

IFB 10755-22  
Redmond City Hall Exterior Sealant

Bid Submittal Sheet

Company Name: Technical Waterproofing Inc. Contact Person: Brandon Naser

Company Address: PO Box 3633

City: Seattle, State: WA, Zip: 98124

Phone #: (206) 501 7871 Fax #: ( ) — Email: bnaser@technicalh2o.com

This pricing is offered in response to the City's Invitation for Bid (IFB). The prices provided below are fully-burdened and represent all costs associated with the performance of the requested services, including direct labor cost, overhead, profit and any materials, equipment or tools. Removal and disposal of any scrap material is to be done in compliance with all local and federal laws and requirements. In accordance with the bid documents, these prices reflect any applicable prevailing wage rates, cost of payment and performance bonds, permits and traffic control, and any other expenses specified in the bid documents.

Bid Item No.	Description	Lump Sum Price
1	Materials / Access Equipment	\$ 100,957.00
2	Labor	\$ 219,950.00
3	Engineering	\$
4	Permitting / Bonds (premiums)	\$ 6,163.00
		Subtotal \$ 327,070.00
		Sales Tax (10.1%) \$ 33,034.07
		Total Bid \$ 360,104.07

\*\*The City intends to award all bid items to one Contractor.



\*\*\* If a discrepancy exists between the price per unit and the extended amount of any bid item, the price per unit will control.

Addenda:

Receipt of Addenda numbered 1 is hereby acknowledged.

Validity:

60 days calendar days from bid receipt date. The City reserves the right to request an extension of the 60-day period.

References:

Provide a list of three (3) references of similar-sized projects to include contact name, contact information, and a description of the project. The City reserves the right to contact references without prior notification to the bidder.

1. Redmond Woods Campus Refresh - \$500,000. Heidi Adamsen  
206-940-8711 hadamsen@kkip.com

Recaulk window perimeters, wet seal glass to frame & cast precast panels on Buildings B & C

2. Lakeplace II Costco Campus - \$681,000. Aymen Smith

Aymen.Smith@costcotravel.com

Recaulked windows, wet seal, clean & seal brick

3. Alley 24 <sup>Seattle, WA</sup> - 4 year phased project. Currently in year #3 - \$447,000

Heidi Lewandowski 206-852-6998 heidi.lewandowski@cbre.com

Recaulk precast panels, window perimeters & mitre joints on South & South West elevations

City of Redmond Business License #: \_\_\_\_\_ or  I/we agree to obtain upon award of this purchase.

Washington State Contractor's License Number: TECHNWI994LB

Washington Unified Business Identifier (UBI): 602129259  
(<http://bls.dor.wa.gov/file.aspx>)



Employment Security Dept. Number: 162488 004

State Excise Tax Registration Number: 09-548-3272  
(<http://bls.dor.wa.gov/taxregistration.aspx>)

Industrial Insurance Coverage: 014 772 00  
(<http://bls.dor.wa.gov/industrialinsurance.aspx>)

The bidder certifies that it is not disqualified/barred from working on any public works programs: Confirmed  
(<https://secure.lni.wa.gov/debarandstrike/ContractorDebarList.aspx>)

The bidder hereby certifies that, within the three-year period immediately preceding the bid solicitation date, the bidder is not a "willful" violator, as defined in RCW 49.48.082, of any provision of chapters 49.46, 49.48, or 49.52 RCW, as determined by a final and binding citation and notice of assessment issued by the Department of Labor and Industries or through a civil judgment entered by a court of limited or general jurisdiction. The bidder certifies under penalty of perjury under the laws of the State of Washington that the foregoing Correct is true and correct:  
[Signature]

All bidders must comply with public works and prevailing wage training requirements, as defined in the bidder responsibility criteria of RCW 39.04.350. Before bidding and/or performing work on public works projects, contractors must either:

- (a) complete training on public works and prevailing wages OR
- (b) have experience completing at least three public works projects and have maintained an active Unified Business Identifier (UBI) number for at least three years.

The bidder certifies that it has complied with this public works training requirement:

(<https://www.lni.wa.gov/TradesLicensing/PrevWage/Contractors/Training.asp>)

The undersigned agrees fully with the terms and conditions of this request for pricing and acknowledges they are authorized to sign for the company.

Authorized Agent: [Signature] Date: 5/5/22



SECTION 00 4333  
PROPOSED PRODUCTS FORM

**PARTICULARS**

1.01 THE FOLLOWING ARE THE MANUFACTURERS AND MATERIALS INCLUDED IN THE BID SUBMITTED BY:

1.02 (BIDDER) Technical Waterproofing, Inc.

