



Addendum 3

DARRINGTON LIBRARY TENANT IMPROVEMENTS

REQUEST FOR PROPOSAL NO. 2022.11.17

December 21, 2022

QUESTIONS & ANSWERS

Q: Will you be providing an Engineer's Estimate/budget?

A: Cost estimating information will not be provided as a part of this bidding process.

Q: Will the outdoor light pole be removed or replaced?

A: The existing light pole is to be removed. New pole is installed as shown in the drawing documents. It needs to remain connected to emergency power.

Q: What needs to be done with the book drop?

A: Sno-Isle Libraries will remove and store the book drop during construction.

Q: What happens to the heater in the entryway?

A: The heater will need to be relocated from the west wall in the entry (library side) to the east wall in the entry (Town Hall side).

Q: Will the library be closed during construction, or will parts of the library be closed off?

A: The library will be closed for the duration of construction. All library staff and operations will be relocated. Town Hall will remain open, and coordination with Town Hall will be required during construction.

Q: Is the project open to alternatives? Different manufacturers from what is listed in documents?

A: Refer to Section 01 60 10 Substitution Procedures in the Darrington Library Bid Set Specifications. A form is not required for substitutions during procurement.

Contractors are welcome to provide a proposal that meets the needs of the current requirements specified in the RFP, as well as any additional proposals that would utilize substitutions, but allow the project to meet desired project completion deadlines if the alternative/substitution was utilized. Please identify the proposals as potential options (A, B, C, etc.) to ensure proposals are not mistakenly identified as duplicative.

Q: Will the library be closed for construction, or will there need to be phasing in the project?

A: The library will be closed for the duration of construction. All library staff and operations will be relocated. Town Hall will remain open, and coordination with Town Hall will be required during construction.

Q: Will demolition of the entryway/sidewalk/public parking area go all the way to the street?

A: No. The concrete will stop at the east end of the bike shelter. It does not go to the street.

Q: Will a bathroom need to be available for town hall use during construction?

A: Town Hall will be open during construction. Coordination with Town Hall will be needed, as detailed in the Specifications. This includes bathroom availability.

Q: What is under the carpet?

A: Concrete slab subfloor.

Q: Where is the additional window supposed to be located?

A: The alternate window is to be located on the west wall in the collections area.

Q: Will everything be moved out/vacated? Shelving, books, etc.?

A: Sno-Isle Libraries will remove all furnishings, artwork, portable equipment, library collections, and shelving.

Q: Anticipated start date?

Q: Anticipated duration?

A: Though the RFP timeline was extended one week due to unforeseen circumstances, the preferred project schedule remains the same. The project schedule is to have a start date not before February 15, 2023. The preferred substantial completion date is Wednesday, June 30, 2023. Contractors are encouraged to submit proposals with an alternate project schedule timeline. Start dates should not be before February 15, 2023 but

can be after. If for this or any other reason the preferred substantial completion date of June 30, 2023 cannot be met, provide a schedule with proposed start and substantial completion dates.

Q: The specified Exterior Storefront system will not meet the current WESC. Please advise if not meeting WESC is acceptable or provide direction.

A: The specified glazing system meets WESC, please proceed with the specified.

Q: Drawing A001 calls out to "Provide New Asphalt Parking, Typ." Please provide specifications and sections for the asphalt paving. Please also provide specifications for striping.

A: Please follow the Washington Department of Transportation – Standard Specifications for Road and Bridge Construction for the asphalt paving and striping as referenced in Specification Section 02 52 30 Sidewalk, Driveways and curbs.

Q: Please provide a paint schedule for all rooms. Rooms that are elevated have the paint designation but rooms that are not elevated do not show paint extents or colors.

A: Please refer to A701 Finish plan for paint extents work and refer to G000 Material/Product ID list for Paint colors. Also refer to Paint specifications Section 09 91 13 for exterior paint and Section 09 91 23 interior paint for paint types.

Q: Do you have a timeline for when you will publish the GC's who participated in last week's job walks as well as the engineer estimate?

Q: Please provide a list of attendees who attended the two mandatory owner walks.

A: The contractors who attended the mandatory walk-throughs:

- Exxel Pacific, Inc.
- Trico Companies
- Hi Mark Construction, Inc.
- Westmark Construction
- Colacurcio Brothers
- Woodridge Construction, LLC
- Moon Construction
- Axthelm Construction
- Kassel & Associates
- Olympic Roofing
- Tiger Construction

Western Ventures Construction

Q: Would you happen to know what the Architect/Engineers estimate for this project is?

Q: What is the engineers estimate for this project?

Q: Could you please provide a ROM/Estimate for this project?

Q: Will you providing an Engineer's Estimate/Budget?

Q: Will you be providing an architect's estimate?

Q: Please provide Engineer's estimate for the project.

A: Cost estimating information will not be provided as a part of this bidding process.

Q: Please provide a contract form that Sno-Isle plans to use with the General Contractor. Did not see an example in the RFP or Specifications.

- Please clarify what the liquidated damages amount would be.

A: An example of a contract (**Attachment F**) will be provided as part of this addendum. The contract may differ from the example as it pertains to this project and its requirements. Regarding liquidated damages, these would be dependent on what issues or damages arise and are not quantifiable until an event or circumstance occurs; however, this is something that may be discussed further during the contracting process.

Q: What, if any, are the contract requirements for Minority, women, or veteran-owned Business participation requirements? The RFP section 8.2 "encourages" participation under Chapter 39.19 RCW but it does not set a % for a requirement.

