

# SNO-ISLE LIBRARIES

## IFB 2024.08.29LAK Lake Stevens Library Project

### ADDENDUM # 4: Questions and Answers – Part 2

September 23, 2024

#### **Procurement and Regulatory Project Questions:**

Q. When are you hoping to get started?

What is the duration of the project to completion?

What is your desired end date?

What is the anticipated construction schedule? What is the projected substantial completion date for the project?

*A. Sno-Isle Libraries expects the earliest practical project start date to be no earlier than Monday, October 28, 2024. The construction is expected to take 12 months, with an estimated substantial completion date of October 31, 2025. Alternate schedules will be considered. Final project start and completion dates will be established during contracting and memorialized in the contract documents.*

Q. Bid form asks us to include percentages for change orders for overhead and markup isn't this typically dictated by the owner's contract? What is keeping a contractor from putting 100% in there for CO markup?

*A. This question to be responded to in a later addendum.*

Q. Question concerning the bid form. The bid breakdown seems quite extensive for a public works job. If you need this detailed of a breakdown we suggest you have us turn this in 1 hour later than the bid opening.

*A. The "Bid Breakdown Form" is due at the bid submittal.*

Q. Since MEP bids always arrive at the last minute can the firms being used be sent 1 hour after bid opening?

*A. No. Per RCW 30.30.060(1)(a), these (the Subcontractor Listing Form Plumbing, Electrical, and HVAC) are due within 1 hour of the published **bid submittal** time.*

Q. Is there going to be an effort to schedule the start date to install the CLT during the dry months?

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*A. Contractor must protect the mass timber from weather damage. Submittals are required for a Weather Protection Plan and a Moisture Management Plan. See Section 061543 1.5 F and G; 1.7, and 3.4.*

Q. Concerned about lead times- some lead times could be fourteen months long. Have lead times been accounted for in the project schedule?

*A. Contractor is responsible for developing and managing the construction schedule. Contractor must prioritize submittals to maintain the project schedule. The construction is expected to take 12 months. Alternate schedules will be considered.*

Q. I am having a hard time finding the substantial completion; Final Completion & Liquidated Damages for the library.

Could you please provide the Liquidated Damages for this project?

Per Section 5.5.1 of AIA Document A101, the liquidated damages rate is not provided. Please confirm the liquidated damages for this project.

What are the liquidated damages per day? What is the duration of the project to completion?

*A. Final project start and completion dates will be established during contracting and memorialized in the contract documents. Liquidated damages, if any, will be established during contracting.*

Q. Does the above project currently have an estimated value, mobilization date, and completion date?

*A. The engineer's estimate for this project is between \$10,000,000 and \$11,000,000. The mobilization and completion dates will be established during contracting and memorialized in the contract documents*

Q. Does there happen to be any union or labor requirements?

*A. Details on the apprenticeship utilization can be found in 00 21 13 Instructions to Bidders section 5.02.*

- END OF ADDNEDUM -