



906 Columbia Street SW, Suite 400
Olympia, Washington 98501
360.352.8883
www.KMB-architects.com

Addendum # 01

PROJECT TITLE: CM B5 Outdoor Storage
OWNER: State of Washington Military Department
DATE OF ISSUANCE: 06/27/2025
FROM ARCHITECT: KMB Architects
TO: All Plan Holders
From: Jason Barry, Project Manager

The following modifications to the Project Manual, Specifications and/or Drawings are to be incorporated into bid proposals that may be offered, and the subsequent construction. Bidders shall assess and include the full impact of the revision(s) on any and all related systems and work. Receipt and incorporation of this Addendum in the bid proposal shall be indicated on the Bid Form in the space provided.

Pre-Bid Meeting:

Refer to the attached meeting agenda and sign-in sheets that occurred on 06/24/2025 on the project site. Field photos taken the day of the Pre-Bid meeting are provided for reference.

Project Manual:

Item Description

1. No Items This Addendum

Project Drawings:

Item Description

1. No Items This Addendum

Bidder Questions:

Item Description

1. Question: Per note #11 on sheet EC-01 " The contractor is to coordinate with the owner for temporary material storage location". Can you please advise if the temporary location will be onsite or some other location within Camp Murray.
 - A. Response: The existing yard material (gravel, bark and similar materials) are to be relocated for the current location and temporarily stored elsewhere onsite for the purpose of removing and cleaning the eco-blocks. The owner may still require access to the material during this time. The contractor is to coordinate with the owner to determine the best spot to relocate the material.
2. Question: On sheet A301 – Please provide elevations for top of Plinths.
 - A. Response: The top of grade (gravel) adjacent to the existing building 5 is to be 268.21 ft at the northeast footing location per the Grading Plan on sheet CG-01. All footings are 12-inch in thickness with 18-inches below grade. Detail #4 on sheet S-501 indicates that the plinth height is 48-inches above the top of footing, leaving 30-inches above grade. Adding 2.5 ft to the 268.21 ft of finish grade provides a finish for all plinth heights of 270.71 ft. This will create a level height for the premanufactured metal structure to be mounted on. It is understood that the plinth height above grade will very depend on the grade slop location. The tallest height variance for the plinths

to be at a height of 270.71 ft., is anticipated to be +6-inches taller at the southwest footing location due to the grade slope location.

3. Question: On Sheet CG-01 and A-301 - Please provide elevations for bottom of footings
A. Response: Refer to Detail #4 on sheet S-501 for depth of footing requirements from finish grade. Field verification will be required during the regrading process for footing elevations and plinth heights.
4. Question: On Sheet A-301 - See Note for 0'-00" Elevation – Says Slab on Grade. Please confirm there is no slab on grade.
A. Response: Confirmed. There is no slab on grade.
5. Question: On Sheet EC-01 – Note 11. Suggest providing a total quantity of material that gets moved from existing location to temporary location back to new material storage slab. Currently difficult to bid with no basis of quantity.
A. Response: The quantities change from week to week. The next addendum will specify the approximate quantity on site.
6. Question: On Sheet EC-01 – Note 11 – Where will temporary stockpile area be located?
A. Response: The existing yard material (gravel, bark and similar materials) are to be relocated for the current location and temporarily stored elsewhere onsite for the purpose of removing and cleaning the eco-blocks. The owner may still require access to the material during this time. The contractor is to coordinate with the owner to determine the best spot to relocate the material.
7. Question: Building footings / Plinths – will these bear on compacted subgrade or a layer of CSBC?
A. Response: The building footing and plinths will be bearing on compacted subgrade. No CSBC is being specified in this project.

END ADDENDUM NO. 1

This Addendum is being distributed to all listed plan holders. Recipients are responsible for dissemination of this information to all affected sub-bidders, suppliers, etc.

Enclosures:

1. 8.5"x11" Page, Pre-Bid Meeting Agenda
2. 8.5"x11" Page, Pre-Bid Meeting Sign-In Sheet
3. 8.5"x11" Page, Pre-Bid Meeting Field Photos

Agenda for Pre-Bid Walk-Through

Date June 24, 2025

Project Number: 2023-618 G(1-1)
Project Name: Outdoor Storage (B5)
Location: Camp Murray
Project Manager: Andrew Hunt, CFMO Project Manager
PM Phone & Email: 253-512-8868 Email: andrew.hunt@mil.wa.gov

1. Project Manager Introduces Project Team Members

- A. Project Manager – Andrew Hunt, CFMO Project Manager
- B. On-site Representative – Jacob Ferguson, CM 5 Building Manager
- C. Architect/Engineer – Tony Lindgren, PE | PIC – KMB architects
- D. Other members – Civil Engineer – LDC Corp.
Structural Engineer – Sargent Engineers
Electrical Engineer – Cross Engineers

Note: During the pre-bid walk-through meeting, all conversations are considered informal and are not contractually binding unless stated in the contract manual, drawings, or modified by a written addendum. The order of precedence is written addendum, project manual, and lastly contract drawings.

2. Route a sign-in sheet to all attendees

3. The Architect/Engineer Presents the General Description of Scope

- A. Site Preparation
 - 1) Construction security fencing
01 5000 Temporary Facilities and Controls
 - 2) Unusual storm water controls during construction (if applicable)
Stormwater Pollution Prevention Plan (SWPPP)
 - 3) Earthwork
Trenching for utilities and minor grading to prepare building pad. New infiltration trench.
 - 4) Cautions
Underground gas, electrical power, telecom
- B. Infrastructure Improvements
 - 1) Water
Not applicable
 - 2) Sewer
Not applicable
 - 3) Power
One Existing light pole is to be removed, and existing antenna is to be salvaged for reuse. Trenching from the existing building will be required to power new electrical receptacles and exterior lights on the new storage building.
 - 4) IT/communications
One Existing light pole is to be removed, and existing antenna is to be salvaged for reuse.

