

**PUD NO. 1 OF SKAGIT COUNTY
CAMPUS REPLACEMENT ADMINISTRATION BUILDING
PN 3675
June 13, 2023
ADDENDUM NO. 1**

To All Planholders and/or Prospective Bidders:

The date and time of bidding **has changed** to 1:00 PM and 2:00 PM, Tuesday, June 27, 2023, for Bid Forms “A” and “B” respectively.

The following changes, additions, and/or deletions are hereby made a part of the project bid documents for the Campus Replacement Administration Building and shall have the same effect as if set forth therein.

This addendum forms a part of the Contract Documents and modifies the original working drawings, specifications and supplemental information dated May 23, 2023. Receipt of this Addendum must be acknowledged on your Bidder’s Proposal form. Failure to acknowledge receipt of this Addendum may result in your bid proposal being disqualified.

ATTACHMENTS

Attachments with this Addendum include revisions to the Contract Documents that pertain to the Drawings and the Project Manual. The numbering for the changes to the Project Manual is per CSI numbering system.

The attachments included with this Addendum are as follows:

- Pre-Bid Meeting Minutes & Sign-in Sheets
- Project Manual Sections
 - CERTIFICATION
 - SECTION 01 2300 – ALTERNATES

A. CLARIFICATIONS

1. PROJECT MANUAL:

a. 00 3000 – INFORMATION AVAILABLE TO BIDDERS

1) PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

- (a) A number of pages containing Map Findings have Alternate Site Names partially cut off due to their length. The information should not impact bids, but if requested, the complete names can be provided for pages: 112, 117-119, 468, 478, 488, 499, 554, 593-594.

2. DRAWINGS:

- a. The electrical plans do not include a power connection to the sanitary sewer pumps detailed in the Civil plans. Power is to be provided by the contractor, and that will be addressed in a forthcoming addendum.

B. PROJECT MANUAL SPECIFICATIONS

1. TABLE OF CONTENTS:

- a. Certification
 - 1) Add the Title "**Certification**" as the first item on the Table of Contents.
- b. Section 00 3000
 - 1) Delete lines for "Drainage Report" and "Mounding Analysis". These reports are not included in the Project Manual but are listed as being available upon request.
 - 2) Change the title "Phase 1 Report" to "**Phase 1 Environmental Site Assessment**".
 - 3) Change the title "Phase 2 Report" to "**Environmental Subsurface Assessment**".
- c. Delete section 01 9100 Commissioning Specs from the list as it is incorrectly listed.
- d. Delete section 01 9110 Commissioning Plan from the list as it is incorrectly listed.
- e. Add section 08 7100 Door Hardware to the list.
- f. Delete section 23 0000 General Conditions from the list as it is incorrectly listed.

2. CERTIFICATION

- a. Add the attached certification page to the Project Manual immediately after the Table of Contents.

3. SECTION 00 1100 INVITATION TO BID

- a. In the third paragraph, change the time that Bid Form A is due to "**1:00 PM Pacific Daylight Time (PDT) on Tuesday, June 27, 2023.**"
- b. In the third paragraph, change the time that Bid Form B is due to "**2:00 PM Pacific Daylight Time (PDT) on Tuesday, June 27, 2023.**"

4. SECTION 00 4100 BIDDER RESPONSIBILITY CRITERIA

- a. 1.05 Supplemental Bidder Responsibility Criteria: A, 7, add the following to the end of the paragraph, "**,unless there are extenuating circumstances acceptable to the Owner.**"

5. SECTION 01 2300 ALTERNATES

- a. Replace the section with the attached section 01 2300 Alternates.

6. SECTION 27 4116.10 AUDIO-VISUAL SYSTEMS BASIC MATERIALS AND METHODS
 - a. Add the following sentence to 1.4, D: “**Dimensional Communications is an eligible bidder**”.
7. SECTION 31 3421 AGGREGATE PIER GROUND IMPROVEMENTS
 - a. 1.07 Aggregate Pier Design, paragraph D, 2 Dynamic Ground Improvement Performance Requirements, parts “b” and “c”: delete all references to 1-inch and replace with 2-inch

