

**Gas Station and Convenience Store Site Preparation
Utilities and Site Grading Phase 1 Rebid**

Addendum No. 1

DATE OF ADDENDUM: 7-17-2017

The following changes, additions, and/or deletions are considered as Addendum No. 1, and are hereby made a part of the contract documents. All bidders are required to base their bid upon the information furnished in this addendum; and as required in the contract documents. The Contractor is required to acknowledge Addendum No. 1 in their company proposal. Failure to acknowledge addendum on the bid form will result in bid being declared non-responsive.

Bid records will be available for public inspection on the bidexpress.com website, following bid opening and upon request.

Attached are the following documents to be acknowledged with each contractors bid package as part of Addendum No. 1.

Attachments to this addendum are as follows:

1. Mandatory Pre-Bid Conference Informational Slides
2. Mandatory Pre-Bid Conference Attendance Sign-In Sheet
3. Bidexpress.com Set-up Guide
4. Electronic Bidding Information Handout

CHANGES, ADDITIONS, DELETIONS AND/OR CLARIFICATIONS TO THE CONTRACT DOCUMENTS:

DRAWINGS

- Sheet C-210 - Revise leader on Typical Section of 6' Wide Maintenance Road as follows
 - "FIBER OPTIC CONDUIT TRENCH SEE SHEET ~~C-510~~ **C-509**"
- Sheet C-401 – Add the following note:
 - If a winter shut down is required, at the owner's discretion, the site shall be temporarily closed for the winter by applying a hydroseed mulch. The mix shall consist of cellular wood fiber at an application rate of 3,000 lbs per acre with a tackifier, application rate per manufacturer's recommendations. The mulch mix shall be removed at project startup in the spring from all areas requiring a gravel finish for site closure.
 -
- Sheet C-509 – Add the following note to Detail 1, Proposed Fiber Optic/Telephone Trench Detail
 - ***"PLACE 8 INCHES OF SAND BACKFILL OVER CONDUIT"***

BID PROPOSAL

The following modifications have been made to the bid schedule on the Bidexpress.com site:

- The description of Item 6, in Schedule C Site Work has been changed from “4” Gas Sleeve” to “*Casing 4” Diameter*”
- Added Item 13, in Schedule C Site Work “Mulching” per acre
- Added Item 14, in Schedule C Site Work “Tackifier” per acre

GENERAL NOTES/CLARIFICATIONS

ITEM 1: Questions/Answers and Comments from the Preconstruction Conference:

- Questions/Answers:
 - Q: Will bid bonds be electronically verified?
 - A: Yes. The contractor will need to coordinate with their surety company to register with either Surety 2000 or SurePath. Registration could take several days, so it is recommended to set this up as soon as possible. The Airport has also coordinated with both verification services to accept electronic bid bonds.
 - At the contractor’s option, or in the case the contractor/surety cannot get setup with either verification service in advance of the bid, a conventional bid bond will also be accepted. A copy of the conventional bid bond must be uploaded to Bidexpress as part of the bid, and the original bid bond must be delivered to the airport by close of business (4:30 PM) on Friday, July 28, 2017, to be considered a responsive bidder.
 - Q: What was the reason for the rebid?
 - A: Divergent unit prices and a single bidder.
 - Q: What changed between the bids?
 - A:
 - Time of completion changed from 75 calendar days to 90 calendar days.
 - Anticipated start of work is in September, with no penalties for winter shut down.
 - There are no design changes between the original bid and the rebid.
 - Q: How long does the badging process take?
 - A: Applicants will be required to take a test and be fingerprinted to receive a badge. The test and fingerprinting will take approximately 1.5 hours, or 2.5 hours if driver training is required. It takes approximately 7 to 10 business days to obtain the badge once the exam has been completed and the application submitted.
 - Q: Gate guards required on the job?
 - A: Yes, a gate guard is required when the perimeter fence is breached and the temporary gate is erected to allow for the installation of the sewer line.

