



## **ADDENDUM NO. 1 REQUEST FOR PROPOSALS 2025-036 KITSAP COUNTY**

**TO:** All Respondents

**FROM:** Glen McNeill. Purchasing Supervisor

**CLOSING DATE:** 08/28/2025 @2:00 pm [**unchanged**]

**REF NO.:** 2025-036 EAGLES NEST DECK REBUILD

**DATE:** 08/22/2025

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Addendum 1 to Invitation for Bids 2025-036 is to address questions received.

### **QUESTION AND ANSWER SECTION:**

#### Deck

1. Per S2.3 Could you provide a spec on the type of composite decking to bid and the warranty requirement for the decking? Could you clarify the fastening method, face screwed or concealed fasteners?
  - a. 2x6 nominal composite deck was selected by County (Trex or equivalent)
  - b. County to select color. Suggest contractor provide samples for County approval as part of the submittal process
  - c. Face screwed
  - d. A warranty of 25 years or more is required.
2. State whether composite decking is fastened through the face (exposed) or uses a concealed fastening method. Drawings say fasteners by decking manufacturer .(they offer both methods). There will be some visible screws per detail 10 & 11/S4.1, asking about the rest of the deck.
  - a. Face screwed
3. What size of gaps are needed between the ends of the decking boards, to accommodate temperature expansion?
  - a. Per the manufacturer

## Ramp

4. Per S2.3 Could you provide a spec for the 3.75" aluminum treads?
  - a. Specification: Aluminum treads with raised discs and stainless steel fasteners. Must be ADA complaint. Example:



*Figure 1: Example of ADA compliant aluminum treads*

5. Please provide details of the non-slip aluminum treads on the ramp. If they are to mount on top of decking I assume they are shaped like a door threshold zeroing out on each edge? This will make a very rough ride plus hard to push a wheel chair up OR do they mount on joist so top is flush with top of decking? I know about slip resistant tape with an adhesive back that wouldn't cause a trip hazard but not made from aluminum as far as I know.
  - a. See previous response.
6. Per S2.3 What are the means of attachment for the joists at the top of the ramp to the level deck?
  - a. Simpson HU212 skewed and sloped hangers. A detail will be provided prior to construction.
7. Per S2.3 What are the means of attachment for the 2 Glu Lam beams at the top of the ramp to the level deck?
  - a. Simpson HU610 hangers with skew, slope, and concealed flanges as needed

8. Per S2.3 The decking at the top and bottom of the ramp will need additional framing support to hold up the angled decking and aluminum treads. Could you provide a detail for attachment?
  - a. Decking to run perpendicular to joists. Add 2x12 blkg at top of ramp face nailed to GLB to support edge of beveled deck boards.
9. Give an actual length of the ramp so slopes can be calculated correctly. I scaled the drawing and came up with 23'-6 3/8" which is 8.5% using elevations given on the south side of the ramp,
  - a. Ramp length is specified on S2.3, but field measurements and construction survey by contractor will be required to verify length and slopes. Deck slope cannot exceed 8.3%.

### Siding

10. Per S3.1 What is the extent of the painting scope? Is it just the new siding boards?
  - a. Painting is for the siding boards only (S3.1).
11. Can the siding on the demolished pillar be used to repair siding elsewhere? The purpose would be to match sing and paint exactly.
  - a. Yes. If the contractor chooses to reuse siding they must remove the siding and submit an RFI for the pieces to be inspected for condition.
12. What is to be done with the column closest to the lower main entrance? The column is shown on S3.1 as extending to the roof, but it stops just below the deck. If retained, how should the top be treated for weather intrusion?
  - a. The contractor is to remove this column and restore the siding on the exposed face of the building.
  - b. The camera on the building will be removed under separate contract prior to the contractor's NTP. The contractor will be responsible for working around the remaining cable(s) while repairing siding.



*Figure 2: Column closest to lower main entrance*

13. What is the flashing detail under the ledger against the existing building. Drawing doesn't shown anything about sub-flashing. Are we to reuse existing or remove old and add something??

- a. Is there flashing at the building? Provide standard z-flashing. Match dimensions and installation of existing flashing with all new materials.
- b. No sealant is required.

14. Per S4.1 detail 2 new ledgers are required. No ledgers are called out on S2.1 (demo) or S2.3 (deck framing). Do we replace the ledgers?

- a. Yes.

## Civil

15. Since we are raising the ramp about .48', will we need to change the metal fencing which is along the driveline adjacent to the ramp?

