

## Addendum #2

### **Kirkland Fire Department Training Structures**

Invitation for Bids #02-24-PW

#### Answers to Questions

The following are questions received by the City of Kirkland on the above-referenced IFB; each is followed by an answer response from the City of Kirkland.

1. Q: Can you please clarify the number and size of Containers that are required for each of the three-stories of the Townhouse Training Prop (i.e. 2 x 40' and 1 x 20' on level one, .....)

A: See renderings of the intended configuration. The training props shall include a mix of 20 ft and 40 ft containers to achieve the dimensions required: Townhouse Prop shall be 40 ft x 24 ft (nine 40 ft containers) and the Mixed-Use Prop shall be 60 ft x 24 ft (Nine 40 ft containers and six 20 ft containers).

2. Q: Can you please clarify the number and size of Containers that are required for each of the four-stories of the Mixed-Use Training Prop.

A: See renderings of the intended configuration. The training props shall include a mix of 20 ft and 40 ft containers to achieve the dimensions required: Townhouse Prop shall be 40 ft x 24 ft (nine 40 ft containers) and the Mixed-Use Prop shall be 60 ft x 24 ft (Nine 40 ft containers and six 20 ft containers).

3. Q: The specification calls for one-trip/new International Organization for Standardization (ISO) Series One Freight Containers. Would purpose-built structural steel modules with the same footprint be acceptable in lieu of one-trip freight containers?

A: No.

4. Q: Both buildings call out a height in the spec, but there is no minimum footprint for the structure. Please advise on the minimum footprint or square footage required.

A: See renderings of the intended configuration. The training props shall include a mix of 20 ft and 40 ft containers to achieve the dimensions required: Townhouse Prop shall be 40 ft x 24 ft (nine 40 ft containers) and the Mixed-Use Prop shall be 60 ft x 24 ft (Nine 40 ft containers and six 20 ft containers).

5. Q: The initial IFB calls for final assembly to be included; however later on in the document, it appears that the installation of the modular units will be by the "site development contractor". Is this the intent, or do you want installation of the modules to be included as a line item in the proposal?

A: It is the intent.

6. Q: These structures will require support work for the utilities and structural pads, will that need to be included in bid?

A: The City intends to hire, under separate contracts, a design engineer and a contractor to complete the site work and structural foundations for the training props. The training prop vendor shall coordinate and work closely with the City's consultants and contractor to coordinate all aspects needed to install the training props, however the cost of site improvements and foundation supports shall not be included in the bid.

7. Q: The structures will require engineering design, will that need to be included in the bid?

A: Yes, the bid should include the cost for this.

8. Q: Is there demolition and site preparation that needs to be included in bid?

A: The City intends to hire, under separate contracts, a design engineer and a contractor to complete the site work and structural foundations for the training props. The training prop vendor shall coordinate and work closely with the City's consultants and contractor to coordinate all aspects needed to install the training props, however the cost of site improvements and foundation supports shall not be included in the bid.

9. Q: Section A - Townhouse Training Prop. Description shows this being a three story facility but item "2" States that there needs to be four designated burn areas (one at each floor level). Can you confirm if there are only 3 burn rooms or do the burn rooms go in "Section B - Mixed use training prop"?

A: For the Townhouse Training Prop there shall be three designated burn areas, one on each level. There are no burn areas in the Mixed-Use prop.

10. Q: Section A2 of the specifications call for 4 designation areas for repeated LPG fueled training. Can you please clarify if the provision of the LPG fueled props/appliances is part of the scope? If so, can you please provide any specifications for those props.

A: Yes. The LPG fueled systems must be NFPA 1402 compliant. Liquid Petroleum Gas (LPG) fueled training facilities shall be tested and certified by a 3rd Party Testing Laboratory as suggested by NFPA 1402 and comply with NFPA 86 and UL 508A.

11. Q: Will the manufacturer of the container structure along with the LPG fueled system be required to be listed and "ACTIVE" on Washington State Department of Labor and Industries website as a contractor?