C. CONSTRUCTION DRAWINGS (ARCHITECTURAL)

1. CS0.0 – COVER SHEET
 - a. Work By Owner
 - 1) Add the following item:
 - (a) “**Water Main Per Civil Plans**”
 - 2) Add the following items to “Furnished By Owner, Installed By Contractor”:
 - (a) “**Toilet Room Accessories Per Plans and Specs**”
 - (b) “**Wood Meeting Room Signs**”
 - b. Separate or Deferred Permits
 - 1) Change “Supplementary Conditions 00 7300” to “**Special Conditions 00 7700**”.
 2. A1.00 – DEMO SITE PLAN
 - a. Detail 1 – Demo Site Plan:
 - 1) The Demo Site Plan calls for a tree in the drainage swale near the NW corner of the existing parking lot (approximate STA 7+50 sheet C3.1) to be removed by the Contractor. Delete the tree and note from the plan since the tree has already been removed by the Owner.
 - 2) Add a new note at the same location that reads, “**Remove roots and organic material where tree was previously removed as needed for proposed work.**”

D. CONSTRUCTION DRAWINGS (ELECTRICAL)

1. E6.01 – ELECTRICAL LIGHTING SCHEDULES AND CONTROL DIAGRAM
 - a. LIGHT FIXTURE SCHEDULE- For light fixtures L10A, L10B, L10C, L10D, and L10E change their description to say “**Recessed**” instead of “Pendant”.

E. CONSTRUCTION DRAWINGS (SECURITY)

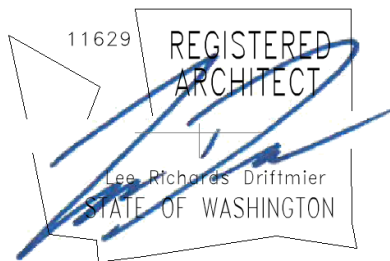
1. EES.0.1 – SHEET INDEX, SYMBOLS LIST

a. Delete the Sheet Index and inset the following:

SHEET INDEX	
SHEET	DESCRIPTION
ESS.0.1	SHEET INDEX, SYMBOL LIST
ESS.1.1	LEVEL 1 ACCESS CONTROL PLAN
ESS.1.2	LEVEL 2 ACCESS CONTROL PLAN
ESS.1.3	DOOR DETAILS
ESS.1.4	CAMERA DETAILS

All Bidders shall acknowledge receipt and acceptance of this Addendum No. 1 in the Bid Form. Bid Forms submitted without acknowledgement will be considered in non-conformance.

This Addendum consists of these four (4) cover pages and ten (10) attached pages, for a total of fourteen (14) pages.



Lee Driftmier, AIA
Principal Architect
Driftmier Architects, P.S.

END OF ADDENDUM #1

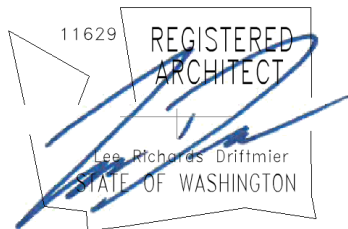
Specifications and Bid Documents

PUD NO. 1 OF SKAGIT COUNTY CAMPUS REPLACEMENT ADMINISTRATIVE BUILDING

Project # 3675

CERTIFICATION

These specifications and design drawings for the Campus Replacement Administration Building have been prepared under the direction of the following Registered Professional Architect:



Lee Driftmier, AIA
Principal Architect
Driftmier Architects, P.S.

I hereby certify that the Specifications were prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the State of Washington.

(Portion of the specifications have been prepared by other licensed professionals under the certificates indicated on the plan sheets for civil, landscaping, structural, mechanical, plumbing, electrical and communications.)



Pre-Bid Meeting Minutes
PUD Campus Replacement Administration Building Project
June 6, 2023
1:00 p.m.

Sam D. Shipp, P.E., Capital Projects Manager, called the meeting to order.

CP Manager Shipp introduced Lee Driftmier, Principal Architect of Driftmier Architects, who will be leading the PUD Campus Replacement project pre-bid meeting.

Architect Driftmier reviewed the following items:

ATTENDANCE

See attached sign-in sheet.

INTRODUCTIONS

All contractors attending are asked to sign-in.

For Questions and Substitution Requests, Contact Sam Shipp: shipp@skagitpud.org

ORIENTATION TO PROJECT & DOCUMENTS

Project Manual: Contains front end specifications, technical specifications and various reports prepared for the project.

Drawings: Contains civil, landscaping, architectural, structural, mechanical, plumbing, electrical, telecom, AV, and security plans

Manual and Drawing Locations: Bidding documents, including project manual specifications and plans can be obtained through Builders Exchange <http://www.bxwa.com>

Existing Conditions: the bid documents are very clear regarding the contractor's need to inspect the site and determine everything needed to provide the Owner with a complete project. Not all existing information is shown in the drawings. The contractor will be required to include all work to address existing site elements that are visible and reasonably inferred from a full inspection of the site. Bidders were invited to explore the site today following this meeting.