Agenda for Pre-Bid Walk-Through

5) Security electronics

Not applicable

6) Gas

PSE to reroute a portion of the existing gas line around new building. Contractor is responsible for trenching and back-fill.

C. Building Description

1) Architectural materials

Metal exterior side panels located +10'-0" above finish grade at the north, east and south sides of the structure. Standing seam metal roofing on a shed roof/ single pitch design with a 2:12 slope. Roof gutters and downspouts on one side to match the roof color. Bird netting to be included at the underside of the roof and side walls.

2) Structure

Premanufactured metal building with concrete plinths at (10) supporting columns.

3) Mechanical systems

Not applicable

4) Alternate power (if applicable)

Not applicable

D. Other Issues

1) Permits

Electrical

L&I – fees by contractor

Building (Commercial)

Permit No. 1050292 – fees paid by Owner

Commercial Development

Permit No. 1051018 – fees paid by Owner

Deferred Submittals:

Pre-manufactured metal building – submission & fees by contractor

2) LEED requirements (if applicable)

Not applicable

3) Construction Waste Management

01 7419 Construction Waste Management and Disposal

4. Construction Site Access and Lay-Down Area

Site access off of Infantry Drive. Project limits shown on drawing Sheet EC-01. Lay-down area within project limits.

5. Discussion of Security Requirements necessary on this Project

A. Personal Behavior

1) Security clearances required.

2) Items: tobacco, currency, cell phones, cameras, etc.

a) State facilities are tobacco free areas

3) Respectful conduct

a) At all times

Agenda for Pre-Bid Walk-Through

- b) Sexual harassment of any kind is cause for removal from the job
- 4) Work Hours
 - a) Established there may be limited work hours for access to a facility because sometimes all work is done at night.
 - b) Advance arrangements required for staying late or coming in early
 - c) Institutional holidays
- 5) Work Operations
 - a) Parking areas for workers established to avoid conflict with WMD personnel
 - b) Procedures for delivery vehicles
 - c) Dumpster requirements
 - d) Utility outage
 - e) Interception of materials
 - f) Flammable materials
 - g) Medical emergencies – the contractor’s site specific safety plan should address this.
- 6. Other Projects Currently Occurring on Site**

Camp Murray encompasses approximately 240 acres and has numerous projects ongoing at any one time. The Camp will remain fully operational throughout the duration of the project.
- 7. Project Manager Outlines Project Schedule, Bid Submittal Process, Contracts, etc.**
 - A. MWBE Requirements

No minimum level of MWBE participation shall be required as a condition for receiving an award, and bids will not be rejected or considered non-responsive on that basis.

Washington State voluntary goals: Minority-owned business (MBE) – 10%, Women owned business (MBE) – 6%, Veteran-owned business (MBE) – 5%, Small business – 5%.
 - B. Apprenticeship Requirements – *Not applicable*
 - C. Supplemental Bidder Responsibility – *Required. State forms 1 through 6*
- 8. Site Walk**
- 9. Schedule of Addendum Release Instructions**

First addendum issued: Wednesday, June 27, 2025.

Last day to ask questions: Wednesday, July 02, 2025.

Last addendum issued: Wednesday, July 04, 2025.

Bids Submitted: July 9, 2025, prior to 2:00pm submitted at Bldg. #36
- 10. Questions and Answers**

<u>NAME</u>	<u>COMPANY</u>	<u>EMAIL</u>	<u>PHONE</u>
Jenae Muonio	4K Contractors	office@4kcontractors.com	360-836-9770
David Fallett	Realm INC	Realm INC @ AOL.com	360-491-5778
Jon Lipe	Westwood	Bids@westwood.wa	360-687-0114
David Hull	H+H Const Solutions	davide@hhcswa.com	509-859-6888
Kristen Waniezer	Apex Mechanical LLC	Estimating@dpexmechanical.org	360-666-8735
JS SETERA	GENERAL MECHANICAL ESTIMATING	GENERALMECHANICAL.COM	253-405-6353
JULIE WOODS	JAMORRIS CONST.	bids@jamorrisconstruction.com	360-570-8515
Rick Maroni	MCC	Rm@maroniconstruction.com	206-240-4099
Nicholas Lavarney	Vet Industrial	info@vetindustrial.com	360-377-2955
Chelsie Rushton	Danard Electric	chelsier@danardelectric.com	253-384-0668
Shane Mowey	Coastline Roofing & Const.	Shane@Coastlineinc.org	360-942-8513
Andrew Hunt	WMB	andrew@wmb andrew.hunt@mil.wa.gov	
Bill Geker	KMB	bill@ekerekmbarchitects.com	253-224-6009
Dan Raymer	MJT	danr@takisaki.com	206-459-3131
Zach Thomas	Construct inc	zach@constructing.biz	360-236-8200
Q. Jupiter Truong	Mr. Johnny Electric	Jupiter@MrJohnnyElectric.com	206-679-4621
Hung Vo	Mr. Johnny Electric	electricianinseattle@gmail.com	425-894-8444

Pre-bid Meeting Field Photos

Date: June 24, 2025
To: All Pre-bid Meeting Attendees
Project Name: CM B5 Outdoor Storage
Project Location: Building 5 – Outdoor Storage Site Location
CM5, Field Artillery Trail
Camp Murray, WA. 98430

The photographs below are of existing conditions at the Building 5 Outdoor Storage Site Location for bidder reference.