The gate guard may be any badged person, if that person's sole duty is to guard the opening in the perimeter fence. Gate guards are not required at access gates J or K, these are secured with an electronic lock.

- Q: What is the depth of removal of the concrete on the old taxiway and the old runway?
 - A: The concrete depth of the old runway and taxiway is ten inches (10"). This information was identified from the plans for the SIA Snow Removal Equipment Building (SREB) project of 2012.
- Q: What is the thickness of the replacement asphalt at the cuts across the old taxiway and the old runway?
 - A: The pavement replacement section for the old runway and the old taxiway shall be in conformance with the Outbound Pavement Repair detail as shown on Sheet C-506.
- Q: How tall is the fence?
 - A: The fence is seven (7) feet tall with an additional one foot of three strand barb wire angled to the outside of the fence. The fence has a top rail and a bottom tension wire.
- Q: Standard detail shows bedding over gas, but the telephone and fiber details do not?
 - A: There shall be 8" of sand backfill on top of the telephone and fiber optic conduits. The Proposed Fiber Optic/Telephone Trench Detail has been revised to reflect this. See sheet revisions above,
- Q: The Geotech report identifies 30" to 40" boulders on site. Can the boulders be used as backfill?
 - A: No. The Geotech report states that embankment/fills, utility trench backfill and fill for areas of over-excavation may not contain particles larger than 6" in median diameter.
The boulders, if encountered, in any utility trench, will be removed as part of trench excavation as identified in section 7-08.3(1)A Trenches, in the Special Provisions Part V.
- Q: What is the contingency plan if the bore hits a boulder?
 - A: The original bore will be abandoned and sealed with CDF. A new bore location will be identified upon completion of sealing of the original bore.
- Q: With a winter shut down, what are the requirements for site closure?
 - A: If a winter shut down is required, and gravel cannot be placed due to wet ground conditions, and dryland grass seed mix cannot be placed due to the time of year, at the owner's discretion, the site shall be closed for the winter by applying a hydroseed mulch. The mix shall consist of cellular wood fiber at an application rate of 3,000 lbs per acre with a tackifier, application rate per manufacturer's recommendations. The mulch mix shall be removed at project startup in the spring from all areas

requiring a gravel finish for site closure. This work will be paid for under the “Mulching” and “Tackifier” bid items.

- Q: What is the Engineer’s estimate?
 - A: The Engineer’s estimate is \$1.1 million.
- Q: Where is the pay item for the bore vs gas sleeve?
 - A: The installation of the 4” gas sleeve, provided by Avista, is incidental to the cost of the trenching and backfill for the natural gas line. The sleeve is to be placed across the proposed C-Store road section. The bid item for the 4” casing for the natural gas line crossing of Outbound Airport Drive is contained in Schedule C Site Work (Taxable) as Item #6 Casing 4” Diameter. This item replaces the line item #6 4” Gas Sleeve. See revisions to the bid proposal above.

End of Addendum No. 1



Gas Station & Convenience Store Site Preparation

Utilities & Site Grading Phase 1 Rebid

Introductions

Sign-In Sheet

Scope of Work

➤ 3 Phase Project

- Two Phases for site preparation work
- Third phase for construction of station/store

➤ Phase 1 Scope of Work

- | | | |
|--------------------|-----------------------|--|
| • Water | • Telephone | • Site Grading |
| • Sewer | • Fiber Optics | • Gravel/Vegetative Cover for Site Closure |
| • Natural Gas | • Stormwater Culverts | • Irrigation Modifications |
| • Waterline Casing | | • Maintenance Access Road |

➤ Phase 2 Scope of Work (Not in Contract)

- | | |
|--|------------------------------------|
| • Acceleration/Deceleration Lanes Grading/Paving | • Site Lighting |
| • C-Store Road Paving | • Striping and Signage |
| • Completion of Storm Drainage | • Landscaping |
| • Completion of Water | • New Inbound Overhead Sign Bridge |

