



CAPITAL PROJECTS & PLANNING  
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## ADDENDUM NO. 1

March 5, 2018

Request for Qualifications  
Architectural & Engineering Services  
for

Wilson Elementary School Classroom Addition Project  
RFQ No. 11-1718

This Addendum modifies the Request for Qualifications as noted below. This Addendum is applicable to the items affected and all proposers are held responsible for the contents herein.

This Addendum consists of a total of 8 pages.

### A. CLARIFICATIONS

1. An excerpt from the Spokane Public Schools "School Facility Study and Survey – June 2015" relative to Wilson Elementary School is attached for reference only.
2. Sign-in sheet for non-mandatory Pre-submittal Conference held on February 27, 2018 is attached for information.
3. Wilson Elementary School's enrollment for the 2017/2018 school year is 362 students.

END OF ADDENDUM NO. 1

**WILSON ELEMENTARY SCHOOL**  
**General Building Description**

**Architectural**

The initial construction at Wilson Elementary School was completed in 1926 and contained an administration area, a small auditorium, six classrooms, toilet rooms and a boiler room below grade. In 1941, a library and two classrooms were added. A gymnasium/multi-purpose wing was added to the west end in 1960, bringing the total area of the permanent building to 22,429 square feet. In 1999, a seven classroom addition with restrooms was added south of the permanent building and constitutes an area of 9,049 square feet. The library and portions of the office areas were remodeled in 2000.

Exterior walls of the original building are masonry which contain no thermal insulation. The exterior brick appears in good condition and with good maintenance practices should last another 20 years. The 1960 classroom addition has insulated wood framing with brick veneer typical at its exterior. The multi-purpose unit also built at that time has solid masonry walls with brick exterior and no thermal insulation.

All of the structures were originally roofed with a built-up asphalt system. A single ply membrane roof was installed on the roofs of the 1947 and 1960 classroom additions in 1991. The permanent buildings drain internally and the portables drain externally. Ceiling spaces in all of the buildings are reported to have thermal insulation. Re-roofing has been done in 1973, 1974, and 1981 and the roofs were coated in 1983 and 1985. The gym/multi-purpose addition was re-roofed in 1992 and the staff room in 1995.

The windows are constructed with wood and metal frames and have single pane glazing in them. Plastic has been used to replace the glazing over the years. Operable windows exist at the lower sections of the metal windows.

Floor finishes vary throughout the school. Seven of the classrooms still utilize the original hardwood floors, but vinyl tile and carpet area also common. Sheet vinyl is used in the gym floor with ceramic tile in the toilet rooms and the kitchen. Carpet in the offices was replaced in 1992. Plaster and gypsum board walls were painted in 1992. Suspended acoustical tile ceilings were installed in 1984 in the classrooms but plaster ceilings still exist in the corridors and toilet rooms.

Handicap accessibility was not considered when this building was constructed. Steps occur both outside and within the building. One handicap parking stall has been provided off street. One set of handicap student toilet rooms have been added, also, toilet rooms at the multi-purpose room and staff toilets have been modified to be accessible. A south side access to the play area has had a ramp added.

The site is very small, only 1.7 acres, only one off-street parking stall has been provided. The playground is completely fenced. The asphalt is in good condition but does have some drainage problems. Play equipment is in good conditions. Asphalt play areas are scheduled for repair and resurfacing in 2007.

**Structural**

Wilson is a one-story school composed of three building components built in different years. Drawings for the original building were not available for review.

The original facility is a one-story masonry structure with a wood framed floor and roof. The exterior bearing walls are un-reinforced brick masonry, and the window openings appear to be framed with masonry lintels and masonry piers. The interior bearing walls and partitions are wood stud and plaster. The foundation and boiler rooms basement walls are concrete, probably reinforced. The roof is framed with wood sheathing, dimensional wood ceiling joist, and pitched members to provide a slope to drain roof surface.

A classroom wing and multi-purpose room were added to the west of the original facility. These units are framed with wood sheathing, 2x12 joist, and glued laminated timber beams. The exterior wall of the classroom is wood sheathing, wood studs, glue laminated timber columns, and brick veneer. The interior walls of the multi-purpose area are un-reinforced "Mammoth" brick masonry and the foundations are reinforced concrete.

## WILSON ELEMENTARY SCHOOL General Building Description

A portable classroom facility was added to the south of the original structure. The roof and floor of this addition are framed with light gauge steel joists. The individual units are framed as an "open box" steel rigid frame. The perimeter members of the box are steel channels at the roof and floor levels and steel tube columns in the four corners. The exterior and interior walls are steel stud with gypsum wallboard on the interior, and plywood sheathing with stucco on the exterior. The foundation wall is reinforced concrete.