Additional Access: If additional access is needed, contact Sam Shipp.

BID OPENING & PROCEDURES

Initial Submittal: Bid Form A and Bid Bond are due by 10:00 a.m. on June 27, 2023 **(This was revised to 1:00 p.m. on June 27, 2023 per Addendum #1)**

Second Submittal: Bid Form B, Statement of Bidder Qualifications, and Subcontractor List are due by 11:00 a.m. on June 27, 2023. **(This was revised to 2:00 p.m. on June 27, 2023 per Addendum #1)**

Be sure to include \$200,000.00 Force Account on the bid forms.

Bidder Responsibility: the apparent low bidder is required to submit this document, all its forms and the past project information to the PUD by with 48 hours of the bid opening. Bidders need to review the past project requirements in this document for the company, superintendent, and project manager.

Official Clock: the official bid time clock is located at PUD's existing engineering counter.

Contracting: PUD will review the bids and the Bidder Responsibility information and make a recommendation to the Board of Commissioners. Upon approval, the contractor is to submit insurance and bonds prior to a Contract being signed. Following execution of the contract, a Pre-Construction Meeting will occur, and the PUD will issue a Notice To Proceed for the agreed upon date.

CONSTRUCTION SCHEDULE

Construction start date or mobilization cannot impact the fields prior to August 1, 2023. PUD wants to move forward as soon after that as possible. Construction time is 450 calendar days from date in the Notice to Proceed.

SUBSTITUTIONS

The substitution request process is outlined in Section 01 6030. Fill out the provided form and submit it to the PUD for reviews. Forms must be submitted at least 7 days prior to bidding per Instructions to Bidders, Section 00 2000. PUD has the right to reject any and all substitution requests that occur during construction. To date, no substitution requests have been made.

BASE BID, ALTERNATES & UNIT PRICES

Base Bid includes all work per plans and specifications. The Base Bid also includes a \$200,000.00 Force Account line item. Bid Alternate #1 deletes the requirement for the Contractor to provide Builder's Risk Insurance. Unit prices are to be provided for over excavation, and the import of soil.

PERMIT STATUS

Once the Contractor's information is provided, including signing the special inspections form, the following permits are ready to be issued:

- Building - mechanical and plumbing
- Monument sign
- Right-of-Way
- Fill and Grade

Floodplain permits for the building and monument sign won't be issued until PUD has completed the floodplain certification with the City of Mount Vernon. The Contractor is to ensure elevations are met.

The following is a list of permits to be obtained by the Contractor:

- Building - mechanical and plumbing
- Electrical
- Fire alarm
- Fire sprinklers
- Emergency responder radio system
- Gate & barricade
- Communications
- Elevator
- Audio visual systems
- Aggregate piers

Bidders are to review Section 00 7700, Special Conditions, article 3.7.1.

BY OWNER ITEMS

Owner will be coordinating the new power service easement with PSE. Owner will be installing the water main along the north side of the property and along the west side of the new building. Refer to the civil plans for separation of Owner & Contractor work. Security plans from the Owner's vendor are included in the bid set for coordination purposes. Owner will provide a number of toilet room accessories that the Contractor is responsible for installing. Owner will provide the kitchen appliances that the Contractor is responsible for installing (cover sheet does not currently list this item). Owner is purchasing two generators and the cabinet; the contractor is responsible for installing them. Owner is purchasing furniture from Ducky's who will also be doing the install. Contractor is to coordinate timing of furniture

installation. Owner will be providing the sleeve and fasteners for the GPS antenna. The Contractor is to install those, in addition to the gooseneck on the roof and the conduit to the Server Room. Owner will install the antenna and the data connection through the conduit. Owner will be providing four 10-inch water pipe pieces of U-shaped exterior pipe art (refer to plan 4/A8.07 for details). The Contractor is to install the art in the landscaping, with concrete footings. Owner will provide a bronze plaque that the Contractor is responsible for installing on the brick in the Lobby. Owner will provide wood meeting room signs that the Contractor will install in the walls, along with blocking, for most of the meeting rooms.