ECONOMY
LOT

INBOUND AIRPORT ROAD

C-STORE ROAD

OUTBOUND AIRPORT ROAD

SREB

PROJECT NARRATIVE




THE SITE PREPARATION WILL BE COMPLETED IN TWO PHASES. PHASE 1 INCLUDES THE EXTENSION OF WATER, SEWER, NATURAL GAS, TELEPHONE AND FIBER OPTIC TO THE SITE, AND SITE GRADING TO CREATE A PAD READY SITE. SEASONAL SITE CLOSURE BETWEEN CONSTRUCTION PHASES WILL INCLUDE A GRAVEL COVER OVER THE FUTURE BUILDING, PARKING AND ROADWAY SURFACES AND A VEGETATIVE COVER OVER THE FUTURE LANDSCAPE AND STORMWATER FACILITIES. THERE WILL BE REMOVAL OF SOME EXISTING LANDSCAPE AREAS, BUT THERE IS NO NEW LANDSCAPING OR IRRIGATION AS PART OF PHASE 1. ALL OTHER WORK WILL BE COMPLETED DURING PHASE 2 OF THE PROJECT.

DRYLAND HYDROSEED MIX:

COMMON NAME	PURE SEED	GERMINATION
HARD FESCUE	25%	85%
SHEEP FESCUE	25%	85%
CREEPING RED FESCUE	15%	85%
CHEWINGS FESCUE	15%	85%
CANADA BLUEGRASS	15%	85%

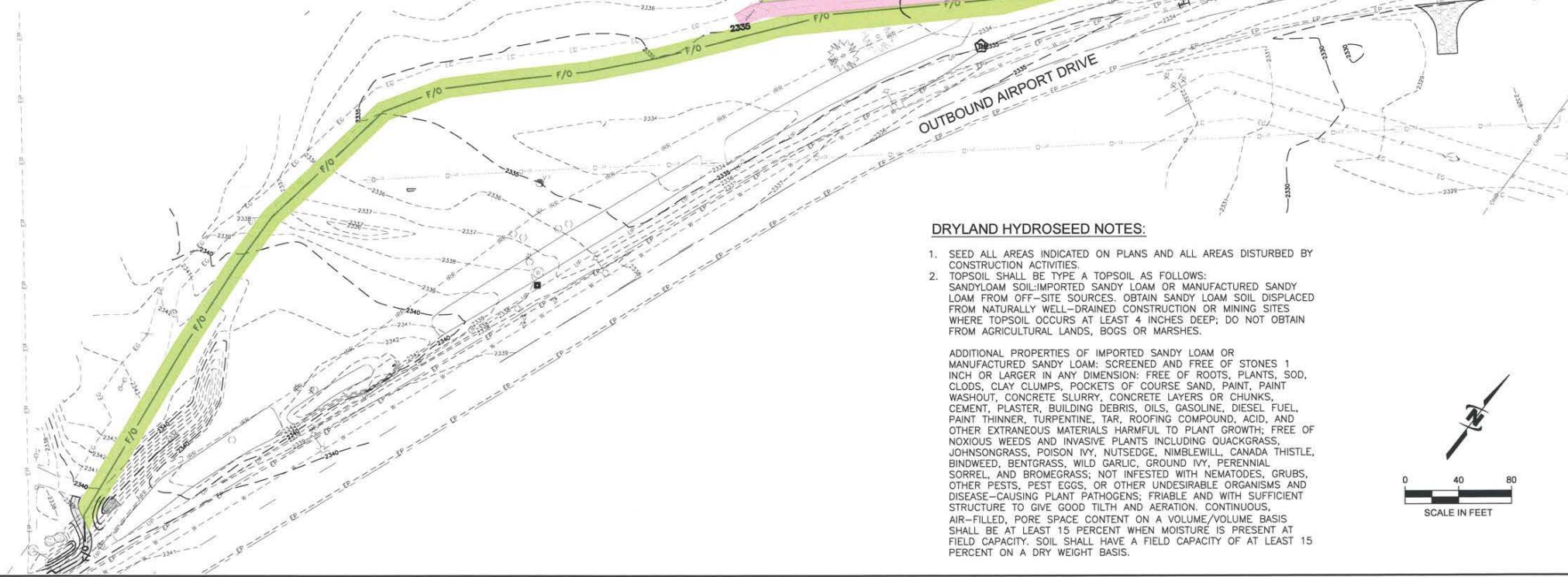
APPLICATION RATE: _____ 100 LBS/ACRE
 FERTILIZER (16n-16p-16k & MICRONUTRIENTS AND WITH 30% UREAFORM AND 30% PSCU: _____ 500 LBS/ACRE
 WOOD CELLULOSE FIBER MULCH: _____ 2,000 LBS/ACRE
 NO NOXIOUS WEEDS

