



December 22, 2025

Project: Public Works Operations Center

Address: 291 East Ivy Ave., La Center, WA 98629

Subject: Pre-bid Contractor Questions / Answers

The following are pre-bid contractor questions received to date along with the associated responses for the project noted above:

- Are all walls a level 4 smooth finish?
 - All interior drywalls to be Level 2 finish
- Is the demising wall insulated?
 - No
- What is the height of the RR walls and ceiling?
 - 8' ceiling height
- On page B1.00 under division 7 (insulation) under notes B - 2 (exterior walls) Calls for rigid insulation @ interior side of wall? What R-Value is the rigid?
 - Exterior wall insulation shall be batt R-19 per 2/B1.04.
- On page B1.00 under division 9 (finishes) note 4 (restrooms) note b. Calls for linolium 4" high on RR walls? Should this read FRP 4' high on RR walls?
 - Yes. 4' high fiber reinforced plastic to be used on restroom wall interiors.
- Will ADA bathroom equipment be Owner-provided or Contractor-provided?
 - Owner to supply.



- Division 10 Specialties are noted as “NOT USED.” Should we assume all bathroom accessories are Owner-provided? If so, will they be installed by the Contractor?
 - Owner to supply all accessory bathroom and install (i.e. soap dispenser, paper towel dispenser, etc.)
- Sheet S1.02 states “manufactured trusses by others.” Please define “others” and clarify who is responsible
 - Roof trusses are a deferred submittal to be provided by the contractor as noted on sheet S1.01.
- Sheet S4.01 notes anchor bolts and plates by others. Please clarify who is responsible.
 - Per sheet S1.01 & S4.00, covered parking structure is a pre-engineered metal building package and a deferred submittal to be provided by the contractor.
- Is the gas fired heater unit provided by the Owner or Contractor? If Contractor-provided, please provide specifications or a manufacturer.
 - Contractor to provide Roberts Gordon Vantage II Model: CTH2-100, Input rating 100,000 BTU/h, heating unit or equivalent.
- Who is responsible for carrying the builder’s risk insurance? If required.
 - Contractor to carry risk insurance. See attached insurance requirements document.
- Are hazardous material reports available?
 - Yes, report will be provided noting no asbestos detected.
- Are planting materials to be provided by the Owner or the Contractor?
 - Contractor to provide per sheet C1.5.
- Will the facility remain operational during construction?
 - Yes.



- Is temporary fencing required?
 - Yes.
- Will there be a specification for the metal siding/roofing? If contractor is to match existing type, please provide spec on existing
 - For bid purposes, contractor shall assume 26-gauge for roof and siding. Prior to construction, contractor shall field verify existing material and confirm with owner.
- Sectional Door Opener: Please provide details for the opener on the sectional door. Will the door require a chain hoist, manual operation, or an automatic opener?
 - Overhead doors shall have automatic openers.
- Notes 4 and 5 state that the glue-laminated members shall be finished per specifications. Division 8 Wood directs us to refer to the structural drawings; however, the drawings do not indicate a specific finish. Please clarify the required finish for the GL members.
 - All GL members shall be Framing Appearance per APA Glulam Appearance Classification Applications technical notes.
- Detail 18 on Sheet S2.02 includes the note “paint per owner.” Please confirm whether this note also applies to the metal siding, or if it is intended to reference just in interior drywall
 - All exterior metal siding and roofing color to match existing structure.
- Per Div 9 Specs, what exterior metal fabrications are to be painted that is not called out on the drawings?
 - Pre-engineered covered parking shown on S4.00 shall have paint colors as approved by owner.
- Please provide a fascia detail – material type, painted? Wrapped in metal?
 - Facia construction to match existing shop building, paint to match building siding.
- Please provide a soffit detail for the soffits including the end bays.
 - Soffit construction to match existing shop building, paint to match building siding.
- Please provide a siding detail including how it is to be terminated, material spec, etc.
 - All siding to be installed with flashing as required by International Building Code and siding manufacturer.