A: Not necessarily. The vendor shall follow the laws of the state in which work is performed.

12. Q: We wanted to know if this project was subject to prevailing wage or Davis Bacon wages onsite?

A: This is a procurement of materials and goods for delivery. Government contractors and subcontractors are required to pay prevailing wages to all workers for public works and maintenance contracts. Vendors who manufacturing and fabricating materials and goods for delivery are not.

There is no federal funding for this project, therefore it is not subject to Davis-Bacon.

13. Q: Regarding the LPG props in the Township Training Prop. It mentions 4 designated areas ( 1 on each floor). The build is asking for a 3 story tower. Please clarify if its only 3 LPG props?

A: For the Townhouse Training Prop there shall be three designated burn areas, one on each level. There are no burn areas in the Mixed-Use prop.

14. Q: The specifications mention 4 lined burn areas, and one burn area on each floor. With the footprint being 3 story's high, how many burn areas are desired?

A: For the Townhouse Training Prop there shall be three designated burn areas, one on each level. There are no burn areas in the Mixed-Use prop.

15. Q: There is no mention of controls systems for the LPG burn areas. Should the system be PLC-computer controlled with as per NFPA 1402 (2019 ed.) with mechanical and electrical systems in NEMA water-tight enclosures?

A: Yes.

16. Q: Are wireless control pendants desired for all burn areas?

A: Yes.

17. There is no mention of safety systems as per NFPA 1402 (2019 ed.), are we to assume this facility is to have the following required safety systems:

Drawn sample Gas detection  
Monitored and interlocked pilot verification  
Temperature monitoring  
Exhaust ventilation systems  
Hard wired emergency stop buttons  
Safety shutdown systems  
Gas safety shutoff valves

A. Yes.

18. Q. Is there a desired footprint and configurations for containers per story?

A: See renderings of the intended configuration. The training props shall include a mix of 20 ft and 40 ft containers to achieve the dimensions required: Townhouse Prop shall be 40 ft x 24 ft (nine 40 ft containers) and the Mixed-Use Prop shall be 60 ft x 24 ft (Nine 40 ft containers and six 20 ft containers).

19. Q. Are any drawings, renderings or additional design details available?

A: See posted renderings.

20. Q. With this being a mailed in response, including a notary needed, and questions due a week before the deadline to receive submittals with presumably a few days to answer all questions would an extension be considered?

A: To provide vendors adequate time to prepare bids, **the bid due date for this project (#02-24-PW) is extended to Friday, February 2, 2024, at 3:00 PM local time.** See Addendum #1. No other changes to the bid submission procedures.

21. Q. Does prevailing wage need to be accounted for?

A: This is a procurement of materials and goods for delivery. Government contractors and subcontractors are required to pay prevailing wages to all workers for public works and maintenance contracts. Vendors who manufacturing and fabricating materials and goods for delivery are not.