The three buildings appear to have an adequate vertical load carrying system. There were no signs of significant structural distress. There were signs of efflorescence and water staining at the north west corner of the multi-purpose area. This condition could cause continued maintenance problems if not corrected.

While the masonry walls and the stiff interior plaster partitions provide some rigidity to resist wind forces in the original building, the building would not be considered as having a positive lateral force resisting system. The roof sheathing does not provide a proper horizontal diaphragm, the masonry walls are unreinforced, and the extensive window area in classroom area all minimize the lateral force resisting capacity of this structure. The classroom and multi-purpose addition on the west and the portable classroom unit, probably do have a lateral force resisting system even though they would not meet present code requirements.

### Mechanical

The heating system is a 2-pipe steam system. Steam is produced by an American Standard natural draft gas boiler, which is approaching the end of its normal useful life. Classrooms are heated by antiquated steam unit ventilators which have exceeded their normal useful life. Each classroom also has a radiator with pneumatic control valve which cycles with the unit ventilator. Last summer, 6 fan coils with water cooling coils were added to the classrooms in the original building. The portable classroom building is heated by five electric furnaces with a DX cooling coil and roof top condensing unit.

Ventilation in the classrooms is provided by the unit ventilators, however, there is no means of relieving the outside air. Make-up air for toilet room exhaust comes from the corridor.

Temperature control system is pneumatic with very limited capabilities.

The building has no fire sprinkler system.

Plumbing fixtures in the boys and girls toilet rooms are in good condition. The remaining fixtures in the building are in satisfactory condition. Piping systems are very old and cannot be expected to provide 20 years of continued use due to undetected internal conditions. All pipe insulation is asbestos, however, it has been encapsulated in areas accessible to the public. Domestic hot water is produced by two gas-fired water heaters and two electric water heaters. There are areas within the building that can only get warm water and do not get hot water. The domestic cold water piping is routed along side the steam piping and as a result, it heats the water.

The roof drain above the staff work room leaks during heavy rains. There are five classrooms that do not have sinks.

A steam exhaust hood is located over the cooking equipment in the kitchen. To comply with current codes this hood should be replaced with a grease hood having a fire suppression system. The dishwasher is new and has a new exhaust hood.

### Electrical

Electrical systems are generally in fair condition. Service equipment is adequate for present needs. There is spare capacity available at the main switchboard, which was replaced in 2000. The electrical service to the facility is 120/208V, three phase, four wire. The main service ampacity is rated at 1200A. Panelboards

**WILSON ELEMENTARY SCHOOL**  
**General Building Description**

generally have no spare capacity or space. Additional receptacles were added in classroom areas as part of technology upgrade along with new panels with TVSS.

Lighting throughout is primarily fluorescent and is in good condition. Existing fixtures have new electronic ballast technology and are using T8 lamps, except original building classrooms which have T5 lamps. Some utility areas have incandescent lights. Exterior lighting is adequate and is controlled by timeclock.

Exit signs are not illuminated or battery backed. Additional self powered emergency fixtures are needed to meet code requirements, especially in original building.

In 2003, a new Silent Knight fire alarm panel was installed with horn/strobes, smoke detectors and pull stations.

The security system was recently upgraded to a new Camtek system with cameras and keyless entry. The intercom system is a Simplex unit which does not cover all areas. The clock system has been upgraded in 1989 to a synchronized master system. Cable TV system is adequate for present needs.

