



ADDENDUM NO. 1

October 1, 2026

To the Contract Provisions for:
Port of Port Angeles
Pre-Engineered Metal Building

To the attention of all bidders for the above project

The following addition(s), revision(s), and /or modifications(s) are made to the Drawings and Contract Documents as follows:

ADDENDUM ITEMS

1. *Please confirm PEMB Supply Scope. PEMB Supplier responsible for Engineered Drawings and Calcs, Primary Frames, Secondary Members (Wall Girts & Roof Purlins), Wall Panel, Roof Decking, Trims and Flashings.*

Response: The PEMB supply scope is to be :

- Drawings
- Calculations
- Main frames/Wind Columns
- Crane runway beam
- Wall girts and C-Channels
- Wall girts for North Parapet
- Roof Purlins
- Roof Decking
- R-panels per elevations
- Trims and Flashing

2. *What gauge is required for roof decking? Please provide a PSF weight for the roof assembly for PEMB Engineers to consider.*

Response: 22ga. 6 PSF DL Roof Assembly (roof assembly does not include weight of purlins or frames or superimposed dead loads indicated on plan 1/S2.2)

3. *TPO roof by Others? Roof crickets, parapet, and roof curbs By Others? Supply of Insulation by Others?*

Response: TPO roofing, insulation, roof crickets and roof curbs by others. North elevation, angled parapet, is per PEMB manufacturer as indicated on section B/A-4.0.

4. *Please provide dimensions for requested corbels. Is anything aside from crane loading and supply of crane corbels to be provided by PEMB Supplier?*

Response: 16" minimum length. End of corbel is 16" minimum past furthest projection of building column. Width of top bearing face shall be 10" minimum. Depth of corbel is to be determined by building designer

5. *Crane, runway beams, crane rail, stops, bus bars, etc. all By Others?*

Response: PEMB manufacturer to include supplying runway beams in scope.

6. *Confirm Final Crane Design will be procured prior to Release for Engineering. PEMB Manufacturer will require submittal package from Crane Manufacturer.*

Response: Preliminary crane information will be provided for engineering. Final crane design will be provided prior to Production.

7. *Infill of Framed Openings By Others? (OH Doors, Man Doors, Windows, Louvers, Etc.)*

Response: Provide C-channels for framed door openings at all door jambs and head locations as indicated on A-2.3.

8. *Please confirm PEMB wall assembly scope is limited to supply of girts and exterior through-fastened wall panel?*

Response: PEMB Manufacture to provide wall girts, C-channels for framed door openings at all door jambs and head locations as indicated on A-2.3, and R panels as indicated on the building elevations A-3.0.

9. *Weather Proofing for the seismic gap between the new PEMB and Existing Structures is By Others?*

Response: This is correct.

10. *Please provide Codes and Loads for the project.*

Response: IBC 2021 with WA State amendments

- Ground Snow Load: 20 psf (SEAW White Paper)
- Minimum Flat Roof Snow Load: 25 psf (City of Port Angeles SDC)
- Wind Speed: 110 mph (Special Wind Region)
- Wind Exposure: C
- Risk Category: II
- Seismic Information:
 - S_S: 1.607
 - S₁: 0.627
- Site Class (Preliminary, To Be Verified): D (default)
- Occupancy Classification: F1 and S1
- Rainfall Intensity: Per IBC 2021 §1611.1 using 100-year 1-hr rainfall of 1"
- Thermal Coefficient: Please clarify what is needed
- Live Load Requirement: 20psf Roof LL
- Collateral Load Requirement: 7 psf uniform. See drawings for special areas (to be applied in addition to uniform collateral load).

11. *Is R-Panel acceptable for wall panel?*

Response: Yes, with the exception of the specified architectural panels on the North Bldg Elevation/Section.

12. *Should we use PEMB Manufacturer Standards for deflection?*

Response: Follow IBC 2021 Table 1604.3 for deflection limitations. Exception (a) may be used, but note that there will be insulation and TPO roof covering over the roof decking.

13. *Please provide roof top mechanical equipment dimensions or total weight. We are given 25PSF but no sizes.*

Response: See revised sheet A-2.7.