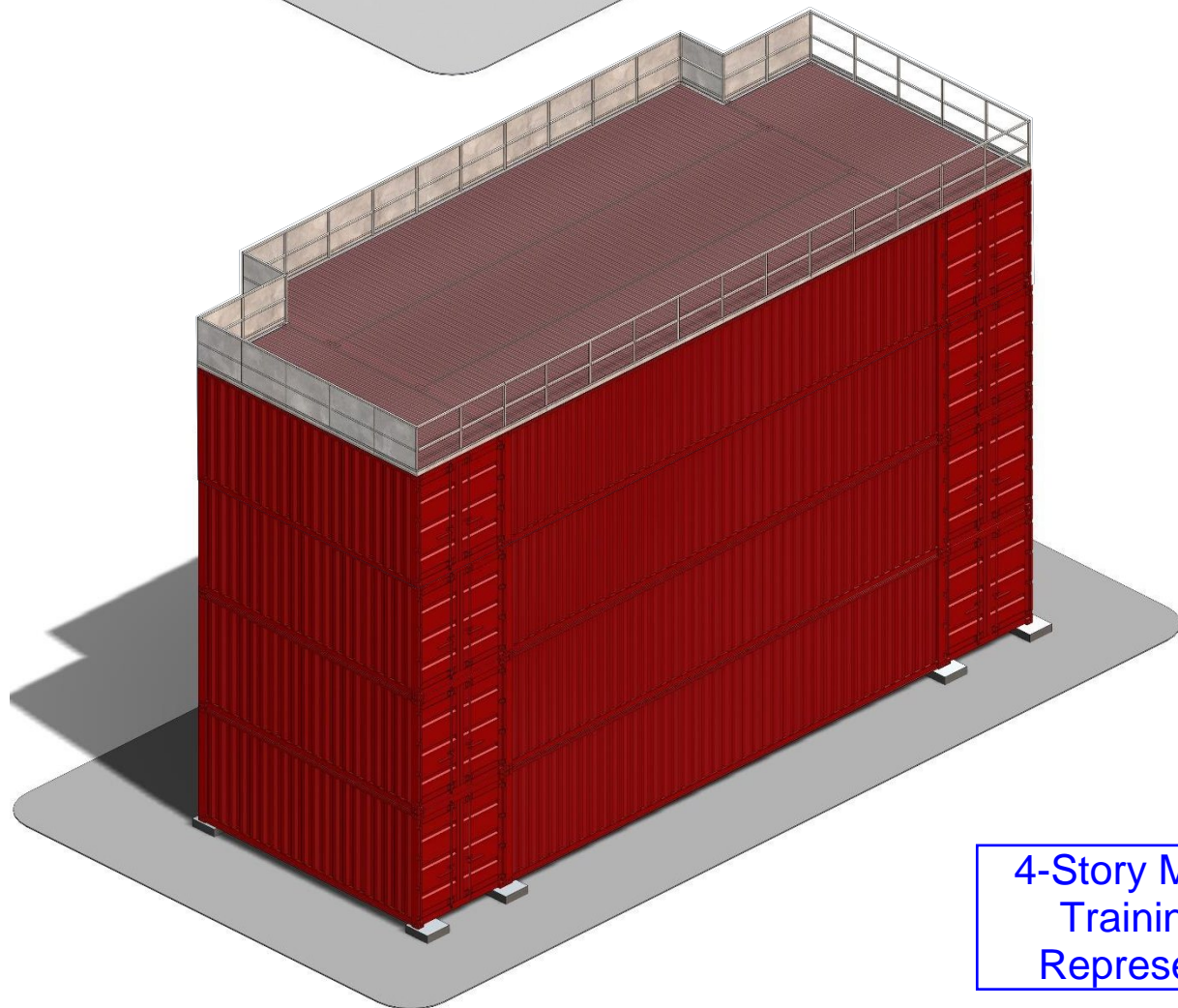
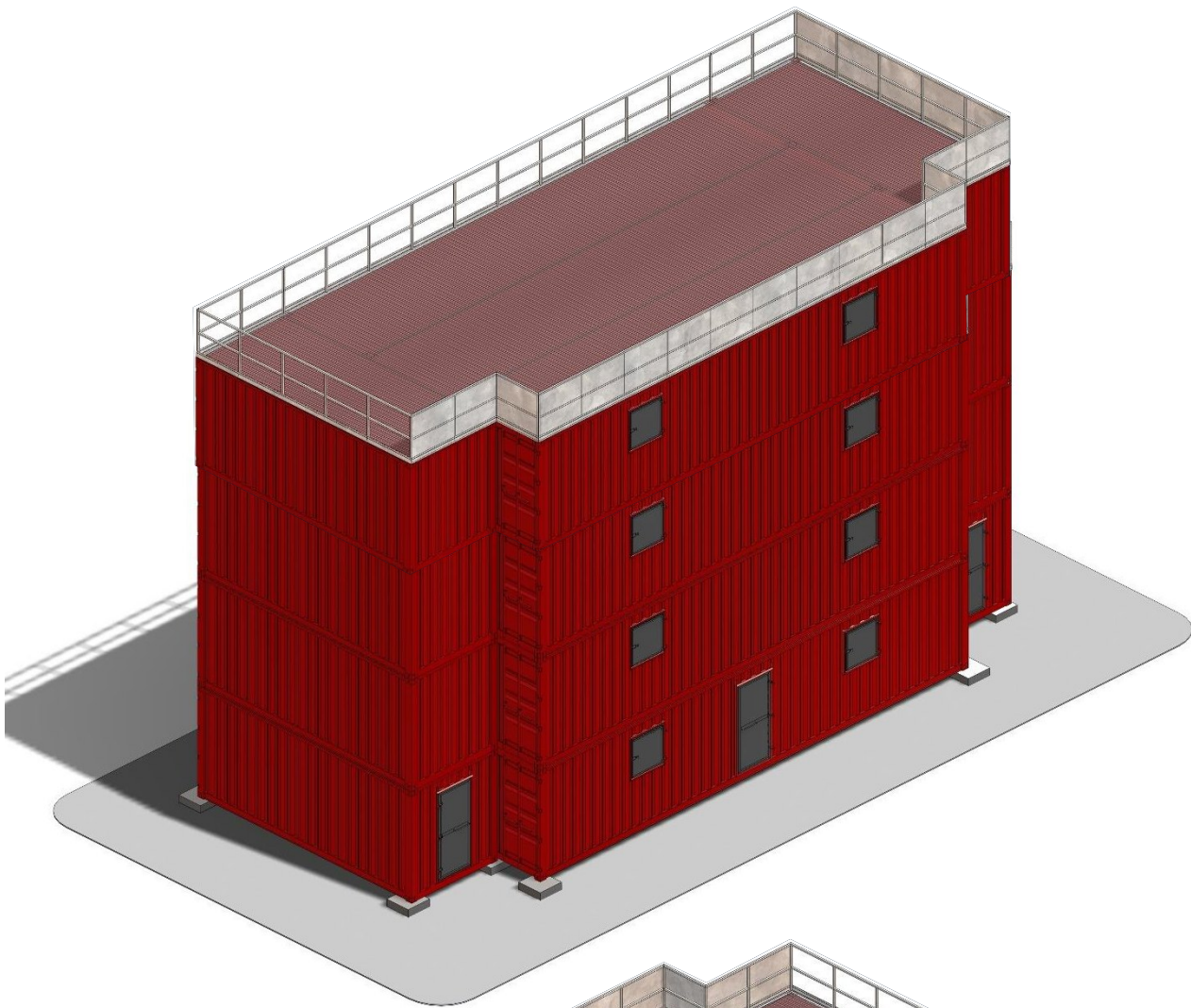
There is no federal funding for this project, therefore it is not subject to Davis-Bacon.

