer: **We expect the contractor to match the existing and/or adjacent finishes.**
<https://www.beaverton.k12.or.us/departments/facilities-development/technical-standards>
Submittals and samples will be required for approval.
- Question: Under Finishes, 2/T1.5 calls out a plastic laminate face over the backsplash and countertop. Please provide a spec for the plastic laminate.
Answer: **Disregard Detail 2/T1.5 – Detail not used.**
- Question: Under Finishes, we need termination details for tile and sheet vinyl, such as; bull nose, schluter trim, polished, etc.
Answer: **Design intent is to match existing adjacent condition and finishes per Sheet GN1 Section 1.7(K) and as amended by Addendum.**
- Question: Under Finishes, After all the demo and concrete work is to be performed, it appears that we will need to replace flooring in the bathrooms, if so, need spec on sheet vinyl.
Answer: **We expect the contractor to match the existing and/or adjacent finishes.**
<https://www.beaverton.k12.or.us/departments/facilities-development/technical-standards> **Submittals and samples will be required for approval.**
- Question: Under Mechanical Electrical and Plumbing, what are the existing plumbing materials? Copper, PEX, Cast Iron, etc.
Answer: **Water is copper**
- Question: Drawing GN1 Spec section 9.3 Tiling Item C. Has Beaverton School District selected a tile manufacturer, pattern, size, types, and color for the project.
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<https://www.beaverton.k12.or.us/departments/facilities-development/technical-standards> **Submittals and samples will be required for approval.**
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-END of Addendum
Peter Madaus
Contract Specialist