SITE CLOSURE LEGEND:

	2" CSTC COMPACTED TO 95% PER SPECIFICATION
	4" CSTC SURFACING FOR MAINTENANCE ROAD PER DETAIL, SHEET C-209
	4" TOPSOIL AND DRYLAND GRASS HYDROSEEDING PER SPECIFICATIONS AND, DRYLAND HYDROSEED MIX AND NOTES THIS SHEET.

KEYED NOTES:

- ① KEEP NATIVE GRASS EDGES 5' FROM EXISTING AND FUTURE PAVEMENT.



DRYLAND HYDROSEED NOTES:

- SEED ALL AREAS INDICATED ON PLANS AND ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.
- TOPSOIL SHALL BE TYPE A TOPSOIL AS FOLLOWS:
 SANDYLOAM SOIL/IMPORTED SANDY LOAM OR MANUFACTURED SANDY LOAM FROM OFF-SITE SOURCES. OBTAIN SANDY LOAM SOIL DISPLACED FROM NATURALLY WELL-DRAINED CONSTRUCTION OR MINING SITES WHERE TOPSOIL OCCURS AT LEAST 4 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LANDS, BOGS OR MARSHES.

ADDITIONAL PROPERTIES OF IMPORTED SANDY LOAM OR MANUFACTURED SANDY LOAM: SCREENED AND FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION; FREE OF ROOTS, PLANTS, SOD, CLODS, CLAY CLUMPS, POCKETS OF COARSE SAND, PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH; FREE OF NOXIOUS WEEDS AND INVASIVE PLANTS INCLUDING QUACKGRASS, JOHNSONGRASS, POISON IVY, NUTSEDGE, NIMBLEWILL, CANADA THISTLE, BINDWEED, BENTGRASS, WILD GARLIC, GROUND IVY, PERENNIAL SORREL, AND BROMEGRASS; NOT INFESTED WITH NEMATODES, GRUBS, OTHER PESTS, PEST EGGS, OR OTHER UNDESIRABLE ORGANISMS AND DISEASE-CAUSING PLANT PATHOGENS; FRIABLE AND WITH SUFFICIENT STRUCTURE TO GIVE GOOD TILTH AND AERATION. CONTINUOUS, AIR-FILLED, PORE SPACE CONTENT ON A VOLUME/VOLUME BASIS SHALL BE AT LEAST 15 PERCENT WHEN MOISTURE IS PRESENT AT FIELD CAPACITY. SOIL SHALL HAVE A FIELD CAPACITY OF AT LEAST 15 PERCENT ON A DRY WEIGHT BASIS.