A: Sno-Isle Libraries utilizes the WA State directory from the Office of Minority and Women's Business Enterprises (Directory of Certified Businesses | Office of Minority and Women's Business Enterprises (wa.gov)) and the Department of Veterans Affairs (Veteran Owned Businesses | WDVA (wa.gov)) to verify that businesses are certified to receive preference. Only certified businesses are eligible for preference in the bidding process.

Q: Is the general contractor to include the building permit in the price? Section 8.19 of the RFP states "The Contractor shall be responsible for providing and paying all fees associated with an and all permits that are required. The Contractor is responsible for scheduling and paying for inspections such as framing, suspended ceiling grid, plumbing and building final." If yes, please provide what should be carried as the permit as the permit fee value.

A: It is the Contractor's responsibility to account for the permit and inspection fees. These costs should be included, to the best of the contractor's ability, in the proposal submitted for the project.

Q: Hydraulic door lead time per spec 20 weeks + install. This puts the completion date to September best case which is well past the date of acceptable completion if ordered on 2/15. Is Sno-Isle Libraries open to phasing that part of construction in the event an alternate door is not approved?

A: Sno-Isle Libraries is open to a variety of solutions in this scenario, including alternates and phased construction.

Q: Please provide details for what appears to be bench seating in the outdoor screened in area (reference sheet A101).

A: Bench in the outdoor space is not a part of the project scope and is for reference only. All site furniture including bench will be provided by the library, U.N.O.

Q: Please provide quantity and locations of 1" dia steel pickets, reference detail 4/A351.

A: Steel pickets at each post along the West screen wall are to support owner provided string lights above. There are 5 wood posts along the West screen wall. Therefore, 5 steel pickets need to be provided.

Q: Please provide specification for what appears to be Tile shown at the staff area kitchenette (TL-1), ref Elev 1/A501.

A: Refer to Material/Product ID list in G000 for TL-1 information.

Q: Please clarify the expectations for the notes shown on S202: "Contractor to verify (E) wall is sheathed..." Are we to remove the int/ext finishes to verify this condition? Are we to assume that these walls are sheathed accordingly or add costs to achieve the appropriated sheathing and nailing?

A: Given the level of documentation that we have and that the addition, where they updated the existing shear walls, was done in 2008, it is probably safe to assume that what is shown on the existing drawings was constructed accordingly and no added costs are needed to be assumed at this time. However, the only way to verify that is in the field. Contractor needs to confirm that existing wall is sheathed and nailed as indicated, which will be visually available when installing new header/opening as indicated in the drawings. Contractor will notify the architect and engineer if nailing pattern and sheathing is other than indicated.

Q: Is there a specification or expectations for the duct work cleaning called for on Sheet M100?

A: Please refer to the NADCA General Specification for the cleaning of Commercial HVAC systems. Duct cleaning shall be performed by a NADCA Certified air duct cleaner.

Q: Is there a specified precast brick paver? Is there a specified brick paver pattern?

A: Refer to Material/Product ID list in G000 for PAV-1 information. Refer to A101 floor plan for paver pattern.

Q: Demo plans show landscape areas that are demoed. Please provide a landscape plan showing new landscape areas or clarify the requirements for landscape restoration.

A: Landscape disturbed from demolition shall be repaired with sod only. There won't be any plants such as shrubs or trees in the project scope. Refer to MSR Addendum # 4 for clarification.

Q: Please provide the manufacturer and profile of the existing metal roof.

A: The existing metal roof information is unknown. Field verification is required.

Q: Will existing thermostats need to be moved?

A: Existing thermostat can stay as is.

Q: Are the Town Hall and Library on the same electrical system?

A: Please refer to the existing electrical drawings. It appears that the Town Hall and the library are on the same electrical panel. New electrical panel was added during 2008 meeting room addition.

Q: Which walls in the foyer are shear walls?

A: All Contractors shall review the existing drawings dated 1989 and 2008 addition prior to bidding. Refer to the existing drawings for Shear wall locations. (A5 in 1989 Sno-Isle Library – Darrington Library As Built drawings and S2.0 in 2008 meeting room addition drawing.)

Q: Was an asbestos survey completed? (We indicated at the walk through that we would confirm in the addendum.)

A: The library district is responsible for the hazardous material survey and abatement. The survey has not yet been conducted.

Q: Will the children's area glass doors go on a wooden frame? Would the frame go up to wooden trusses?

A: Refer to the detail 7/A651. The glass doors will be hung from the bottom of the existing truss. There is an existing vapor barrier under the existing wood truss and any puncture to the existing vapor barrier shall be patched with a vapor barrier tape.

Q: Is trenching other than for electrical needed?

A: Refer to E200 for details. Floor power and data shall be provided through the trench.

Q: Do the diffusers need to be rebalanced?

A: Yes, refer to scope of work in M100 "Clean and balance existing HVAC system".

Q: Is Town Hall on a separate HVAC system?

A: Yes, Town Hall is on a separate HVAC system. There are three HVAC systems in the building; two for the library and the Town Hall and the third one was added for the meeting room. However, HVAC systems are NOT a part of the project scope. Please note that Contractors may need to move a duct that serves the Town Hall to cope with the new skylight opening.

Q: Is the intent to reuse existing doors from the bathroom, closet and server room?

A: Yes, existing door, door frame and door hardware are to be salvaged and reinstalled in new location. Please note that there is a card reader at the Data room and the card reader shall be moved to the new location along with the door.

END OF ADDENDUM