1.03 DATED 5/5/22.

**LIST**

	MATERIAL	MANUFACTURER	PRODUCT
A.	EXAMPLE	<u>DOW CORNING</u>	<u>795</u>
B.	SILICONE SEALANT:	<u>Pecora 895</u>	
C.	PRE-CURED SILICONE TAPE:	<u>Pecora Silicone Tape</u>	

**END PROPOSED PRODUCTS FORM**

## **BUILDING SPECIFIC RULES AND REGULATIONS**

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The "First day of Construction" relates to the first day the General Contractor, or sub-contractor arrives at the jobsite to begin work.

### **GENERAL CONTRACTOR REQUIREMENTS:**

1. Certificate of Insurance: The General Contractor and associated sub-contractors will submit the required Certificate of Insurance. The Certificate must name, as additional insured, the following: Wright Runstad Associates Limited Partnership, Wright Runstad & Company. The Certificate Holder must name the following: Wright Runstad & Company, 1201 suite 2750, Seattle, WA, 98101. The Certificate of Insurance must be submitted to the Chief Engineer a minimum of two days prior to the first day of construction.
2. Permits: A copy of the construction permit must be submitted to the Chief a minimum of two days prior to the first day of construction. The original shall always be displayed at the job site .
3. Informational Board: The General Contractor shall establish a bulletin board at a place accessible to all workers and building personnel. This board shall be where all permits, inspection reports, MSDS, emergency contact information and related materials will be kept. Permits, inspection forms, etc shall not be taped to any wall or window.
4. Construction Debris: The General Contractor shall arrange with the Chief Engineer a means for disposal of construction debris. Under no circumstances will the General Contractor, or related trades, have a dumpster delivered without permission from the Chief Engineer. Dumpsters must be delivered after-hours and will need to be removed prior to building occupancy the next day.
5. Pre-Construction Inspection: A pre-construction inspection of the premises and other general building areas that will be used/accessed by the contractor will be made in order to inventory any pre-existing damage. This inspection will need to be scheduled with the Chief Engineer and must occur a minimum of two days prior to the first day of construction. In the event that any new damage occurs, the contractor will be fully liable for all repairs. During the inspection, it will also be determined what areas of protection to base building will be required of the Contractor. Such areas will always include windows, windowsills, wood doors, drinking fountains, and all restrooms.
6. Walk-off Mats: Damp walk-off mats are required at all areas of egress during the demolition phase. The General Contractor will appoint someone to regularly check the mats for dampness.
7. Building Protection: No items or materials may be placed on windowsills, nor "leaned" up against the windows, window frames or window mullions at any time. For construction access and egress over existing common area corridor floors, Masonite and/or plastic shall

be placed on the necessary construction traffic path and maintained accordingly. Under no circumstances will materials, tools, etc., be permitted to be stored in building mechanical or electrical rooms.

8. Project Timeline: General Contractor will submit a construction "timeline" schedule broken down by trade. Project-significant milestones must be identified. The schedule must also show the projected architect inspection date for determining substantial completion, the move-in (occupancy) date(s), and the period for punch list work. This schedule must be submitted to the Chief Engineer a minimum of two business days prior to the first day of construction. In the event of a change in schedule, the General Contractor will immediately submit an updated schedule to the Chief Engineer.
9. "High and Tight": General Contractor will direct tradesmen to install all new piping, ductwork, etc. as high and tight to the above floor slab/structure as possible. Also, all new piping, ductwork, etc. shall be installed to allow building engineers full access to all HVAC equipment, electrical junction boxes, etc. No piping should be installed under existing or new equipment that may preclude the direct lowering of such equipment in the future for service or replacement. If there are any questions, contact the Chief Engineer. The General Contractor will be liable for any materials that have to be relocated not in compliance with this rule.
10. Borrowing of Equipment: Items belonging to the building or its Tenants shall not be borrowed. This includes ladders, carts, pallet jacks, tools, etc.
11. Post-Construction Inspection: A post-construction walkthrough must be scheduled with the Chief Engineer after the punch walk through has been completed, and prior to tenant occupancy. At this time, the General Contractor will be required to return all card keys, hard keys, and determine a schedule for delivering as-built drawings for all trades. All base-building areas that may have been affected by the construction will be examined for cleanliness and damage. The General Contractor will be responsible for returning all base-building areas to the condition prior to construction.
12. Extra HVAC Charges: The General Contractor shall be invoiced for all extra HVAC charges incurred during construction. Painters, carpet installers and any trades creating a nuisance odor must request extra HVAC to purge odors. This must be scheduled with the Chief Engineer a minimum of two business days prior to odor-related work commencing. The current HVAC charge at Redmond City Hall is \$10 per hour.
13. Building Access: No later than two business days prior to the first day of construction, the General Contractor must submit a request for card keys and keys to the Chief Engineer. Failure to do so may delay the start of the project. The General Contractor is required to check out adequate card keys and keys for all workers, subcontractors and vendors. Any contractor, subcontractor or vendor who shows up to work without card key and/or key access will not be allowed access. The General Contractor will be responsible for scheduling and access of all contractors, subcontractors and vendors. The General Contractor will be held liable for any card keys, or keys not returned and will be financially liable for any charges incurred for such loss. Costs may include re-keying the building.