- a. Yes, plan for replacement.



*Figure 3: Ramp support & metal fencing*

16. Please clearly designate the parallel parking spaces that carry the 2% in any direction requirement. It's confusing where the diagonal parking loading zone stops and parallel parking begins shown on C3.1.

- a. Provide 2% maximum slopes from the landing pad extending to north paving limits. South of the landing pad minimize slopes and do not exceed 5%.

## Guardrail

17. Are guardrails to be galvanized prior to painting?

- a. There are 2 options:
  - i. Paint galvanized pieces black, with paint intended for outdoor use. A material submittal will be required to clarify maintenance practices.

- ii. Power-coat or otherwise seal components from water-induced corrosion with a smooth black finish.
- 18. Per 7/S4.1 The Typical guardrail post connection will not work at the outside corners due to the Simpson beam brackets. Can these posts mount thru the top of the beams?
  - a. Yes
- 19. Per 7/S4.1 Can the deck railing be fastened to the Glu Lams using SDS screws instead of bolts? If so, indicate how many per post.
  - a. No. Too many would be required, risking wood splitting, and plate would need to be lengthened.

#### Electrical

- 20. Per S2.1 The existing electrical that is saved for later installation, is it to be left onsite?
  - a. Yes. Please leave in the fenced-in former garbage enclosure about 20 feet SW of the deck.

#### 3<sup>rd</sup> Party Inspector

- 21. Will the post base Titen screws require epoxy set and a 3rd party inspection?
  - a. No epoxy required.
  - b. No Special Inspection is required.
- 22. Who is responsible for contracting and paying for the 3rd party inspector?
  - a. The contractor is responsible for providing all Washington Association of Building Officials (WABO) inspectors required for the project.

#### Structural

- 23. Can we re-use the existing post bases as long as they are still in good shape? They look like they are CB66's in most locations.
  - a. Possibly. Contractor to submit photos and part numbers to CG Engineering for review on case-by-case basis.
- 24. Per sheet S2.3 note 3 it shows using a Simpson ABA post base connection. What will be the method of attachment, anchor bolt length or other means?
  - a. Anchor bolt per detail 9/S4.1.
- 25. Per 5/S4.1 Can the double knee braces be secured with SDS screws.
  - a. No

26. Per S3.1, EXIST TRELLIS FRAMING & FOOTINGS TO BE REMOVED PER DEMOLITION PLAN. Sheet S2.1 does not indicate any removal of footings. Are the post footings for the trellis removed?

- a. Remove post bases, but do not remove foundations. Foundations are located below the existing landscaping gravel and will be covered with no effort from the contractor.

27. Per S2.2, new foundations are required under the ramp. Sheet S2.1 does not indicate any removal of footings. Are the post foundations for the ramp removed?

- a. Remove post foundations.

### Estimated Costs

28. The engineer's estimate does not include the prevailing wage rates. Will the project be awarded if it is over the estimate? The estimate used \$50 per hour for all categories.

- a. Prevailing wage was not properly included in the Engineer's Estimate but is required for the project.
- b. We are not obligated to award, but the successful bidder may exceed the Engineer's Estimate.

29. I am reaching out again for the questions asked below. Also questions regarding the Engineers Estimate the labor wages they have listed is \$50 an hour how is this even possible. This is a publics works project and the wages listed on L&I for Kitsap County are \$78.96 for Carpenters and \$64.98 for Concrete Laborers. And those wages are what the employee or workers are to make not actually what it costs the company.

- a. Prevailing wage was not properly included in the Engineer's Estimate, but is required for the project.

### Contracting

30. Item #9 on bid schedule lists HMA CL. 1/2" pg 64-22 at 12 "CF". I believe CF should be changed to TON?

- a. Yes, the unit should be revised to TON.

9. HMA CL. 1/2" PG 64-22	C3.1 Detail 2	12	TON	\$	\$
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31. Bid item #11 mentions "Increase Height of Rock Wall +/- 20 LF) the drawings do not show any rock wall work, please clarify what rock wall work is required and provide drawings/details.

- a. The rock wall height increase is an error based on an outdated plan set. Please consider this bid item to be SITE GRADING (~1260 SF).

11. SITE GRADING (~1260 SF) /	C3.1	1	LS	\$	\$
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32. Would a stand up curb be a better fit for the jobsite conditions instead of the extruded curb as called out? Extruded curbs on the edge of asphalt capped on declining terrain tend for fail.

