



Addendum #01

Issued: Thursday, October 19, 2023

Informational Meeting Sign-In, Pre-submitted/Meeting Q+A, Presentation

Project: 2024-400
 Project Name: Multiple Building Re-Roofing for Rainier School, Buckley
 Phase: Request for Qualifications
 Meeting Location: In Person – Rainier School, Buckley
 Date/Time: Tuesday, October 17, 10:00 AM PST
 DES PM: Shauna Essman, shauna.essman@dshs.wa.gov

NOTICE TO ALL POTENTIAL RESPONDENTS

The Request for Qualifications (RFQ) is modified as set forth in this Addendum. The original RFQ documents remains in full force and effect, except as modified by this addendum, which is hereby made part of the RFQ. Respondent shall take this Addendum into consideration when preparing and submitting its Statement of Qualification.

Visit our webpage for additional information: <https://des.wa.gov/services/facilities-and-leasing-management/architecture-engineering-design-consultants/current-projects-advertised-consultant-selection>

1. Questions and Answers:

Questions	Answers
1. What is the cutoff date for any additional questions prior to the RFQ?	1. Tuesday, October 24, end of day.
2. Will all (4) roofing projects be bid for construction together or separately?	2. The (4) different projects will be designed together. Cost estimates and bidding climate might determine how the projects are bid - together or separately.
3. Are there enough funds to complete all the work identified?	3. The first cost estimates will determine how much work can be accomplished with the established budget. The design team may find a creative solution for cost savings, allowing for more roof replacement.
4. Will a Hazardous Material Study be required?	4. Yes. This type of study will be part of the design process. Asbestos was found in other buildings on site and will likely be encountered on this project. Provisions for removal need to be included in the design/bid package.



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<p>5. What is the expectation for the construction schedule?</p>	<p>5. Covered walkway work can be done during the winter months.</p> <p>Cottages can be worked on sequentially or simultaneously, depending on how the project is structured. Clients will remain living in the cottages during construction.</p> <p>Re-roof the Central Powerplant and Central Kitchen during the summer months.</p>
<p>6. What is the scope of the re-roof for the Central Kitchen Roof?</p>	<p>6. The upper single-ply roofing was replaced 10+ years ago when the mechanical unit was replaced. This includes the area around the mechanical unit and a portion of the lower flat roof. Reroofing this area should not be included in this scope.</p> <p>Remove all ceramic tile roof on this building and replace with asphalt shingles. Remove and replace the single ply at the lower roof and on the roof covering the loading dock.</p> <p>Identify current roof leaks, as these are areas for potential water damage requiring repair.</p>
<p>7. What is the scope of the re-roof for the Central Power Plant?</p>	<p>7. Areas indicated as priority are the (3) highest roof sections. The (2) lower roofs to be designated as alternate bids.</p> <p>Existing fans and roof penetrations need to be removed and reinstalled after the new single-ply roofing is placed. If there are any additional funds, include an alternate bid to replace the roof fans.</p> <p>Boiler #1 (located farthest to the east) will no longer be in service, therefore the roof fan will be removed, and the opening infilled and covered over as part of this scope.</p> <p>Demolish the low-slope asphalt shingle roof/structure (currently on top of the single ply roof), infill the concrete roof deck underneath, and reroof over the top.</p> <p>Identify current roof leaks, as these are areas for potential water damage requiring repair.</p>



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<p>8. What is the scope of the re-roof for the Cottages?</p>	<p>8. Repair of roof deck as necessary and re-roof with asphalt shingles. Install new flashing and gutters as needed. If in good shape, the gutters and downspouts to be maintained.</p> <p>Identify current roof leaks, as these are areas for potential water damage requiring repair.</p>
<p>9. What is the scope of the re-roof for the covered walkways?</p>	<p>9. The priority of roof replacement starts at the front entrance of the school and moving north up to 2nd Avenue, as funds allow. A few small areas with major repairs will be required outside this designated area.</p> <p>Repair of roof deck as necessary and re-roof with asphalt shingles. Remove existing flashing and replace with new flashing as necessary. No existing gutters along the covered walkways.</p> <p>No painting of the structure should be included in this work.</p>

2. Sign-in sheet filled out during site at walk-through – Attachment #2:

Attached in section #3 below.

3. Attachments:

1. Informational Meeting Presentation
2. Information Meeting Sign-In Sheet attached.

This addendum does not amend the due date or time for submission of Statements of Qualifications.