Elevators: The General Contractor and subcontractors must use the freight elevator only. No materials or tools may go through the main lobby or on the passenger elevators. Masonite or plywood must be put down to protect flooring when construction materials are being moved through common areas, and must be removed as soon as delivery is completed. Should the General Contractor or a subcontractor require sole use of the freight elevator, the contractor must schedule that use with the Property Management Office as soon as possible. Reservations are on a first-come, first-served basis.

14. Loading Dock: The loading dock is to be used for loading/unloading materials only. There is a 20-minute limit for loading/unloading. The World Trade Center requires a written request if any General Contractor or subcontractor must use the loading dock for longer than 20 minutes. If a contractor or subcontractor shows up to work out of the loading dock without written approval, Property Management will ask that person to immediately leave the loading dock.
15. Access to Tenant Spaces: Should a contractor require access to another tenant's space to complete work, a separate security passdown must be submitted. Please call the Chief Engineer, a minimum of two-business days prior, to arrange for a passdown. Once a passdown has been secured, Security will access contractors to the tenant space, and will stay with the contractor for a maximum of 15 minutes. In the event a contractor will need access for longer than 15-minutes, the General Contractor will be required to hire an officer, from the security service that the building contracts, to post in that tenant space. Under no circumstances shall a contractor contact any of the tenants directly.
16. Fixtures: The Chief Engineer must pre-approve any fixtures that are scheduled to be removed from the building because of demolition. Fixtures include light fixtures, exit signs, cabinets, sinks, doors, hardware, etc. Do not remove any fixtures unless directed so by the Chief Engineer.
17. Noise Restriction: All noise-related work such as ram setting walls, core drilling and roto-hammering on any floor must be done off-hours and coordinated with the Chief Engineer, who will determine when this work can be done. Typically, noisy work cannot be done between 7:00 a.m. and 6:00 p.m., Monday through Friday, or between 8:00 a.m. and 2:00 p.m. on Saturday.
18. Post-Construction Fire Walkthrough: The General Contractor must include a \$125.00 Fire Walkthrough fee in their initial bid. Once the job is complete, the Chief Engineer will hire a Fire Sprinkler contractor, not associated with the job, to do an independent walkthrough. This walkthrough will be to assess the proper installation of fire sprinklers. The General Contractor will be notified of any discrepancies found and will have two weeks to have them repaired. The General Contractor can get a waiver for these repairs, if the Fire Inspector writes a letter to the Chief Engineer indicating so.
19. As-Builts/Panel Schedules: An updated panel schedule and As-Built drawings must be delivered to the Chief Engineer, within 30 days of completion of the job.
20. Electrical: The Electrical Contractor must attend to the following items:
  - Remove all unused conduit, ceiling hangers, telecommunications cable, etc., from the ceiling plenum on all jobs.

- All abandoned circuits must be removed all the way to the panel. Under no circumstances shall abandoned circuits be permitted to be left in the junction boxes. The panel must be re-labeled.
- Field verify all locations of smoke detectors, strobes and alarm horns and modify as required.
- Demo all abandoned outlets and switches.
- Connect water heaters, heat pumps and VAV's to power.

Back-to-back outlets and rough ins between offices are not acceptable. They must always be staggered for sound control. The Electrical Contractor must also make sure that all breaker panels and receptacles are properly identified on the circuit diagrams and on the building electrical panels as they are modified. All floor penetrations in the electrical room must be fire-stopped by the completion of the job. All high voltage wiring installed in walls must be in EMT. Flexible cable is not permitted.

21. Lockout/Tagout: The World Trade Center East, North & West, under guidance from Wright Runstad & Company, has established a written Lockout/Tagout Program. Per this program, the Electrical Contractor MUST submit to the Chief Engineer that company's written Lockout/Tagout program for review. This must be submitted a minimum of one week prior to the job commencing. If the Chief Engineer determines that contractor's procedures are less stringent than the World Trade Center East, North & West plan, the Chief Engineer will supply the contractor a copy of the building's plan to the General Contractor. It will be the responsibility of the General Contractor to ensure the building Lockout/Tagout program is followed and enforced.
22. HVAC Controls: Powers controls will be provided by the building-approved mechanical contractor to control all HVAC equipment. All new HVAC equipment shall be controlled by the building energy management system. The Chief Engineer does not permit stand-alone units without written approval.
23. Plumbing: All abandoned plumbing lines are to be removed and brought back to the core or riser. Under no circumstances shall an existing water heater be permitted to be reused on a remodel, or new construction.
24. Fire Sprinklers: All fire sprinkler work must be completed after normal business hours. Contractor will coordinate with Chief Engineer all temporary shutdown (including sprinkler piping drain-down) of existing base building MEP and fire protection systems.
25. Window Coverings: Only building standard drapes will be permitted as window coverings.
26. Piping: All new piping (electrical, fire protection, plumbing, etc.) in any common area corridor must run along side of the corridor side walls stacked vertically not running side by side horizontally down the middle areas of the corridor ceiling. Corrections to this rule will be made at the contractor's expense.
27. Flooring: It is expected that the flooring contractor bid a job so as to incur minimal waste. Any remaining carpet is to be stored in the Tenant space. If the excess carpet quantity is too large to be stored in the Tenant space, the Tenant shall make arrangements to have the



