

SNO-ISLE LIBRARIES

Addendum 2

Langley Library Tenant Improvements

Request for Proposal No. 2023.07.19 LNG

August 16, 2023

Questions emailed:

- I was wondering if you have a list of companies that attended the mandatory pre-bid meetings for the Langley Library Tenant Improvement project?
- May we please have a copy of the attendees lists from the Mandatory prebids that were held 7/31 & 8/2?
 - *The following companies attended the GC walkthroughs:*
 - *Valdez Construction, Inc.*
 - *Steele Electrical Company*
- Section 00 50 00, 1.03, B.1. - Is a Bid Bond required?
 - *A Bid Bond is not required.*
- Work can occur during normal working hours (7:00 AM to 5:00 PM) correct
 - *Work can occur during normal working hours, specific details to be coordinated with the City of Langley.*

Walkthrough Questions

- Is there a parking lot as part of the project?
 - *No, there is no parking lot scope associated with the project.*
- How many solar panels?
 - *The project includes a 9 kw system as Alternate #1, and is to fit on the east side of the building. The number of panels needed depends on consultant calculations, and is the responsibility of the contractor.*
- What is the condition of the roof? What are the plans for the roof?
 - *Roof and downspouts are to be replaced, Refer to the bid set for the scope of work.*
- Is the chimney part of the scope?
 - *Yes, the chimney will need to be reworked, as noted in the drawings.*
- What is the extent of work on the sidewalk?
 - *The existing sidewalk will be disturbed due to the scope of work outlined in the bid set, which includes modifications to stairs and ramps as well as infilling the existing planting area. The affected sidewalk must be reinstated to its original condition after partial demolition. Owner will provide coordination with the city regarding sidewalk.*
- Does the project specifications for the sidewalk meet current building requirements and has the permit been issued by the city to change it?
 - *Yes, the sidewalk will be affected by the project as per specifications. Owner will be responsible for coordination with the city.*

- Will the front entrance in the historical portion be changing? Are the steps in the scope?
 - *The steps are out of scope, but the guard rails will be repainted. The door is to be replaced per specifications.*
- Is landscaping included in the scope?
 - *No*
- Are we able to trim where the trees are encroaching on the building?
 - *To be coordinated with owner during the project.*
- Are contractors able to coordinate closure of the garden and sidewalk during work?
 - *Coordination will be provided by owner.*
- What about the drainpipes and scuppers near the trellis?
 - *The existing drainpipes and scuppers will be replaced with new drainpipes and scuppers to match the existing ones as the new roofing is installed.*
- Any repairs included in the scope for the damaged siding? Any recourse if the siding is cracked or in need of repair?
 - *Project calls for the replacement or repair of the exterior siding as needed.*
 - *The majority of the exterior siding replacement is limited to the North curved wall as outlined in the bid set. To account for unforeseen existing conditions that necessitate repair, provide a unit cost per SF estimate as a separate line item.*
- Do the current specifications meet LEED silver standards?
 - *Yes*
- Are the sprinklers, need for new panel, and adding additional fire alarms all design build?
 - *Yes*
- Are street lights being added to the exterior?
 - *No street lights, but exterior lighting is included in specifications*
- Are window manufacturers called out in specifications?
 - *Yes, refer to the specification.*
- Any demolished items need to be preserved for historical purposes?
 - *No*
- Are contractors able to coordinate with the work around the propane tanks for the generator?
 - *Yes*
- Are the stairs between the town hall and library included in the scope?
 - *No*
- Clarifications on the extent of work included in scope for the lower-level?
 - *Please refer to the bid set for the full lower-level scope.*
- Will the walls go all the way to the ceiling in the lower level?
 - *Yes, they will go around the joints and up to the deck.*
- Where do existing cables lead currently, and where should they lead?
 - *Cables currently lead to the existing staff bathroom and will be demo'd. New cables will be rerouted to the lower-level server room as per drawings.*
- What if we need to run something perpendicular to the beams in the lower level?
 - *All exposed components in the lower-level ceiling shall be run between beams or behind the wall in the crawlspace. Nothing should run perpendicular, only parallel runs. Conduit and ductwork shall return or originate from the side only to avoid any perpendicular joist crossings.*