BIDDER DESIGNED SYSTEMS

Performance specification included in manual for the following fire alarm, fire sprinkler, aggregate piers and structural items:

- Building - mechanical and plumbing
- Fire Alarm
- Fire Sprinklers: the public areas of the building are to have concealed sprinkler heads and server room sprinklers are to have a pre-action function in addition to a non-water system.
- Aggregate Piers
- Exterior roof and wall cladding systems including curtainwall, veneer anchorage system
- Structural Items
- teel stairs and railings
- Interior suspended ceilings
- Handrails and guard rails
- Temporary shoring system
- Flagpoles, antennas, and satellite dish
- Mechanical, electrical, plumbing and sprinkler support
- Equipment anchorage

ADDENDA- KNOWN ITEMS TO BE INCLUDED

Pre-Bid Meeting minutes and attendance sheet

Updated Table of Contents for the Project Manual to reflect included sections.

The “Work By Owner” notes on A0.0 Cover Sheet do not mention: the toilet room accessories that the Owner will be providing for the Contractor to install, the Wood Meeting Room Signs the Owner will provide for the Contractor to install and that the Owner is installing the water main.

The “Separate of Deferred Permits notes on A0.0 Cover Sheet says to see Supplementary Conditions 00 7300 for more information. Revise to Special Conditions 00 7700.

Electrical plans currently do not call out the power connection needed for the sanitary sewer pump detailed in the civil plans.

Dimensional Communications is an eligible bidder.

COORDINATION DURING CONSTRUCTION

General Coordination: Owner will have staff in a trailer near the project and they will be the point of contact of contact for the Contractor.

Meetings: the current plan is for onsite owner/architect/contractor meetings every other week. Off weeks will include an owner/architect/contractor conference call.

Special Inspections, Owner is contracting with a testing agency, the Contractor is to coordinate timing.

Design Team Visits: site visits by other design team members will need to occur at specific points during construction and the Contractor is to provide coordination for the timing of the visits.

An Envelope Consultant will be making multiple visits to inspect installation and perform water leakage tests. Contractor is to assist in coordinating timing.

ITEMS TO DISCUSS

The project is in the 100-year floodplain. Construction type is non-combustible; the only combustible items allowed are per IBC 603.1. Contractor is to test the building in accordance with WSEC 402.5.1.2 for air leakage. Specifications include providing a job trailer for the PUD's use. Architectural plans call for aircraft cables to be attached to the beams in the main stairwell by welding angles to the structural beams. The structural plans do not call out this welding or support system. Interior Stairwell Art, A8.07 details copper pipe art that the contractor is to provide. Interior Wall Types, Lots of types. Architect will provide separate color codes plans during construction for framing type/height and for finishes to reduce confusion. Sack and Patch with a uniform joint and tie mark pattern is specified in the plans for exposed foundation walls.

At this time, Architect Driftmier opened the meeting up to questions:

Q: Will the waterline be installed and accessible for the Contractor to use during construction?

A: Not at the beginning of the project.

Q: Can you expand on the construction project west of the project PUD is bidding?

A: It is a high-end RV park. The completion date is unknown.

Q: Is it acceptable for an apprentice plumber to install the artwork?

A: So long as it is installed according to specification.

Q: Can Dimension Communications be used as a subcontractor?

A: Yes.

Q: If the field is not open until August 1 for staging, what is the anticipated staging area?

A: PUD anticipates that by the time bids are opened, the project is awarded to the Board of Commissioners, a preconstruction meeting is held, and Notice to Proceed is issued, it will be on, or after, August 1.

Q: What area will be used for staging during construction?

A: The entire field is available. It must be restored to current conditions.

At this time, Architect Driftmier adjourned the regular meeting and invited everyone to a site-visit. During the site visit, Capital PM Shipp pointed out some key positives of the project, including neighboring properties, ease of access to Interstate 5, no challenges with the access, and that the entire green grass area is useable for staging. The following questions were asked:

Q: Where will temporary construction power come from?

A: We will address this in the addendum. Permanent power will come from Freeway Drive.

Q: Can the bid opening be moved from 10:00 a.m. to 2:00 p.m.?

A: Addendum #1 will update the time for when Bid Form A is due to 1:00 p.m. and Bid Form B to 2:00 p.m.

The meeting was adjourned at approximately 10:47 a.m.

