

SNO-ISLE LIBRARIES

EDMONDS LIBRARY TENANT IMPROVEMENTS | NO. 2023.03.31

April 19, 2023

QUESTIONS AND ANSWERS

1. Question: Please provide a list of attendees who attended the two mandatory GC walk throughs.

From: Melissa Rossi (Division 09); Todd Williams (Exxel Pacific)

Answer: The follow companies attended the GC walk throughs:

- Western Ventures
- Elmecco Inc.
- GLY Construction
- Wellman & Zuck Constructors
- Vander Veen Construction
- Faber Construction
- Exxel Pacific
- PSF Mechanical
- EZ Interface
- Sellen Construction

2. Question: Would it be possible to get a list of the General Contractors that are intending to bid on this project? Or will there be a list posted of the interested parties? We would like to be added to the email distribution for this project so we can be aware of any addendums.

From: Jennifer Johnson (Ewing Electric, Inc.)

Answer: List of interested vendors provided. Ewing Electric, Inc. will be added to the email distribution as requested.

3. Question: Will you be providing an Engineer's estimate/budget? What is the Engineer's estimate for the project?

From: Todd Williams (Exxel Pacific); Greg Norton (Trico Companies)

Answer: No estimate will be provided.

4. Question: Please provide a contract form that Sno-Isle plans to use with the General Contractor. There was no example included in the RFP or Specifications. Please clarify what the liquidated damages amount would be.

From: Todd Williams (Exxel Pacific)

Answer: Sample contract attached (Attachment F).

Regarding liquidated damages: Sno-Isle Libraries may, in its sole discretion, withhold amounts from payments otherwise due

as offsets or back charges for expenses, damages liquidated damages or costs for which the Contractor is liable. If Sno-Isle Libraries chooses not to offset or deduct any such expenses, damages, liquidated damages, or costs from one or more payments or return of retainage, Sno-Isle Libraries does not waive its claim for such damages and hereby expressly reserves its right to assert a claim against the Contractor for such damages.

5. Question: 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.
From: Todd Williams (Exxel Pacific)

Answer: There are no set percentage requirements for Minority, Women, or Veteran business participation. If you are a certified Women, Minority, or Veteran owned business you are eligible for up to 5 pts (total) consideration in overall grading. All businesses claiming to be Women, Minority, or Veteran owned businesses will be verified ([Office of Minority and Women's Business Enterprises | \(wa.gov\)](#) or [Veteran Owned Businesses | WDVA \(wa.gov\)](#)) in order to receive points toward overall proposal grading.

6. Question: Note 1 on A205 states, "Provide in-floor power where none currently exists. Trench or core drill through existing slab where existing raceways does not exist. Coordinate quantity, lengths and type with electrical." Note 1 on E410 states, "Workstation power and data provided as part of systems furniture. Provide power/data connection via existing underfloor raceway where possible. Provide new underfloor raceway out to the receptacles indicated." Please indicate the location of added outlets and where slab is to be removed. Please also indicate the structural patch-back detail of how concrete slab or precast panel is to be repaired.
From: Todd Williams (Exxel Pacific)

Answer: Please reference revised drawing E410 (Attachment C) included in Addendum #2 for extent of floor trenching and added floor outlets. For electrical trenching up to 1" in size, provide non-shrink grout mix to match or exceed the compressive strength of the existing concrete (existing concrete strength = 3000 psi per existing structural drawings.) Areas to be patched back shall be roughened to ¼" amplitude (or per manufacturer's recommendations) for adequate adhesion of concrete repair grout to existing concrete. For all larger trenching, refer to detail in SSK-001 (Attachment E).

7. Question: Specification Section 079200 addresses exterior sealants but the drawings do not show exterior scopes that would be addressed. The RDH report in Appendix B references joint sealant and flashing replacement in their "Summary of Recommendations". Is this scope to be included in the base bid and if so are drawings to be provided showing the extent of this scope besides the RDH report?
From: Todd Williams (Exxel Pacific)

Answer: Yes, this should be included in the base bid. Please reference the Roof Remediation Narrative (page 1 of Appendix B), Roof Remediation Recommendations (pages 17-21 of Appendix B), and the existing drawings (Appendix A) to determine quantities and extent of scope.

8. Question: Confirm masonry scope.
From: Rebecca Kline (GLY)

Answer: The extent of the masonry scope includes cleaning the efflorescence on the interior side of the existing CMU block wall as shown in Appendix B.

9. Question: Are the electrical lines in the floor still viable?
From: Rebecca Kline (GLY)

Answer: No. All electrical lines are to be removed. Existing raceways are to be thoroughly cleaned and reused per the electrical drawings.

10. Question: Please confirm OFCI materials for AV scope.
From: Rebecca Kline (GLY)

Answer: Confirmed. The AV equipment will be owner furnished and contractor installed.

END OF ADDENDUM