- Is the whole lower-level ceiling exposed and called out to be painted white?
 - *Yes, the elements in the ceiling will be exposed and shall be painted white per specifications.*
- Are the columns wrapped in the lower level?
 - *No, columns are to be painted, not wrapped.*
- Does all of the existing structure remain in the lower level?
 - *Yes, besides the cut beam for the floor opening.*
- Did a structural engineer look at the opening for the lower-level to make sure it's ok to cut through the existing beams?
 - *Yes, A structural engineer confirmed the plans to cut through the existing beams per specifications.*
- Does all of the existing air conditioning duct work in the lower-level need to be removed?
 - *Yes. Mechanical units will be moved to the attic space. One unit will be above the 1922 building and another in the attic of the 1994 building. Diffusers will be mounted on the wall to serve the lower level and will need to have one minor duct.*
- Do we need a sump pump in the lower level?
 - *Yes the current sewer line is higher than the elevation. For the new staff bathroom, the sump needs to run behind the door in the crawl space.*
- Are there drain pipes in the lower-level?
 - *Yes, and sprinkler pipes will be moved to the pump room per specifications.*
- Does the current unfinished portion of the lower level have an existing vapor barrier?
 - *A continuous vapor barrier system must be installed at the lower level crawl space, portions of the space may contain vapor barriers, however, the project assumes enough modification of existing to plan for a full replacement. The vapor barrier is allowed to follow the topography of the existing grade.*
- Any structural issues found in the lower level? Did we have engineer examine?
 - *A structural engineer was on site, and no damage was found.*
- Can the lower-level door be used as egress?
 - *Not an egress. The occupant load for the lower level is 30 so it's not required.*
- Clarification on the ceiling plans for the main level of the library? Insulation depth in ceiling?
 - *Refer to the bid set. The plan is to add additional batt insulation on top of existing R-30 insulation to achieve a minimum of R-49 .A gypsum finish will be applied to the flat roof portion of the ceiling. The plan calls for this to be applied over existing ACT, but different means and methods determined by general contractor are acceptable as long as they meet the design intent.*
 - *The ceiling in the 1922 portion of the building is to remain as-is.*
- Is the fireplace currently usable?
 - *No, but needs to be capped off completely.*
- Are more detailed specifications available for the data cabling plan, server specifications, and responsibilities for provision of server equipment?
 - *An addendum with more details will be provided by August 24.*
- Is MC Cable allowed?
 - *No, Conduit only.*
- What elements of the furniture and casework are part of the project scope?

- *All casework included in the project scope is reflected in the project specifications. Any furniture or casework not included in the specifications will be provided by the owner.*
- Will the presentation shown in the walkthrough be available?
 - *Yes, the presentation is included as an attachment and linked here:*
 - [*A.1 - Addendum 2 Attachment- Walkthrough Presentation.pdf*](#)
- What is the expected duration of construction?
 - *The preferred start date of the project is October 16, 2023, with substantial completion occurring in May 2024. Contractors are encouraged to submit proposals with an alternative timeline. Start dates should not be before October 16, 2023. Provide a schedule with alternative proposed start and substantial completion dates.*
- Will the building be occupied during construction?
 - *No, the building will be closed for the duration of construction. All library staff and operations will be relocated.*
- Report on building/hazardous materials?
 - *Owner will provide a hazardous materials survey before the start of construction. Mitigation work does not need to be a part of the bid. Any added scope identified by the survey will be the owner's responsibility.*
- Is the owner responsible for moving out the building contents?
 - *Yes*
- Will the cost estimate be provided? When was it completed?
 - *Construction for this project is estimated to cost between \$2,100,000 - \$2,300,000. Cost estimating was performed in March 2023.*
- Are the owners making the walkthrough mandatory?
 - *The site walk-through is required. Proposals will be disqualified if the contractor does not attend one of the site walk-throughs.*
- What happens in the case of a single bid?
 - *Sno-Isle Libraries may accept a single bid. See Section 00 11 13, Part 1.5 C. for procedure when only one proposal is received.*

End of Addendum