carpet stored off-site. Flooring installers must contact the Chief Engineer, a minimum of two business days, to arrange for extra HVAC to dissipate odors. A flooring contractor who installs flooring without arranging for extra HVAC will be removed from the buildings list of preferred contractors and may be asked to leave the job. All carpet should be pre-cut as there are no large areas to roll out the carpet for cutting. The loading dock may not be used for cutting carpet. All pad seams must be taped with duct tape.

28. Painting: Depending on material, the Chief Engineer may request HVLP equipment. All painting, staining, etc. must be done after normal business hours. At least two days prior to painting, staining, etc., the painting contractor must supply MSDS for all material to be used. Unless requested by tenant, painting contractor must remove all unused paint from the building. The painting contractor is required to schedule extra HVAC to purge odors. Painters must contact the Chief Engineer, a minimum of two business days, to arrange for extra HVAC to dissipate odors. A painting contractor who fails to arrange for extra HVAC may be removed from the building list of preferred contractors and may be asked to leave the job.
29. Locks and Keying: All locks are to be pinned by the Engineering staff. Please contact the Chief Engineer to arrange this. The General Contractor will be charged \$28.00 per lock for labor and materials to pin the lock. Two keys are included per lock, additional keys are \$3.00 each. A two-week notice must be given to the Chief Engineer for locks to be pinned. The General Contractor will supply locks and hardware.

Any variation from the building standard hardware locking devices must be pre-approved, in writing, with the Landlord. Pre-approved variances must have the ability to receive a building standard cylinder that is pinned to the building's master keying system.

30. Strobes: The Americans with Disabilities Act requires the installation of fire strobes in all tenant spaces. The following baseline rules regarding these strobes has been established:
- If a new tenant is moving into the building, whether taking the space "as-is" or doing any portion of a remodel, strobes will be required to be installed in the entire space.
  - If an existing tenant remodels a portion of their existing space, only that portion will be required to add strobes. The "Scope of Work" as designated on the drawing will determine which area is to be upgraded.

The financial burden shall be on the part of the tenant.

31. Fire Alarm: In the event work on the floor creates a false alarm, the Property Management office can be reached at (425) 556-2893.
32. Fire Doors/Stairwell Doors: Under no circumstances will fire doors, including stairwell doors, be blocked open, or held open by any means. This includes taping the strike. Doing so will compromise the fire rating of the building.
33. Life Safety Equipment: During construction, all smoke detectors for that floor must be removed and stored in a dust-proof container. Prior to removal, the detector, and the base

must be labeled, this must be coordinated with the Chief Engineer. They must be reinstalled daily, as soon as work has concluded. The General Contractor shall ensure someone has been assigned to reinstall the detectors nightly. Failure to do so may result in termination of the General Contractor. The Property Management Office must be notified whenever the Fire and Life Safety System will be compromised. A valid Washington State driver's license will be retained by Security while the system is on bypass.

The Life Safety System must be designed according to all appropriate governing authorities. Following the completion of all work associated with the Life Safety System, the General Contractor shall test this new installation and submit a report to the chief engineer with the test results to ensure the system is fully operational and operating properly.

34. Cabling/Low Voltage: The low voltage/telecommunications contractor must install only plenum rated cable and installation must be per code. In addition, the following will be included in this contractor bid:

- Any unused cabling shall be completely removed, including any distribution equipment.
- Any new cable must be tied tight to the deck and must be suspended from it's own hangers.
- Any whips left from the hangers shall be cut back to eliminate potential safety related injuries.
- Any existing cable in the construction area must be bundled and tied up per code. If possible, tie the existing cable to the deck.
- Any floor penetrations, within the scope of work, must be fire stopped.
- All telecommunications related equipment **MUST** be installed in the tenant's leased space. Under no circumstances will tenant-specific equipment be installed in the building telephone riser closets.

39. Final Clean: Tenant shall require its general contractor to provide a final cleaning following job completion and prior to Tenant's occupancy. This cleaning shall provide the space to be "move-in" condition.

AGREED AND ACCEPTED:

BY: 

DATE: 5/5/22

FIRM: Technical Waterproofing