14. *Will the PEMB Order be placed as 'Plans for Production' or 'Plans for Approval'?*

Response: Plans for Approval.

15. *If Plans for Approval, when will the Release for Fabrication occur?*

Response: ASAP once Plans for Approval are approved.

16. *Please confirm FOB Jobsite in April. If receipt of building permit is later than expected, what happens with Material Price Escalation from PEMB Manufacturer?*

Response: Yes, April is when all PEMB materials will need to be onsite. Should any changes be required, resulting from AHJ review, they will be handled via a standard change order to capture costs incurred to both design and production.

17. *Appendix A notes Sales and Use Taxes to be paid by Bidder. Can you confirm Sales Tax Rate and any Use Taxes tied to this scope?*

Response: Sales tax for Port Angeles is 8.9% to be paid by the Port to the vendor to then pay it to the state.

18. Please Confirm Assumptions

1. Bypass Girts
2. Red Primer For Primary & Secondary Members
3. Tapered Frame Columns
4. Silicone Polyester Metal Wall Panel Finish

Response: See below

1. Infill girts typical
2. This is acceptable
3. Correct, however please note restrictions on crane operating envelope.
4. This is acceptable for R Panels

19. How are we to account for story drift for the Existing PEMB?

Response: Building separation shall be 6" or greater. Follow plans for building dimensions.

20. *Do you have drawings for the existing structures that are above the top of the new PEMB?*

Response: There are no existing structures in the immediate area taller than this new building. As per plans there is a minimum of a 6" seismic gap between this new building and existing buildings.

21. *How are changes to PEMB Design after issuance of contract?*

Response: PoPA and the design team have been working closely with the City of Port Angeles concerning this project as the schedule is paramount and changes affecting schedule must not happen. Also refer to response #16.

22. *If changes are requested that impact cost, how will Change Orders be treated?*

Response: Refer to response above.

23. *Please provide endwall bay spacing for wind columns. If it is up to us, please provide any constraints.*

Response: PEMB Manufacturer to provide endwall bay spacing for wind columns. Wind columns to maintain 2'-0" clear of openings shown on plan.

24. *Provide height to top of parapet for new PEMB on Grid Line G. Confirm parapet is only on gridline 'G' from gridline 18 to 19.*

Response: Refer to revised North elevation on A-3.0 attached.

25. *Is there a template we should be using for bid proposal submission?*

Response: No template from Port of Port Angeles is supplied, bidders can submit their own forms.

26. *The RFP notes that 'total score will be divided by the proposer's fee to arrive at price value/ratio'. Are bidders required to break fee out of our proposal?*

Response: Yes, fee to be individually broken out.

27. *How often do Design Team Meetings occur once PEMB Supplier is selected? Is 2-hours per week through December a good estimation?*

Response: Yes, estimate 2 hours a week through December.

Architectural Drawings

Please note clarifying information has been added to A-3.0 Building Elevations and A-4.0 Building Sections in addition to the information provided above. All updates have been clouded and use delta #1 for this Addendum #1.

Structural Drawings

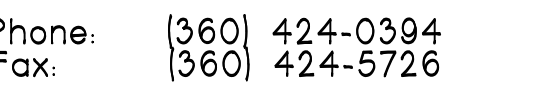
Attached drawings S2.1 and S2.2 have been added to this addendum as the original sheets did not print with the building background to complement the structural information as it pertained to certain areas of the building. All updates have been clouded and use delta #1 for this Addendum

TOTAL 9- PAGES
(including attachments)

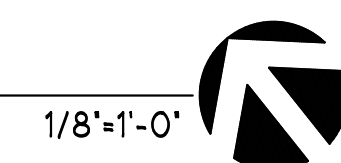
Attachments:

- A-2.7 Roof Plan (Addendum #1)
- A-3.0 Building Elevations (Addendum #1)
- A-4.0 Building Sections (Addendum #1)
- S2.1 Crane Rail Plan (Addendum #1)
- S2.2 Roof Load Plan (Addendum #1)





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PROJECT NUMBER: _____

25-26 PEMB BID SET

-1-26 ADDENDUM #1

SHEET TITLE:

BUILDING ELEVATIONS

JENNIFER PEARSON
PROJECT MANAGER

JENNIFER PEARSON

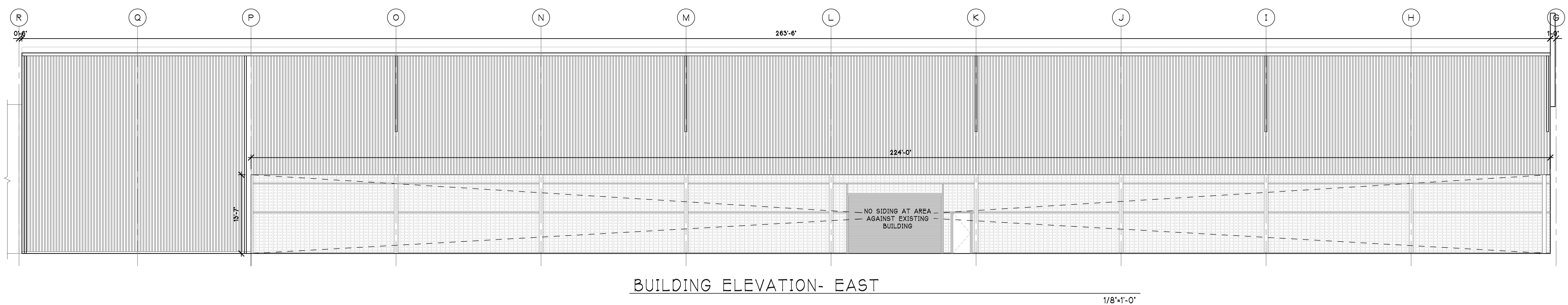
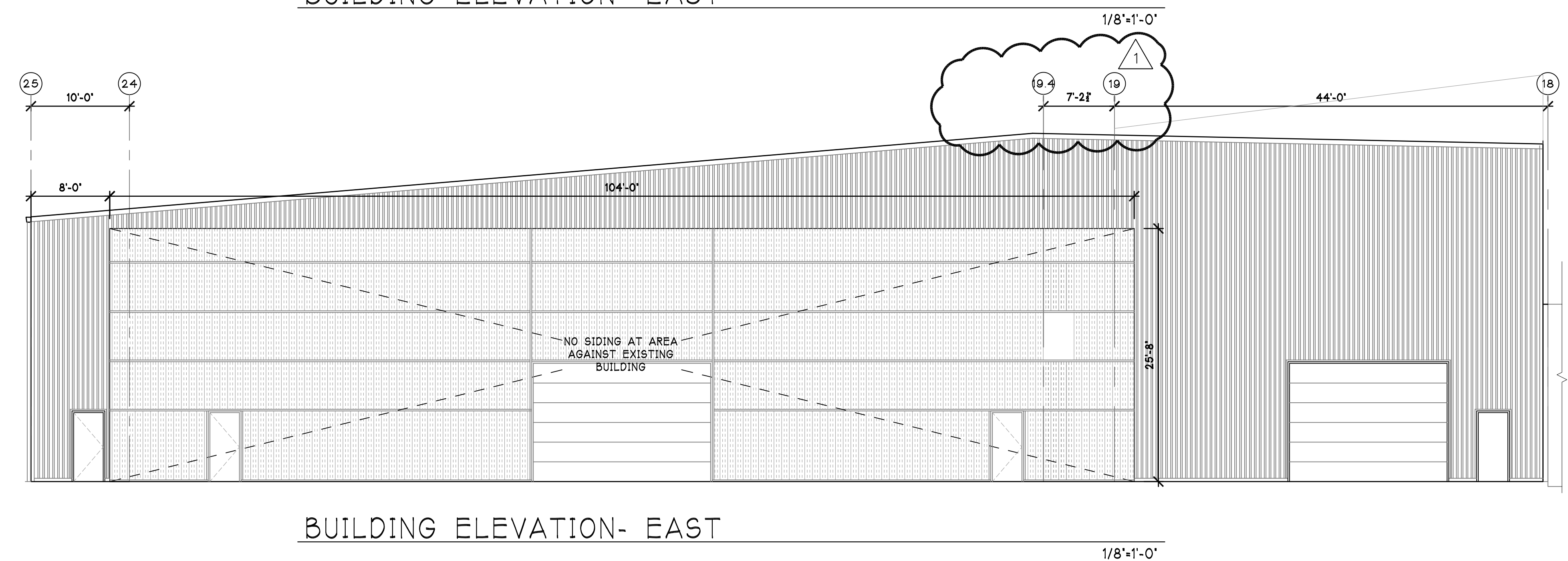
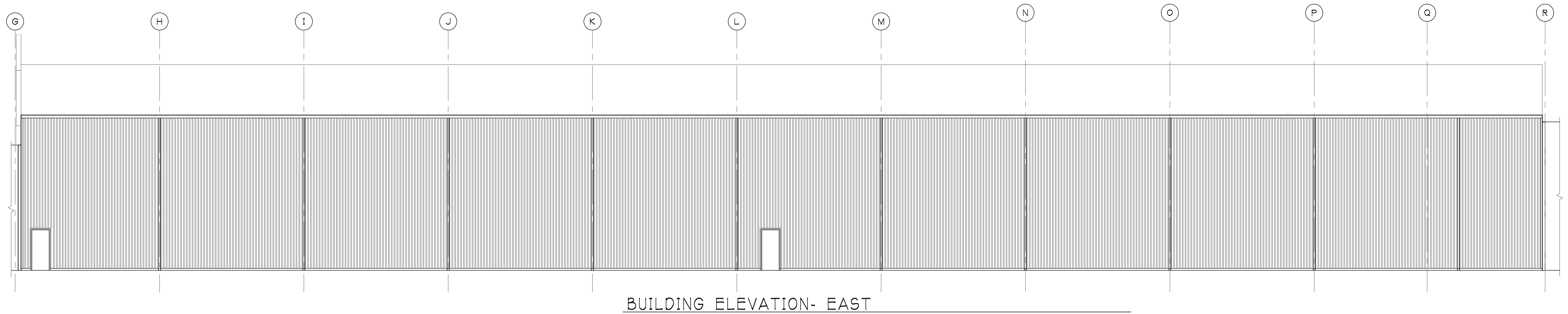