22. Q: Town House Training Prop: Where does the rappelling anchor need to be located? Stairs only go to the 3rd story. Does there need to be roof access to the "4th story" (deck) for rappelling?

A: Rappelling anchors should installed be on the Mixed-Use Prop, not the Townhouse Training Prop. Stairs to the fourth story; roof access to the 5th story. Four rappelling anchors should be provided on the roof that are in line with windows. Three rappelling anchors should be installed on the interior of the fourth story, in line with windows and in line with the roof rappelling anchors.

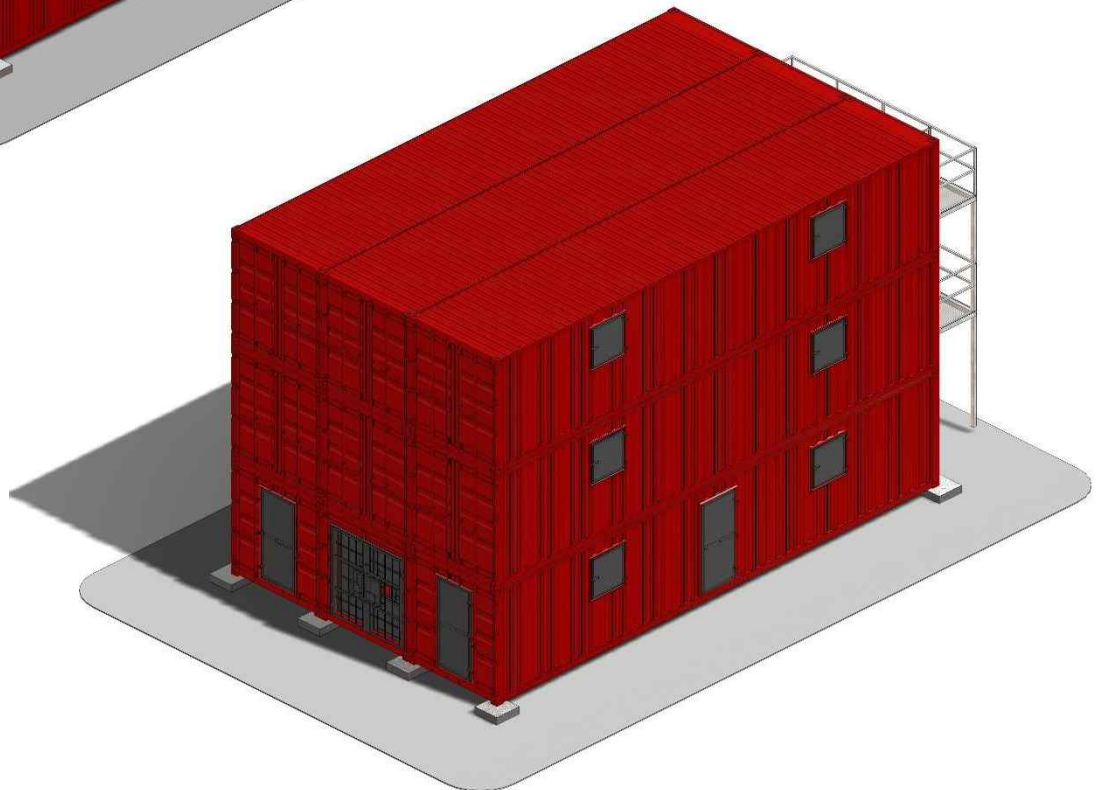
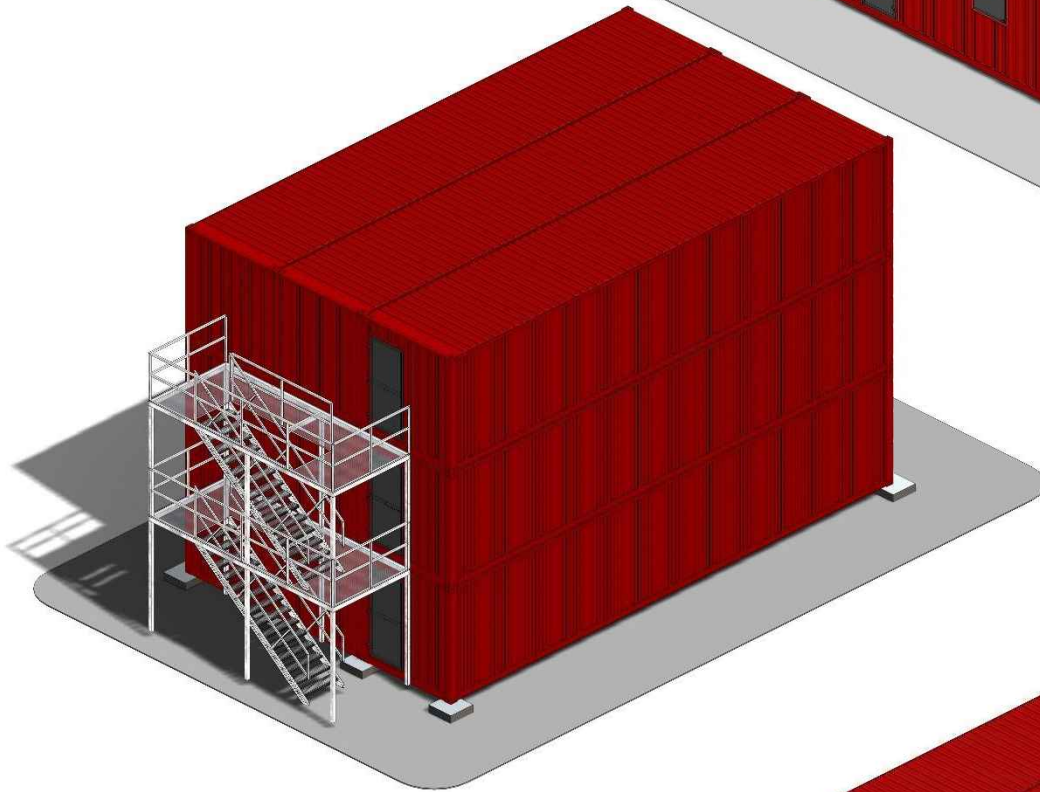
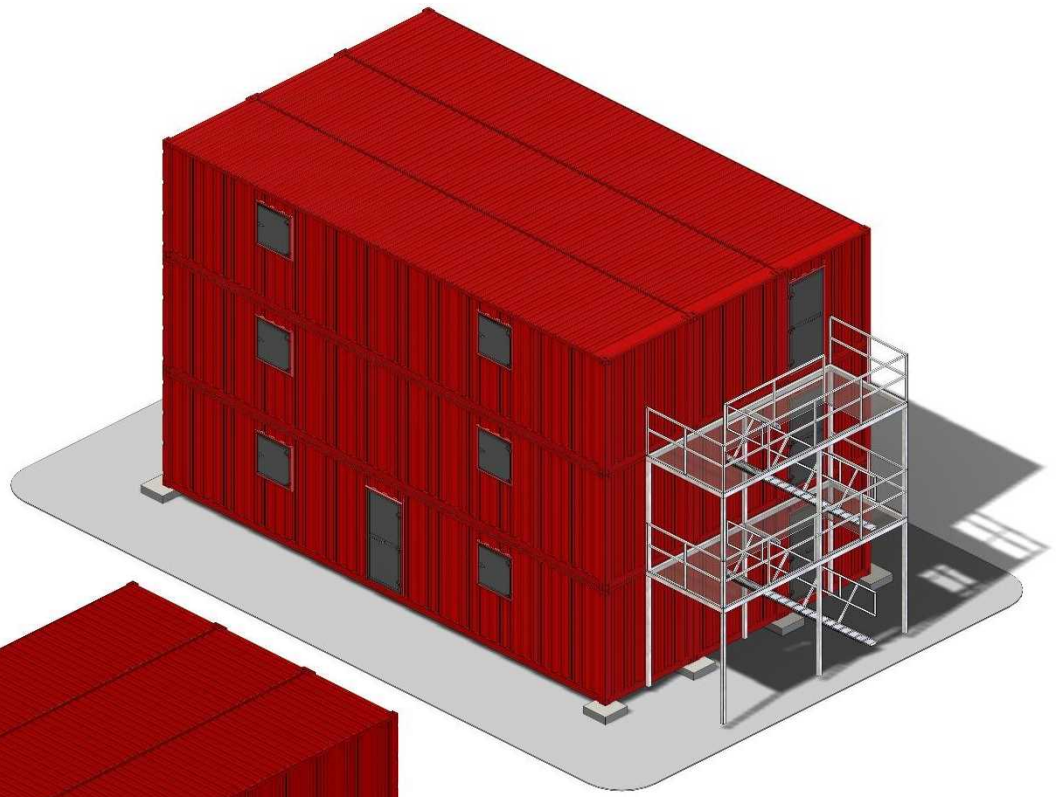
23. Q; Townhouse and Mixed use facility both call out exterior stairs with one being "residential compliant" and the other being "scissor style", is there a preference on whether or not the doors these stairs access are inline or staggered?

A: This detail to be worked out during the shop drawing phase of the project.



4-Story Mixed Use  
Training Prop  
Representation





3-Story Townhouse  
Training Prop  
Representation