JUB
 J-U-B ENGINEERS, INC.
 W. 422 Riverside Ave.
 Suite 304
 Spokane, WA 99201
 Phone: 509.458.3727
 Fax: 509.458.3762
 www.jub.com

MARK L. NAPER
 PROFESSIONAL ENGINEER
 4-21-17

NO.	REVISION	DESCRIPTION	BY	DATE

**SPOKANE INTERNATIONAL AIRPORT
 C-STORE SITE DEVELOPMENT**
 C-STORE PAD READY SITE
 SITE CLOSURE PLAN

FILE: 70-15-039, C-400
JUB PROJ. # 70-15-039
DRAWN BY: JSC
DESIGN BY: DL
CHECKED BY: SM
ONE INCH
AT FULL SIZE IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED 4/14/2017
SHEET NUMBER:
C-401



Gas Station & Convenience Store Site Preparation

Utilities & Site Grading Phase 1 Rebid

- Bid Opening July 27 at 2:00 PM, SIA Boardroom
- Target August Board Meeting for Award
- Notice to Proceed Anticipated 14 to 30 days following award of contract
- Contract Time 90 Calendar Days
 - Liquidated Damages \$1,000 per day
- Performance and Payment Bonds for Full Contract Amount
- Insurance Requirements
 - Refer to General Conditions for Limits
- Labor Requirements – State Prevailing Wages
- Monthly Pay Estimates
 - 5% Retainage
- Airside Work Per STS-1
 - Gate Guard(s)
 - Badging Requirements
 - Marking/Lighting



Gas Station & Convenience Store Site Preparation

Utilities & Site Grading Phase 1 Rebid

- Bids submitted through bidexpress.com only .
 - Bidders are cautioned that a similar service called "BIDEX" is also available.
 - Bids submitted through "BIDEX" will not be accepted.
- All bidders must register on bidexpress.com.
 - Must create a free Info Tech Digital ID.
 - Can take up to 5 days to process.
- Electronically verified Bid Bond **or**
 - Copy of Bid Bond must be uploaded **and**
 - Original must be delivered to the airport by C.O.B. the next business day following bid opening.
 - Must be attached to the proposal (5% of all bid schedules including sales tax).
- Planholders list available from bidexpress.com.
- All Addenda will be issued through email via bidexpress.com.



Gas Station & Convenience Store Site Preparation Utilities & Site Grading Phase 1 Rebid

- Order documents on-line to be placed on planholders list.
- \$25.00 Fee to Bid Electronically.
- Due to safety concerns, bidders may not park along the road to view area where the sewer crosses into the airside. Park in an established lot.
- City of Spokane General Facilities Charge (GFC) will not be assessed on work associated with this project.
- Deadline to answer questions is 5:00 PM, July 18, 2017.
- Contractor to initially access site via gates J or K. Contractor will be required to construct a temporary gate during project.
- Geotech report contained in contract documents.
- See Handouts



SPOKANE INTERNATIONAL AIRPORT
Gas Station and Convenience Store Site Preparation (Re-Bid)

#15-40-1827

Mandatory Pre-Bid Conference
Thursday, July 13, 2007 10:00AM

1/2

Name	Company	Phone / Cell	Prime or Sub	Email Address
Matt Kozec	SIA	998-7276	OWNER	matk@spokaneairport.net
Todd Moore	NAD	928-3333	Prime	tmoore@nad-inc.com
Mike Sauer	Western States Construction	489-3107	Prime	msauer@wscconstruction.net
Mat Haneke	Wm. Winkler Co.	509-489-6100	Prime	mhancke@wwinkler.com
Will Neville	Wm. Winkler Co.	509-489-6100	Prime	wneville@wwinkler.com
DAVID KEES	T. LARIVIERE	(808) 667-2456	PRIME	TLEXID@ESTIMATING@TLEXID.COM
Lars Hendrickson	DW EXCAVATING	509-919-7659	Prime	lars@dwexcavating.net
LANNIE CARGILE	L+L CARGILE INC	509-991-0783	PRIME	lannie@l+cargile.com
Jared Hereford	Halme Construction	(509) 994-5417	Prime	erich@halmeconstruction.com
Isaiah Clow	NNAC, Inc.	(509) 660-9129	Prime	isaiah.clow@nnacinc.com
JEFF WATERMAN	NNAC INC	208-967-5195	PRIME	JEFF.WATERMAN@NNACINC.COM
CRANCE ABBOT	SIA	509-466-6451	STF	cal@spokaneairport.net
DEAN LOGSDON	LHB ENGINEERS	509-456-3721	ENG. Firm	dlogsdon@lhb.com
ALEX DELRICCIO	"	"	ENG. Firm	AAD@lhb.com

Please print clearly

Follow this detailed guide to get set up and start bidding on bidexpress.com today!

