

November 9, 2017

ITB – General Contractor Services
Willow Creek Center – Mechatronics Program Remodel



ADDENDA #1 & Updated

Mandatory pre-bid meeting attendance:

Sandy Wanner, PCC - Purchasing; Gary Sutton, PCC Project Manager; Aaron VanDyke, Abbott Construction; Stefan Altberg, Abbott Construction; Katie Greer, Emerick Construction; Phil Wallaer, Par-Tech; Casey Adkins; Hans Fraderberg, Todd Hess Bldg.; Kairy Park, HSW; Jesse Vail, Cedar Mill Construction; Eric Ross, Ross Builders NW; Dana Mathery, Kirby Nagelhaut Const. Co.; Madison Piul, First Cascade Corp.

Willow Creek Mechatronics original & updated drawings and spec are available here -

Please note: This includes updated drawings and specifications, please note, A001, A103, A801, A901 & D103:

<https://ftp.gbdarchitects.com/#/>
username: PCC Willow Creek
password: mechatronics
(All case sensitive)

History on the Willow Creek Center (WWC) Building and project:

- Gary Sutton was the Project Manager when the WWC building was built and GBD Architects were the original architects, and used for this remodel. The first part of this project is a 5,000 sq. ft. space for a Portland Community College (PCC) new Mechatronics Program. The second part is the extension and expansion of a classroom. Both scopes are in the drawings, but they are separate projects. Treat this as one (1) bid for the complete project. This project will primarily consist of an open lab environment with flexible raceways in the ceiling so we can drop the power with flexibility to move power and data.

Parking:

- There will be free parking available in the existing Tri-Met parking lot.

Product delivery:

- On the north side of the building there is a loading dock and roll up door to bring in materials. All product will have to come through the building and up the “only” existing elevator or you could make plans to pop out a window. This would need to be coordinated with the PCC Project Manager, Gary Sutton.

Hours of Operation:

- This is an occupied building with staff and students from 8 – 5PM and some classes in the evening. In this occupied facility you will need to be respectful of noise and disruptions in a learning environment. Any noisy

construction activities will have to be planned during off hours, early mornings or after hours, keep this in mind when you bid this job.

Price range for bonding:

- Between \$500,000 and \$1,000,000.

Comments:

- The concrete will need to be cleaned as best we can, it doesn't need to be polished.
- We will need to put a layer of rock on the exterior walls then enclose the walls.
- We are leaving the exposed ceiling.
- We may have to play around with the bus bars locations depending on existing conditions.
- There is a new tool room.
- Couple of drops in the columns for power.
- There will be a new air compressor going in on the penthouse. There will be a penetration for the compressed air to come through the ceiling.
- Concrete ceiling on pandeck
- PT strands on the foredecks, with penetration and GPR standing, is recommended.
- Is there an existing roofing contractor that the Contractor would need to use?
 - For roofing work, the roofing contractor needs to be certified for Siplast roofing installation.
- The wall at the west end of the open space will be brought forward creating a classroom space.
- The tables holding the Mechatronics machine is owner supplied. All the contractor will be responsible for is the air and power connection.
- The start date: **The ITB is due November 29, 2017 at 2:00 PM (see note below on due date change)**. The winning contractor will be approved at the December 14, 2017 Board Meeting for board approval. We would then engage the contract process and anticipate the job start date to be in January. If we could have this project completed by the start of Spring Term, April 2, 2017. This would be ideal.
- The project priority list would be to get the classroom space finished first.
- Can sub-contractors be schedule to walk the space?
 - Option 1: Check in with Public Safety Department at the Willow Creek Center Building, you can check out a set of keys, after showing ID.
 - Option 2: A sub-contractor walk could be scheduled. If this is more convenient, call Gary Sutton, at 971-722-8432 and let him know that there is interest in a sub-contractor walk. Monitor the PCC website: <http://www.pcc.edu/purchasing> for an Addenda addressing this request.

Questions: Do you know if there has been any updated Carpet selection for this project, both carpets are discontinued?

- **Answer:** Since the currently specified carpet is discontinued please carry an allowance of \$7.50/sf for carpeting. Furnish and Install.

PLEASE NOTE: The submission DUE DATE has been changed from Monday, November 27, 2017 to WEDNESDAY, November 29, 2017 at 2:00 PM. Opening will be at 2:15 PM and First Tier is due by 4:00 PM.