



PCLS Lakewood Interim Library Prefabricated Building

DESIGN INTENT SET – ADDENDUM NUMBER 4

ISSUED: January 18, 2023

This Addendum supersedes and supplements all portions of the Design Intent Documents dated December 21, 2022, 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: Bidder Questions

Section 2: Bid Document Clarifications, Revisions, and Additions

Attachments: none

SECTION 1: Bidder Questions

- 1 Question:** I noticed that under Addendum #2 that the mechanical design for the Reading Room & Meeting Rooms was changed to have [Qty. 2] Packaged Heat Pump Rooftop Units, High Efficiency, 8 tons. Can you help me confirm if these units will be furnished with factory controls including a BACnet interface card? Or does the Owner's vendor need to provide field mounted controls for these units?

Answer: The prefabricated building manufacturer will be responsible for providing either factory-provided BACnet interface card or external BACnet interface compatible with the Owner's existing control system. New equipment shall connect into the Owner's offsite BACnet centralized control system for remote control of the equipment. The prefabricated building manufacturer shall confirm which BACnet interface will be used during the design phase.
- 2 Question:** It sounds like the portable manufacturer is installing all the conduit and wiring for lighting and power outlets. Electrical contractor to supply and install outlets, lighting supplied by Design team w/ controls by Pre-Fab Manu, correct?



Answer: The prefabricated building manufacturer shall be ultimately responsible for providing and installing conduit and wiring for lighting and power outlets, as well as providing and installing the outlets, lighting, and any code-required occupancy controls and automatic daylight controls. It is the bidder's choice whether this work is self-performed or performed by a subcontractor.

- 3 **Question:** Is electrical responsible for load calcs for Utility transformer and all panels including MDP? If so what is the building load?

Answer: The prefabricated building manufacturer is ultimately responsible for load calculations for the utility transformer and all panels. A load schedule is included on Sheet E100. It is the bidder's choice whether this work is self-performed or performed by a subcontractor.

- 4 **Question:** Are the floor boxes installed by the Portable manufacturer, including the trims and all the conduit?

Answer: The prefabricated building manufacturer is ultimately responsible for providing and installing the floor boxes, including the trims and conduit. It is the bidder's choice whether this work is self-performed or performed by a subcontractor.

- 5 **Question:** Is Cutler Hammer and Siemens panels approved?

Answer: Yes, Cutler Hammer and Siemens panels are approved.

- 6 **Question:** Is there an existing transformer vault onsite that we can run the feeder conduit to? Or is electrical to supply on this contract?

Answer: A new transformer vault will be provided and installed under a separate site development contract.

- 7 **Question:** Does the Low Voltage Cable Tray come installed from Portable Manufacturer?

Answer: The prefabricated building manufacturer is ultimately responsible for providing and installing the low voltage cable tray. It is the bidder's choice whether this work is self-performed or performed by a subcontractor.

- 8 **Question:** Are roof drains with overflow drain acceptable in lieu of scuppers?

Answer: Yes, roof drains with overflow drains are acceptable. Rainwater leaders shall be run in staff areas only. No visible rainwater leaders shall be permitted in public areas.

- 9 **Question:** Drawing sheet A700 shows a single wall assembly with a STC rating of 62. The only tested assemblies that we find are double wall assemblies for an STC rating of 62 or higher. Is it your intent that this be a double wall? If not, please provide a listing number or assembly description for the single wall system that you have selected.



Answer: STC ratings of 58 minimum are permissible in areas designated as STC 62. The design intent is a single wall, such as RAL-TL-87-140, USG-810219, or NRCC TLA-05-048.

10 Question: Does the DOAS system still need to be 2300 CFM now that the reading and meeting rooms are using a ducted mechanical system?

Answer: A DOAS is required per the 2018 Washington State Energy Code section C403.3.5 for all spaces unless it can be shown that the spaces meet the exceptions listed therein, including C403.12 high-efficiency single-zone variable air volume (VAV) systems.

11 Question: Due to the change in the mechanical system, we are assuming that the return grilles mounted high along the west wall of the reading room are no longer required. Is that correct?

Answer: Return grilles for the DOAS will still need to be provided between the Reading Room and the DOAS unit. Contractor's mechanical engineer to determine the size and quantity of the return air grilles during design.

12 Question: Addendum #2 calls for an 8-ton system for the reading room and an 8-ton system for the meeting rooms even though the meeting rooms area is much smaller than the reading room. We estimate that a 3 or 4 ton unit would be sufficient for the meeting rooms. Is there some reason that an 8-ton unit is needed for the meeting rooms?

Answer: Due to the anticipated occupancies within the Meeting Rooms, it is expected that an 8-ton unit will be required to meet the cooling (process) loads in these rooms. Contractor's mechanical engineer to determine final sizes for the equipment serving these rooms during design.

13 Question: For underfloor ducting of the mechanical systems, each system will require a supply and return duct in a chase, directly below the piece of equipment on the rooftop. For example, the 8-ton units will require a duct chase of approximately 2'-8" x 4'-0" each. Please indicate on the floorplan the desired location for the duct chases with mechanical units positioned directly above.

Answer: Duct chases are permitted within the Mechanical, Electrical, or Storage Rooms only. Air distribution may be provided underfloor, from the roof, or a combination of both at the bidder's option.

14 Question: If ceiling mounted diffusers are selected for the conditioned air supply and return, can we relocate the rooftop units to a more strategic location to reduce the length of the above roof duct runs?

Answer: Rooftop units may be located within the first 20 feet east of gridline 2 and a minimum of 10 feet from the parapet.



SECTION 2: Bid Document Clarifications, Revisions, and Additions

1 Project Manual 003000

Revision: Anticipated Project Timeline revised to accommodate extended bid period as follows:

Bid Opening:	January 24, 2023
Bid Review/Award (by PCLS):	January 24-25, 2023
Notice of Intent to Award (by PCLS):	January 26, 2023
Contract Negotiation:	January 26-30, 2023
PCLS Board approval:	January 27, 2023
Contract Signing:	January 30, 2023
Bond Procurement:	January 30-February 2, 2023
Notice to Proceed/Kick-off meeting:	February 3, 2023
Preliminary Shop Drawings (to architects):	March 3, 2023
Shop Drawing review (by architects):	March 3-8, 2023
Final Shop Drawings (to architects):	March 29, 2023
Shop Drawing review (by architects):	March 29-April 5, 2023
Permit submittal to L&I and City of Lakewood: (by Contractor)	April 4, 2023 (or earlier)
Modular building factory fabrication:	July 1-September 1, 2023
Modular delivery/site erection:	September 5-6, 2023
Modular finishing/completion:	October 18, 2023
Substantial Completion:	October 20, 2023
Owner systems installation start:	October 23, 2023 (5 weeks)
Punchlist review (by architects):	October 20, 2023
Punchlist completion (by Contractor):	October 23-30, 2023
Closeout documents (by Contractor):	November 30, 2023 (or earlier)
Final Acceptance/COO:	TBD

Enclosures: none

END OF ADDENDUM NUMBER 4