End of Addendum #01

Attachment #01

Agenda for Information Meeting and Site Walk-through

Multiple Building Re-Roofing for Rainier School, Buckley

Tuesday, October 17, 10:00 am

Information Meeting

- Welcome and Introductions
- Project Goals
 - Successfully replace roofing systems that are long beyond their life expectancy and prevent further water intrusion, infrastructure damage, and health risk.
 - Provide safer living conditions for residents and safer working environments for staff.
 - Stop the need for urgent roof leak response and completing temporary repairs, freeing up maintenance staff time for other campus work.
- Proposed Scope of Project Work (funded by four separate state capital budget appropriations)
 - Project 2024-400: The roofing on the residential cottages is a mixture of metal, shingle, and clay tiles. This project replaces roofing systems for up to 19 cottages encompassing 117,132 square feet of residential space (6,165 SF per cottage).
 - It is intended to replace all the tile and/or metal roofing with high quality asphalt shingles.
 - Cottages for the 2023-2025 biennium include Alpine, Aspen, San Juan, Shasta, Omak, Orcas, Chelan, Klamath, Naches, Haddon, Buckley, Percival, Devenish, tye and Hyak.
 - Cottages for the 2025-2027 biennium include Columbia, Crystal, Chinook, and Cascade.
 - Project 2024-402: The utility covered walkways are a network of multiple sidewalk pathways throughout campus. The walkways provide above ground pathways and convenient access for fiber optic cabling, cable television cables, telephone, IT, fire alarm, and some water and steam lines. The roofing of these walkways is tile.
 - It is intended to replace all the tile and/or metal roofing with high quality asphalt shingle. Some of the campus utilities run under these structures and should remain intact during construction.
 - Total SF of roofing has not been calculated. Concentrate efforts re-roofing the covered walkways south of 2nd Avenue.
 - Project 2024-404: The Central Kitchen building was constructed in 1934. The building received its last major renovation to include a new roof in 1984. The building is approximately 23,800 square feet. The existing building has a combination of tile and membrane roof systems.
 - Replacement of membrane as well as roof drainage improvements are expected.
 - Project 2024-405: The Central Powerhouse is 7,600 square feet and 46 years old. It houses the three large boilers and mechanical systems that provide steam heat and hot water to many buildings on campus. It has a flat membrane roof.
 - Replacement of membrane as well as roof drainage improvements are expected.
- Project Budget
 - Per RFQ the MACC is \$4,500,000 for all four projects. Each project has a separate number.
 - When cost estimates come through for each building's roof, we can determine how many cottages can be replaced. The school will determine which cottages are in the worst condition, and those will be tackled first.

- Project Schedule
 - Projects could be designed/bid/constructed simultaneously or sequentially. We are looking for your expertise and advice to drive this.
 - Money coming from (4) different sources and so need to be tracked separately.
 - Desire for construction to begin spring/summer 2024.
 - Permitting through City of Buckley so the permits shouldn't have a long lead time.
- Additional information from the school facilities department
- Questions about scope of project?
- Questions about RFQ?

Site Walk-Through

- Central Powerhouse – ladder available if you want to get up on the roof.
- Central Kitchen – ladder available if you want to get up on the roof.
- Covered Walkways as we proceed.
- Look at a couple typical cottages that were built at different times.

Attachment #2

Sign-In Sheet

Agenda for Information Meeting and Site Walk-through

Multiple Building Re-Roofing for Rainier School, Buckley

Tuesday, October 17, 10:00 am

Name	Company	Phone number	Email address	Attendance
Shawn Yates	Rainier School	360-829-3055	shawn.yates@dshs.wa.gov	X
Dean Heglund	DSHS – Capital Programs	360-480-6069	dean.heglund@dshs.wa.gov	X
Shauna Essman	DSHS – Capital Programs	564-233-1999	Shauna.essman@dshs.wa.gov	X
Stephen Black	Stephen M. Black	253-545-8668	stephen@smbarchitecture.com	X
Wade Vorley	Wiss, Janney, Elstner	206-617-6049	wvorley@wje.com	X
Tony Goins	Rollunda Architects	206-330-5138	tony@rollundaarchitects.com	X
Mary Bruem	Nexus BEC	253-625-7090	mbruem@nexusbec.com	X
Dani Ittner	Nexus BEC	253-625-7090	dittner@nexusbec.com	X
Tony Lindgren	KMB	253-376-7997	tonylindgren@kmb-architects.com	X
Adam Herrick	KMB	360-870-6739	adamherrick@kmb-architects.com	X
Susan Conway	Bassetti Architects	206-536-1403	sconway@bassettiarch.com	X
Nathan Swartzentruber	Evolution Architecture	425-393-1525	nathan@evolutionarchitecture.com	X
Marc Tegen	Stemper AC	425-213-4159	marc@stemperac.com	X
Scott Stemper	Stemper AC		scott@stemperac.com	X
Kelvin Liu	Walker Consultants	253-363-2992	kliu@walkerconsultants.com	X