- Please provide a roofing detail, material spec. etc.
 - Metal roofing to be assumed as 26 gauge standing seam metal roofing. Contractor to match existing building and confirming with owner prior to construction.
- Is the shearwall at gridline E insulated?
 - No.
- Is the bathroom insulated?
 - No.
- Please provide a finish schedule for the restroom.
 - All restroom drywall to receive a Level 2 finish.
- Is a fire sprinkler required? If so, where is the location of the riser?
 - No.
- Is a fire alarm required? If so, is a specific company/brand required?
 - Yes. Hardwired dual smoke and carbon monoxide. Commercial grade, contractor to select.
- S4.00 and S4.01 show a covered parking area. Where is it located? It does not show up on the site plan.
 - Covered parking to be located directly adjacent to east side of existing 6 Bay Shop.
- Please forward the hazardous materials report for the existing building that will be demolished. We are unable to procure a demolition permit without a hazardous materials report.
 - Inspection report available noting no asbestos detected.
- We assume (as stated) Electrical, Plumbing, and Mechanical permits are covered by the respective subcontractors. Is the owner or General Contractor (GC) paying for and procuring the Building Permit? If the GC is responsible, what is the estimated amount of the permit so that all GC's can figure the same amount?
 - Contractor to procure permit, City to pay fees.
- Is the owner or GC responsible for paying for various 3rd party testing? If the GC is responsible, please provide a schedule of required 3rd party testing.
 - City to hire. Contractor schedule / coordinate.



- There is a lack of specification for various materials being used throughout the project. This could lead to the owner getting substandard products. It would greatly benefit the owner to specify all products as there are major cost and warranty differences of materials that bidders will use to price this project.
 - **Contractor to note all cost critical assumptions in proposal documentation.**
- The plans and specs refer to items (ADA signage, parking stops, covered parking structure) that would be associated with a parking area. The site plan does not show a parking area. Please confirm.
 - **Covered parking to be located directly adjacent to east side of existing 6 Bay Shop. ADA signage not required. Provide (4) parking stops at exterior covered areas of new shop building and (2) parking stops at exterior covered parking for a total of (6).**
- Will a spec for the garage doors be released?
 - **Overhead doors shall have automatic openers.**
- Could I put in a request to have the chain link specifications added to this project? (Typically, Section 32 31 13), Or at least a drawing specifying the type of material needed for the chain link portion.
 - **Where perimeter fence is relocated or extended along new alignments, material shall match existing to the fullest extent feasible.**
- Will a spec for the garage door be released?
 - **Overhead doors shall have automatic openers. Contractor to propose manufacturer and model to owner for approval prior to construction.**
- S4.01 elevation views 1, 2, & 3 shows concrete pedestals above the slab, but detail 4 doesn't show it. Please clarify if we need to provide the pedestals.
 - **No, foundation to be constructed per detail 4/S4.01.**
- 1-08.5 Time For Completion: "The project shall be completed in its entirety by July 17, 2026, after the date of the Notice to Proceed." But on the ITB its says: "Work shall be completed by October 31, 2025 after receipt of Notice to Proceed."
 - **Completion date shall be July 17, 2026.**



- 1-04 SCOPE OF WORK Project consists of chip seal, fog seal, road striping, and crosswalks within the project limits as mapped. I'm not seeing this on the plans.
 - Project scope to consist as shown on the full sized documents. Chip seal, fog seal, road striping, and crosswalks are not included within this project.
- Roofing & siding says to match type and color of existing adjacent building. Can you provide manufacturer and color?
 - For bid purposes, contractor shall assume 26-gauge for roof and siding. Prior to construction, contractor shall field verify existing material and confirm with owner.
- Our Insurance supplier is wondering who is supposed to carry the Builders Risk Insurance on this project. Is it the Owner or the Contractors responsibility?
 - Contractor to carry risk insurance. See attached insurance requirements document.
- On the LaCenter Public Works project, was there any discussion about what they want for electrical in the building or are we to include only what is shown and code minimum (which is essentially nothing for power beyond the main service and powering up the lights and gas unit heaters)? The plans state design build by contractor and give very little to no info on what the city is looking for. I imagine they want some receptacles and equipment connections? Also, the main feed to the building. New service from the existing PUD pole?
 - 220V to be provided in each bay, (5) total. 120V 12' on center along wall face, minimum.