



City of Tacoma

## Questions and Answers

### Security Doors, Frames, Hardware, and Install Services - REBID

RFB Specification No. **PS25-0053N**

All interested parties had the opportunity to submit questions in writing by email to Anela Olson. The answers to the questions received are provided below and posted to the City's website at [www.TacomaPurchasing.org](http://www.TacomaPurchasing.org). Navigate to [Current Contracting Opportunities](#) / *Public Works and Improvements Solicitations*, and then click *Questions and Answers* for this Specification. This information IS NOT considered an addendum. Respondents should consider this information when submitting their proposals.

**Question 1: Section 01025 Measurement and Payment, Paragraph 1.1.C:**  
**The scope of work for the contract indicates replacement of doors, frames and hardware. The section referenced indicates the unit price is for the completion of the full scope of work. Will the doors and hardware replacement be a like for like or will modifications to door frames or doors be required for new doors and hardware? If door frames are to be replacement, will modifications be required to existing wall framing, wall finishes, etc. that may impact unit pricing?**

**Answer 1:** The doors and hardware replacement is intended to be a like-for-like replacement wherever possible. However, depending on existing conditions, some modifications to door frames or doors may be required to accommodate the new hardware or meet current standards.

If door frames require replacement, any modifications to existing wall framing, wall finishes, or adjacent construction that may be impacted will be completed by others and are not included in this scope. Coordination may be required to ensure proper sequencing and interface with other trades.

**Question 2: 1.13 Price Escalation**  
**The wording in the referenced section is confusing. Please verify if the intent for the contract award is for a three year contract with pricing based on the first year of the contract with price adjustments allowable every year following or if the pricing is for the base 3-year contract with price adjustments for the renewable option years.**

**Answer 2:** The intent is to award a three-year base contract, with pricing established for the first year. Price adjustments, if applicable, would be allowable on an annual basis following the first 12 months of the base contract. These adjustments would apply to years two and three of the base term. Any additional pricing adjustments for renewable option years would be considered separately at the time of renewal.



City of Tacoma

## Questions and Answers

**Question 3: Section 01500 Construction Facilities and Temp Controls, Paragraph 1.3.B:**  
**The section referenced indicates contractor responsibility of protection of adjacent areas. Is there a basis of protection that should be assumed as each door and location can be different requiring various levels of protection.**

**Answer 3:** Each door location may present unique conditions and require varying levels of protection. The intent of Section 01500, Paragraph 1.3.B, is to ensure the contractor takes reasonable precautions to protect adjacent areas during construction activities.

While there is no single prescriptive standard for protection, the contractor should assume a level of protection appropriate to the specific conditions at each location. This may include, but is not limited to, floor coverings, dust barriers, and protection of adjacent finishes or fixtures. It is expected that the contractor will assess each location and implement suitable measures to prevent damage and maintain cleanliness, in coordination with the project engineer if needed.

If specific areas require more intensive protection due to sensitive finishes or occupancy, those details will be communicated prior to work starting in those areas.

**Question 4: Bid Schedule:**  
**The specifications reference different installation requirements for CMU openings, light gage openings, etc. but the installation line item is for all doors, frames, and related HW. Should pricing be based on the most extensive scope of work to include such items as grout, insulation, re-anchoring, adjustments to framing, etc?**

**Answer 4:** Pricing for the installation line item should be based on the most comprehensive scope of work required to complete a typical installation. This includes all necessary labor and materials such as grouting for CMU openings, insulation, re-anchoring, adjustments to framing, and any other related tasks necessary to ensure proper fit, function of the doors, frames, and hardware. If specific site conditions require a level of effort beyond what is typical or anticipated, those instances can be addressed separately through coordination or as a change in scope, if applicable.



City of Tacoma

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**Question 5: Bid Schedule:**

**The mobilizations line items do not distinguish how many doors and/or related items will be per project. Is there a basis for each project as to how many doors and related items would be included to accurately include pricing? For example, if there is one (1) each door and hardware versus 5 doors and hardware items, the mobilization would be different for each project.**

**Answer 5:** At this time, the mobilization line item is intended to cover general mobilization costs for each individual project, regardless of the number of doors and hardware items included. We understand that mobilization costs may vary depending on the scope and size of each project.

Since the exact quantities per project may not be known in advance, bidders should base mobilization pricing on a reasonable average or typical project size. If a future project involves an unusually small or large number of doors that significantly affects mobilization costs, those situations can be addressed through project-specific scoping discussions.