- a. Replace EXTRUDED CEMENT CONCRETE CURB with CEMENT CONCRETE TRAFFIC CURB, per WSDOT SP F-10.12.

13	100% Cost Estimate WSDOT SP F-10.12	60	LF	\$	\$
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### Site Considerations

33. I am putting together the bid docs and ordering my bid bond. I am not finding liquidated damages (I may have missed them). Also the Subcontractors Responsibility Checklist I am gathering that will not be due until an hour after the bid like the subcontractor list and only for the Electrical, HVAC and Plumbing and 48 hours for Structural Steel & Rebar. Possibly these are not needed as the requirements are technically for bids over a million dollars. I appreciate your help. Sometimes bids are canned specs for all jobs and certain things are not for every project so I like to check.

- a. There are no liquidated damages for this project.
- b. If the bid is less than \$1,000,000, no Subcontractors Responsibility Checklist is required. If the bid exceeds \$1,000,000 please submit the Subcontractors Responsibility Checklist within 48 hours for steel and rebar, and with the bid for all other subcontractors.

34. Will the owner require a right-of-way permit for any work, who is responsible for procuring and paying for the right-of-way permit?

- a. The project limits are entirely within the subject parcel, so a right-of-way permit will not be required.

35. Can the employee door under the deck (south) be blocked during construction?

- a. Yes. The parks department will route employees to the main door and stay out of the project limits.

36. Where is the staging area?

- a. Per C2.1 a temporary stockpile location is provided in the north of the site.

- b. Additionally, the Parks Department has offered the fenced-in former garbage enclosure about 20 feet SW of the deck. The contractor must leave this site clean if used.



Figure 4: Former garbage enclosure for staging

37. Will the trellis on the east side of the building be removed?

- b. No. This is outside the current project limits.



Figure 5: Trellis on east side of building

38. Bid Item 14 is for Compact Native Topsoil 1260 SF. Is this to compact existing topsoil, to add new topsoil, drawings do not show any topsoil work. Also you typically try to avoid compacting topsoil. Please provide clarification on this di item.

- c. COMPACT NATIVE TOPSOIL should be COMPACT NATIVE MATERIAL.

14. COMPACT NATIVE <del>TOPSOIL</del> MATERIAL (~1260 SF)	C3.1 Detail 2	1	LS	\$	\$
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#### Fire

39. On sheet S2.1 demo plan it lists "The contractor's scope of work shall include the removal and replacement of the existing fire sprinkler system with a new design build fire sprinkler system." In the IFB "bid schedule" it lists as item #24 to exclude from the estimate. Which reference are we to apply?



- a. S2.1 demo plan Mark 3 should be revised to read EXISTING FIRE SPRINKLER LINE TO BE TEMPORARILY REMOVED & RE-INSTALLED BY CERTIFIED FIRE SPRINKLER SYSTEM INSTALLER RETAINED BY THE OWNER. ANY WORK COMPLETED ON THE FIRE SPRINKLER SYSTEM MUST BE IDENTICAL TO THE ORIGINAL INSTALLATION OR A SEPARATE PERMIT WOULD BE REQUIRED. CONTRACTOR TO COORDINATE WITH OWNER PRIOR TO CONSTRUCTION.
- b. The certified fire sprinkler system installer will be Siemens. The successful bidder will coordinate directly with Siemens to accomplish the following:
  - i. Siemens will need 2 days to remove the existing sprinkler system and install the temporary systems (heat detector). This must occur before the contractor mobilizes to the site, and may occur between acquisition of the fire permit and the contractor's Notice to Proceed.
  - ii. Siemens will need 2 days to install the new sprinkler system after the contractor has finished work on the deck. The contractor will work with Siemens to coordinate final inspection.

40. Per the permit documents we are allowed to install a heat detector during construction. Should this be included in the bid estimate?

- a. The certified fire sprinkler system installer will be Siemens. Siemens will be solely responsible for the temporary fire appurtenances, including the heat detector.

41. Where will holes be drilled in the joist when set 4-inches lower than the existing to accommodate the new joist size? What about the pipe mounted below the ramp?

- a. The contractor will not be required to reinstall any penetrations. Siemens has confirmed the new fire suppression system will not require penetrations for pipe. The contractor will not be responsible for the attachments for the sprinkler system.

19. DRILL PENETRATIONS FOR FIRE PROTECTION SYSTEM	S2.1	<del>1</del> 0	LS	\$	\$
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END OF ADDENDUM NO. 1