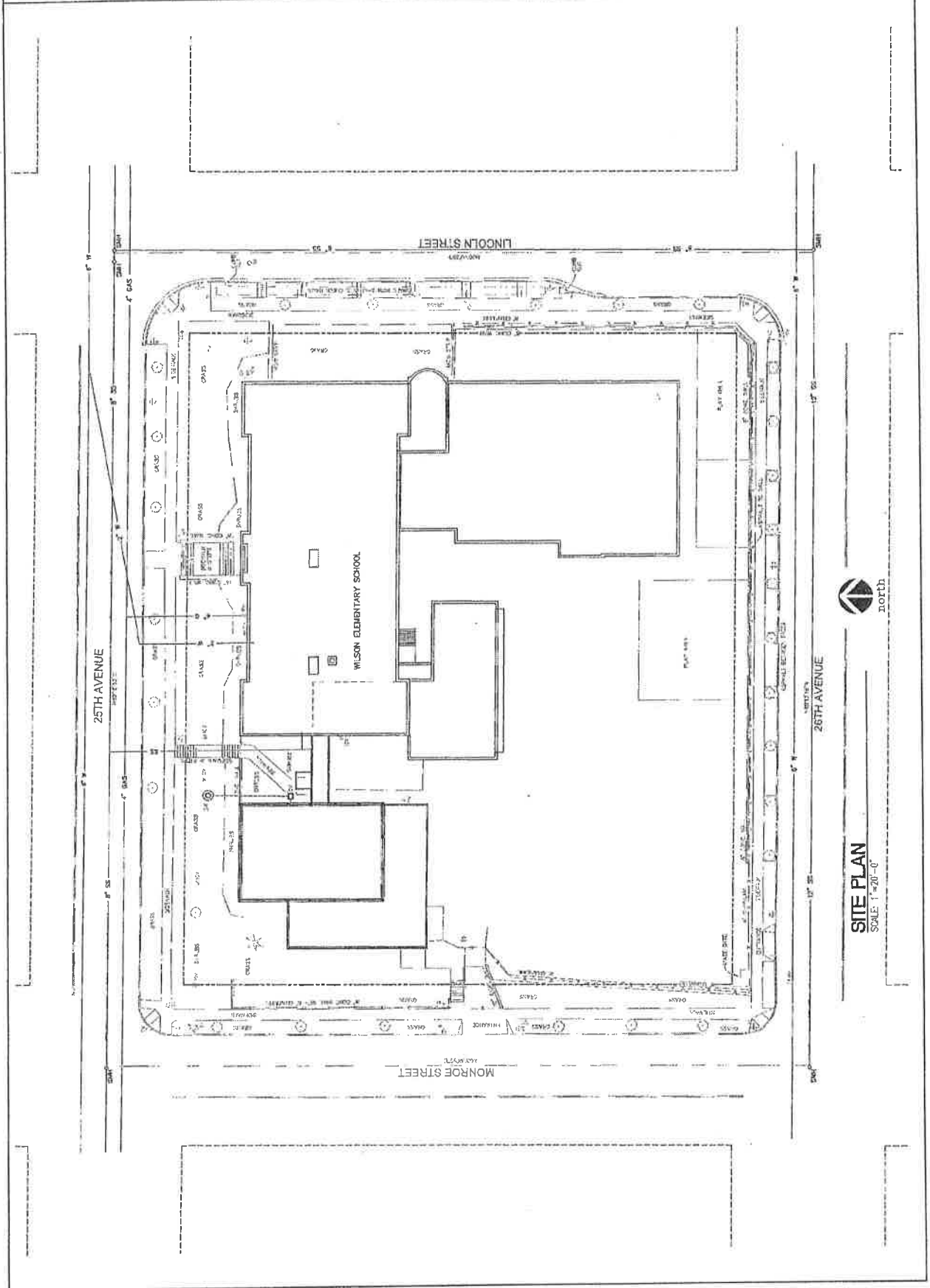
During the 2009-2015 bond cycle, Wilson has received air conditioning, new doors, painting of exterior, sidewalk replacement, copier room flooring replacement, removal/replacement of gymnasium floor, reconfiguration of the clock bell system, replacement of boiler, upgraded access to playfield gate, flooring improvements in mail hallway, sidewalk improvements, new storefront at Annex, drinking fountains in cafeteria, conversion of existing room to bookroom, improvements to drainage, upgraded clock and bell system, canopy replaced at Annex entry and new doors.

<b>WILSON ELEMENTARY SCHOOL AREA SUMMARY</b>			
<b>Year</b>	<b>Area No.</b>	<b>Area Name</b>	<b>Sq. Ft.</b>
1926	1	Administration	1,331
1926	2	Classrooms/Library	10,653
1926	3	Mechanical	1,226
		<b>1926 Subtotal</b>	<b>13,210</b>
1941	4	Staff Lounge	525
		<b>1941 Subtotal</b>	<b>525</b>
1960	5	Classrooms	2,764
1960	6	Multi-Purpose/Kitchen	5,586
		<b>1960 Subtotal</b>	<b>8,350</b>
1999	7	Classrooms	9,465
		<b>1999 Subtotal</b>	<b>9,465</b>
		<b>TOTAL SQUARE FOOTAGE</b>	<b>31,550</b>