How to register and get your Info Tech Digital ID...

1. To complete the registration process for your company, go to www.bidexpress.com and click the blue Register button at the top right of the page.
2. Enter your name in the First Name and Last Name fields. This name will appear on the registration page for your company. Type in your email address.

NOTE: *This email address will become your username for the account. It is also where all email notifications from the agencies with which you bid will be received.*
3. Create a secure password for your account. The password must be at least eight characters long and contain at least one capital letter, one lowercase letter, one number, and one symbol.
4. Select a security question and provide your answer. The answer to this question will be requested of you each time you've clicked that you've forgotten your account password and is case sensitive.
5. Next, complete the Business Name and contact information fields. After doing so, agree to the Privacy Policy, Terms of Use, and DMCA Policy at the bottom of the registration page and click the green **REGISTER** button. The Bid Express service sends a registration confirmation email to the address entered as the username.
6. Click the Activate Account link in the email. Enter the password you used on the registration page in the Password field and click **ACTIVATE**. The Bid Express service displays the HOME tab where you must install the Info Tech Express Sign Tool and Generate an Info Tech Digital ID.
7. Click **INSTALL SIGN TOOL**. Note that you will have to install the sign tool on every computer you wish to set up for bidding. Once installed, close your internet browser and start it back up.
8. Click the blue **GENERATE DIGITAL ID** link. This will walk you step by step through creating a Digital ID for your company.
9. The blue and gray My Info Tech Digital ID page appears. Click the blue **CREATE** button to continue your ID generation.
10. A United States map pop-up will appear. Select the agency or agencies with which you intend to do business with and click the blue **NEXT**.

NOTE: *If you do not see the agency you plan to bid to, you may need to alternatively subscribe to our second site, bidx.com. You may click the "Try the Bidx.com service" link from the top of this same pop-up to navigate to the correct site.*
11. A Create an Info Tech Digital ID pop-up will appear. Confirm that the name of the person listed in the screen is the authorized signer for your company, your company name matches how you would like to submit bids to the agency(s), and click **SUBMIT**.

NOTE: *If the person listed for your company is not the authorized signer, cancel ID generation. The back of this quick start guide will assist you with changing the contact information associated with your login, or inviting the appropriate authorized signer to your company.*
12. The wizard will load and then prompt you to back up your new Digital ID. Click **BACKUP**, then enter a password for the backup file of your Digital ID in the Password and Verify Password fields. This password will be used when importing the Digital ID to another computer for bidding. DO NOT FORGET THIS PASSWORD, as there is no way for the Bid Express team to retrieve or reset it. Click **OK**.

13. Save the Digital ID backup file to a memory stick, CD, company server, or other secure location outside of this computer for safe keeping.
14. Add the signer's name to the file name from Info Tech Express Digital ID.pfx so it will more recognizable when used for importing the backup file, (eg. John_Smith_Digital_ID.pfx). This will ensure you do not confuse your company's other Digital IDs. Once you have entered the Digital ID name and location, click **SAVE**. The Bid Express service returns you to the Bid Express Digital ID Generation window. Click **NEXT**.
15. Click **PRINT** to print a copy of the new registration page to have signed/notarized and mailed to our Customer Support team; the address will be on the page.

NOTE: Customer Support must receive this page for processing before the due date of the job you wish to bid. When you have finished printing the document, close the print window and click **FINISH**.

16. When your Digital ID is activated, the red Digital ID field on the home page of your new account will disappear and you will be able to begin purchasing and bidding on solicitations posted by the agencies with which you work.