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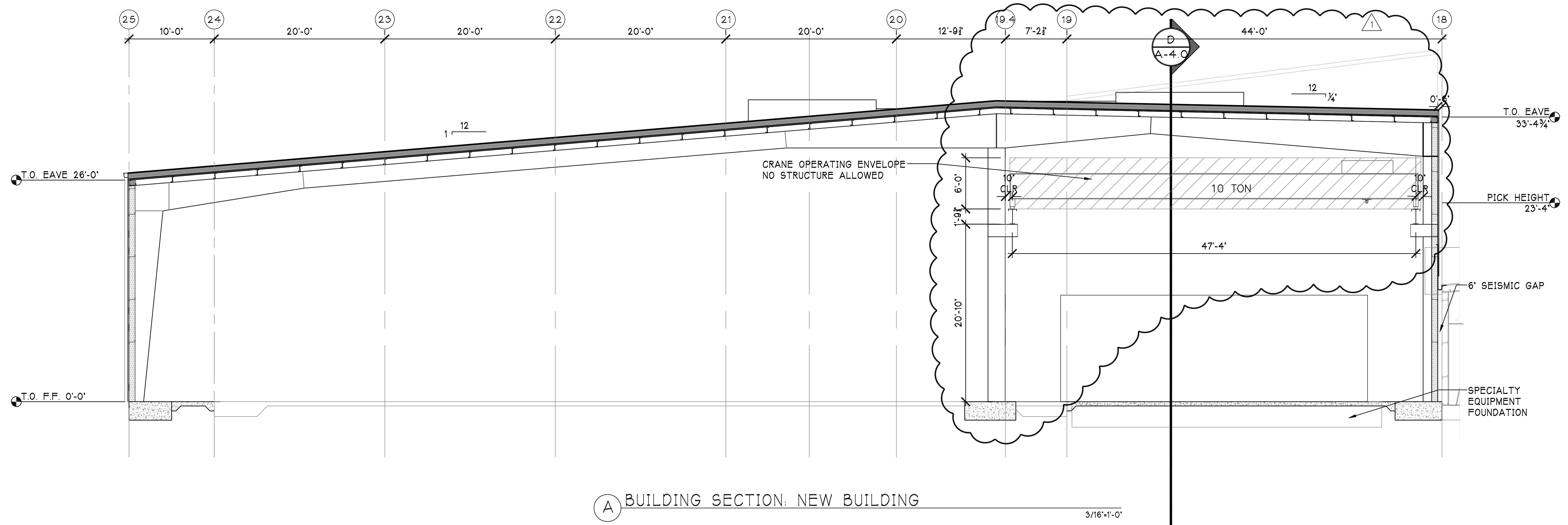
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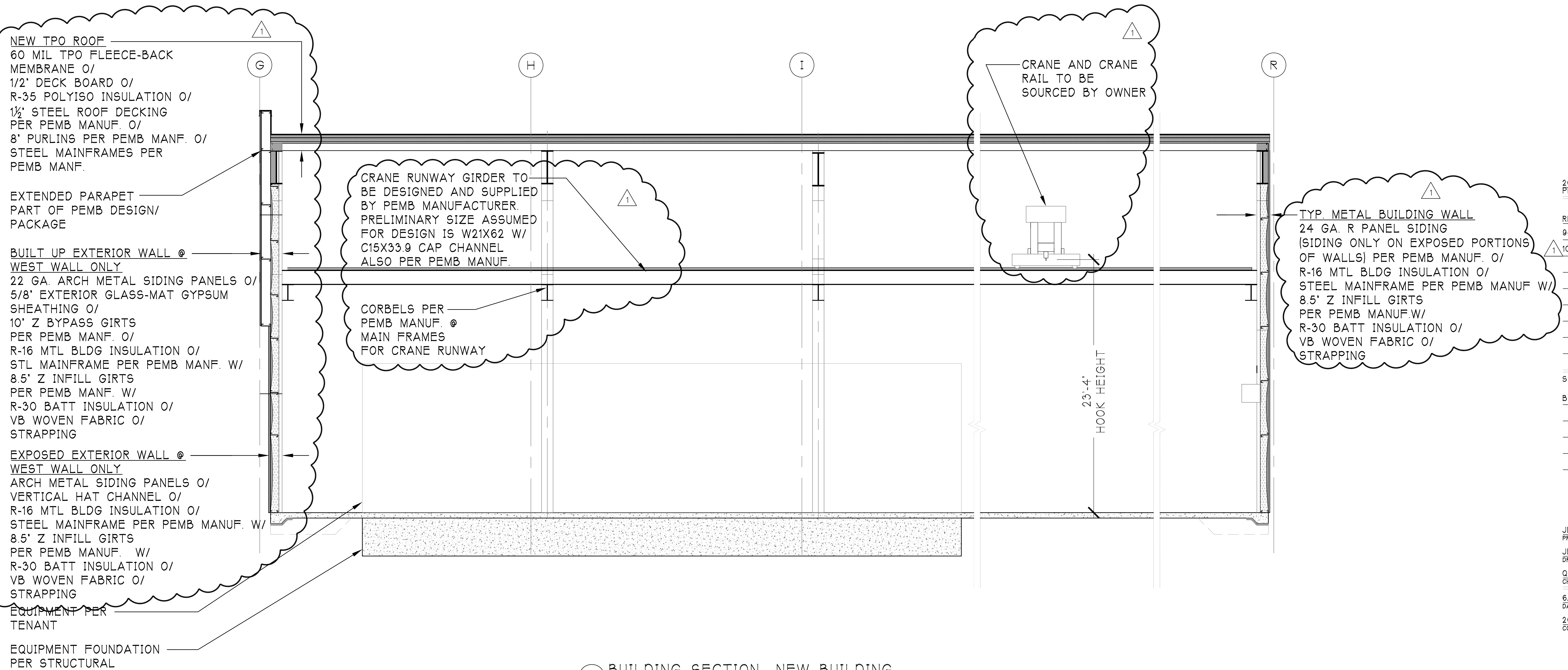
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2138 W 18th STREET
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A BUILDING SECTION: NEW BUILDING