PROJ. NO.	
DATE	5/20/13
PLOT SCALE	1" = 1'
DRAWN	DM
CHECKED	DM
REVISIONS	
REVISION	

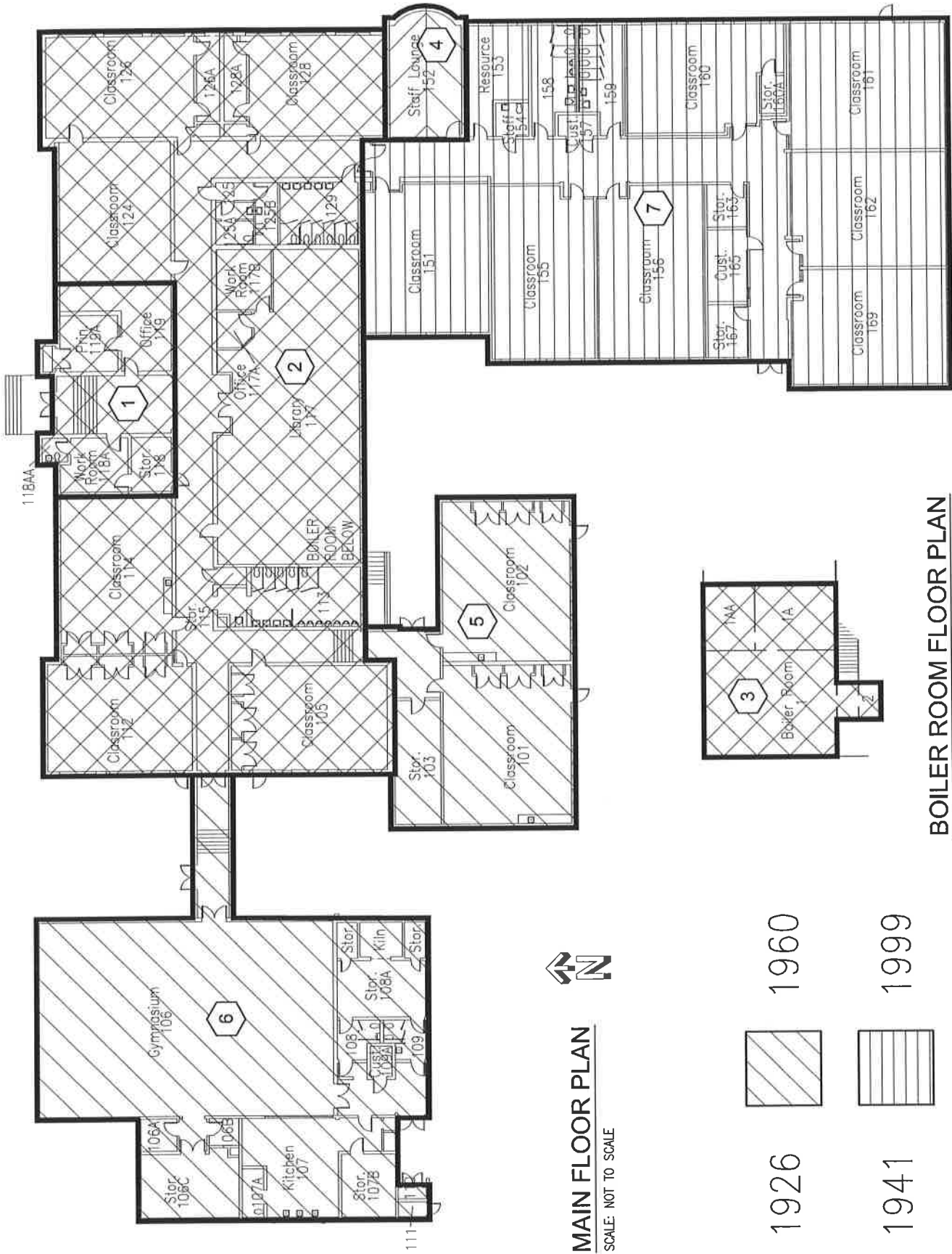
SITE PLAN

DRAWING NO.  
**C1-199**  
 1 OF 1



**SITE PLAN**  
 SCALE: 1" = 20'-0"

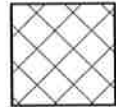

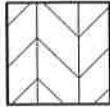





**MAIN FLOOR PLAN**

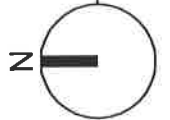
SCALE: NOT TO SCALE



-  1926
-  1960
-  1941
-  1999

**BOILER ROOM FLOOR PLAN**

**WILSON ELEMENTARY SCHOOL**



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excellence for everyone

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## Pre-Submittal Conference

Request for Qualifications - Architectural & Engineering Services

Wilson Elementary School - Classroom Addition Project

Date: February 27, 2018 at 3:30 p.m.

Location: Wilson Elementary School Library

### Sign-In Sheet

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