How to bid...

1. To select a solicitation to bid, click on the drop down menu in the top left corner of the screen and choose Bid Express. From the Bid Express homepage, click the Solicitations tab at the top of the screen. Find the solicitation from the list; if you have a keyword for the job, type it in the search box to the top right.
2. Click on the blue job name. When you've determined you want to bid the job, click the green Select for Bidding button at the top right. You will then be prompted to opt for the Pay As You Go approach or a Monthly Subscription. After completing your purchase, you will be navigated into the project to complete your bid.
3. As you are working, make sure to click Save Draft as you work. When the bid is ready for submission, simply click the green Submit Bid button at the top and then click Submit Bid again to confirm. The job will submit and you will receive an email for your bid submission receipt.

Change your contact information or invite a user...

1. Click the drop down menu in the top left corner of the screen and select My Account.
2. If you do not wish to invite additional users to your business but need your Info Tech Digital ID to reflect the name of your authorized signer, click the blue **EDIT** button in the top right corner of the My Account section. Change just the First and Last Name fields and click **UPDATE**. You may now generate a digital ID to reflect this person's name.
3. If you need to invite a new user to your company, scroll down to the Employees field from the My Account screen. Type the email address of the additional user(s) and click Invite Employee.

NOTE: You will need to assign the new user a role from this same screen after they've completed their registration, and a role from the Bid Express site. **CLICK** the Help tab at the top of the Bid Express page for an explanation of roles under the My Business section.

4. Click the drop down in the top left corner of your account and select Bid Express to do so. You can manage the additional roles for each user from the My Business tab.

NOTE: If you want to create a Joint Venture Digital ID for bidding, follow the steps above from the beginning. You will need to create a separate account for the Joint Venture because our system will see it as a separate company entirely.

Where to get help...

Customer support hours are **7:00 a.m. to 8:00 p.m. EST**, Monday through Friday (excluding major U.S. holidays). Our toll free number is **(888) 352-BIDX(2439)**, our email is **support@bidexpress.com**.

**Electronic Bidding Information
Spokane International Airport
Gas Station and Convenience Store Site Preparation Rebid
Project #15-40-1827
July 2017**

In an effort to make the solicitation process more efficient and cost effective for both vendors and the agency, Spokane International Airport has adopted an electronic bidding process for this project. Documents can be viewed and/or purchased online through bidexpress.com.

Bids will be submitted through the bidexpress.com website as the only method of bid submission. An electronically verified bid bond shall be attached to the bid proposal, in an amount of not less than five percent (5%) of the total bid for all bid schedules (including sales tax).

The Planholders List is also available from the bidexpress.com website. All addenda will be issued through email. Bidders must order Contract Documents online to be placed on the Planholders List and to receive automatic e-mail notification of addenda.

All bidders must first register on bidexpress.com and create an Info Tech Digital ID for free, which is used to digitally sign bids. It can take up to five business days to process your Digital ID and it is highly recommended that a Digital ID be enabled 48 hours in advance of submitting an electronic bid. Please plan accordingly. A fee of \$25 will be incurred to bid electronically on a pay-per solicitation basis. Alternatively, you may subscribe for \$50 per month for unlimited electronic bid submission to all agencies that post solicitations on the bidexpress.com website, plus get email notifications by agency/work type/commodity code.

For more information on electronic bid bond verification, please see the [FAQs](#) page regarding electronic bid bonds (www.bidexpress.com/vendor_resources).

For additional guidance on the bidexpress.com website, please contact the Bid Express team at toll free (888) 352-2439 (select option 1) or at support@bidexpress.com.

Additional project information and bid results (after bid opening) are available from the Planning and Engineering Office of Spokane Airports Monday through Friday between 8:00 am and 4:30 pm or by calling Lisa Corcoran, Project Manager at (509) 455-6406 or email at lcorcoran@spokaneairports.net.