Respectfully,
Catherine Price, Contract Coordinator/Recording Secretary



PUD Campus Replacement Project
Pre-bid Meeting
June 6, 2023
10:00 AM

J

PRINT NAME	COMPANY	PHONE	E-MAIL
Catherine Price	PUD	360.848 4472	price@SkagitPUD.org
Sam Shipp	"	360.630-1547	shipp@ " "
Dann Wells	Spec West	206-284-7733	Bids@SpecWest.com
Darion McDowell	Westco Services	651-334-3908	Darion@westcofloors.com
Jon E. Smith	Westco Services	425-559-8504	jon@westcofloors.com
Lee Driftmier	Driftmier Architects	425 881 7506	lee@driftmier.com
Nashua Jack	PCL	206-450-7784	jejack@pcl.com
Wayne Nielsen	CBC INC.	360 332-4044	M.McTYRIS@COACURIO BROTHERS.COM
Izu Stewart	Palzdin Technologies	206-634-7791	istewart@palzdintechnologies.com
PETER JOHNSON	Faber Construction	360-318- 6879 ⁶⁸⁷⁹	Bids@FaberConstruction.com
Michael Sievertzen	HB Hansen	360-453-7113	estimations@hbhansen.com
JOSH ERHOLM	RAM CONSTRUCTION	360.715.8643	Bids@ramconstructionwa.com



PUD Campus Replacement Project
Pre-bid Meeting
June 6, 2023
10:00 AM

PRINT NAME	COMPANY	PHONE	E-MAIL
ERIC REESE	SEA CON LLC	425-652-2569	ERESE@SEACONLLC.COM
LUKE BENTLEY	DAWSON	360-752-4000 460-498-7955	PLANHOLDER@DAWSON.COM
KEN HELMS	"	"	"
Jon Lindberg	Bayley Construction	(206) 621-8884	bids wa @ bayley.net
Tom Williams	EXCEL PACIFIC	206 949-0632	bids@excelpacific.com
Dennis Doyle	EXCEL PACIFIC		"
ANDY GIESE	VECA	206-348-0148	AGIESE@VECA.COM
JOE WITTMAN	TRICO	360 849 2238	JOEWITTMAN@TRICOCOMPANIES.CO
Luke Comer	COMER GC	425-765-4118	estimating@comergc.com



PUD Campus Replacement Project
Pre-bid Meeting
June 6, 2023
10:00 AM

PRINT NAME	COMPANY	PHONE	E-MAIL
Derek Lopez	TIGER CONSTRUCTION INC	360-966-7252	bidse@tigerconstruction.us
Jon Bussiere	KELLER (AG PIERS)	206223 1732	JONATHAN.BUSSIERE@KELLER-NA.COM
#			
Kerry Ness	PUD		Ness@SkagitPUD
Mark Handzlik	↓		Handzlik@
Bill Trueman	↓		Trueman@
Cort Wilson	↓		Wilson@
Alistair Boudreaux	"		Boudreaux@ ↓
Mike Benton	"		Benton @ "
George Sidhu	"		Sidhu @ "

9

SECTION 01 2300 –ALTERNATES

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes a description of Base Bid work, a description of Alternates, along with the administrative and procedural requirements governing Alternates.

1.2 DEFINITIONS

- A. Definition: An alternate is an amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added to or deducted from the Base Bid amount if the Owner decides to accept a corresponding change in either the amount of construction to be completed, or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate the Alternate into the Work. No other adjustments are made to the Contract Sum.

1.3 PROCEDURES FOR ALTERNATES

- A. Coordination: Modify or adjust affected adjacent Work as necessary to completely and fully integrate that Work into the Project.
 - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not mentioned as part of the Alternate.
 - 2. Each alternate includes costs of all related coordination, modifications or adjustments to work surrounding the area affected which are made necessary by the alternate.
- B. Cost Procedures: Incorporate in the cost of the alternate all work necessary to provide and fully install the specified components and systems. Also, include in the cost all savings due to Base Bid elements that are made unnecessary by the alternate. The cost of the alternate shall be the net change in contract price after incorporating all cost additions and reductions due to the installation of the alternate as described.
- C. Notification: Following the award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate whether alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.
- D. Execute accepted alternates under the same conditions as other Work of this Contract. Alternates will likely be accepted by the owner for inclusion in the contract work. The owner retains the right to accept additional alternates (by change order) within 30 days of award.
- E. Schedules: A "Schedule of Alternates" is included at the end of this Section. Specification Sections referenced in the Schedule contain requirements for materials necessary to achieve the Work described under each alternate.

PART 2 - PRODUCTS

(Not Applicable)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

<u>Number</u>	<u>Description of Alternate:</u>
Alternate No. 1	Delete “Builder’s Risk” Property Insurance: Provide the savings to the Owner for the for the Owner to provide the Builder’s Risk Insurance described in Section 00 7700 Special Conditions, Article 11.2, Paragraph 11.2.12. The Owner, rather than the Contractor, shall provide property insurance and adapt their coverage to include the Contractor and the work. (Addendum #1)

END OF SECTION 01 2300