3/16\"/>



B BUILDING SECTION- NEW BUILDING

1/4\"/>

26-109
PROJECT NUMBER:

REVISIONS:

9-25-26 PEMB BID SET

10-1-26 ADDENDUM #1

SHEET TITLE:

BUILDING SECTIONS

JENNIFER PEARSON
PROJECT MANAGER

JENNIFER PEARSON
DRAWN BY:

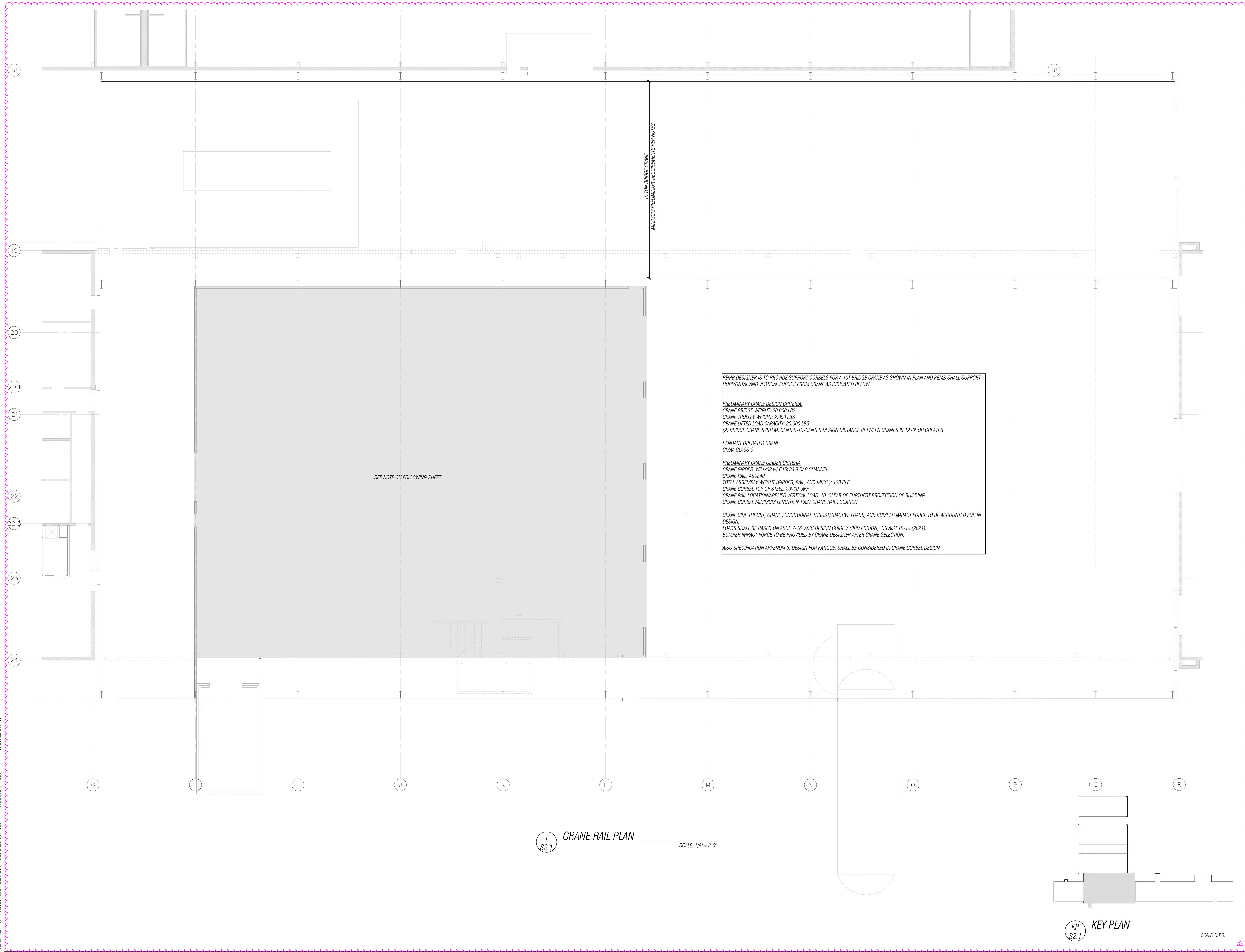
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6/16/2026
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S2.2