ADDENDUM 2
DATE: 3/11/25

Project: **City of La Pine Small Business Incubator Facility**
Project Number: **25-01**

Question 1: Geotechnical reporting is listed as an owner responsibility under Attachment G – Scope of Work and a site plan is not available. Soil types and conditions can greatly impact pricing for underground and structural design. How should prospective bidders include or qualify costs associated with soil conditions? E.g. should it be assumed that rock excavation is excluded from GMP pricing as part of the RFP proposal?

Answer: Yes, rock excavation should be excluded from GMP pricing. In reviewing recently built projects of similar type and size, the project directly adjacent to the east utilized a 1,500 PSF bearing capacity (IBC Type SD – Soil Type GW or GP). We are requesting that contractors use this soil type and condition as the basis for their pricing. Once the geotechnical report is completed, we will use it as the basis for cost and design evaluation, making adjustments through an additive or deductive change order as necessary based on the actual findings.

Question 2: Page 22 – Section 8 – General Conditions Work Costs – To ensure equitable responses among the RFP respondents that can be compared on a similar line-item basis, please provide the General Conditions table as referenced in this section. If each respondent submits their own table, it will not be possible to compare these as there is no standard list or designation of what is to be required and it could be assumed that all of these are simply cost of work items as defined in the contract.

Answer: General conditions form are attached on the COIC website. If any costs are not relevant to your proposal, please mark them as such.

Question 3: Specifications page 36, Attachment G, Scope of Work, 1.A.c.d. states that the length and width of the building is 225' x 40' which does not match the intended square footage stated in 1.A.1.a. of 6,000 SF. Please advise as to your desired dimensions and square footage.

Answer: Refer to the revised dimensions in Addendum 1, item A.2.

Question 4: Specifications page 39, Attachment G, section C.3.b. states that the concrete apron should be 250' x 6' wide along the frontside of the building. The lot width is 100', does the owner desire a concrete strip alongside the building? Please issue clarification regarding the concrete apron.

Answer: We want a 6000’sf building on a lot that fits the dimensions attached in the provided site map. We want a concrete apron **200’ x 6’** along the frontside (meaning the overhead door side, the front of the building).

Question 5: Specifications page 22, section 8.D. states that interviews will be held one week after the closing date which would make interview on March 21, 2025. However, page 10 C. states that interviews will be held on March 28, 2025. Please clarify the desired date for interviews.

Answer: The correct tentative date for interviews, if required, is March 28th, 2025. Interview notices are scheduled to be released on March 21st, 2025.

Question 6: There is no stated page limit for the RFP response. Please clarify if any page limits are necessary.

Answer: No there is no published limit, but we do encourage brevity.

Question 7: Pre-engineered metal building specifications: is it acceptable for the main frames and secondary steel to be factory primed in lieu of enamel or acrylic paint?

Answer: Main frames and secondary steel need to be factory painted.

Question 8: Pre-engineered metal building specifications: (Section 2, par A.4.d.) Wall cladding is described as, 'metal ribbed panels, surface fasteners', but elsewhere (Section 2, par A.2 .e.) the specs also say, 'no exposed fasteners'. Please confirm that standard exposed fasteners are acceptable for the wall panels.

Answer: Standard exposed fasters are **not** acceptable for the wall or roof panels. Please follow the specifications as written in Section 2 A.2.e.

Question 9: Pre-engineered metal building specifications: insulation is listed as, 'banded liner min Rvalue per Oregon building code'. Is this minimum code for semi-conditioned or fully conditioned spaces?

Answer: Minimum code for fully conditioned space.

Question 10: Pre-engineered metal building specifications: are there any panel finish requirements (e.g. galvalume, siliconized polyester, Kynar) on the roof and walls of the building. None are listed.

Answer: There are no specifications for any panel finish requirements.

Question 11: Pre-engineered metal building specifications: End walls are described as 'note expandable'. Is this a typo and should say 'not expandable' or is the intent to 'note: an expandable end wall is required'?

Answer: This is a typo and should read "not expandable."

Question 12: Pre-engineered metal building specifications: Are there any design parameters that would affect the total collateral load required of the building?

Answer: No, there are no design parameters that would affect the total collateral load, at this time.

Question 13: Will the site require any bike racks?

Answer: Per Table 15.86-3 of the La Pine Development Code, "2 bike spaces per primary use or 1 per 10 vehicle spaces, whichever is greater."

Question 14: Design Build Agreement 005000 – Section 7.2.2 – Please amend to include DBC's estimator, project manager and support staff stationed at the home office location. This section currently limits Labor Costs to staff stationed at the Site.

Answer: As included in 7.2.2 (2), these costs are covered per "…or otherwise engaged and off the site when specifically related to the Project."

Question 15: Design Build Agreement 005000 – Section 7.5.2 - Please confirm CAT Tax can be applied as cost of work in accordance with the Agreement. It is not specifically called out and is a bit vague about "User" taxes. Our intent is to show this as a line item in the budget and note it is excluded from the DBC's fee.

Answer: CAT Tax needs to be included in your fees.

Question 16: Design Build Agreement 005000 – 14.1.4 – We would request this be amended to include: "As a condition precedent to issuing the Notice to Proceed, the Owner shall provide reasonable evidence to the DBC that all funding has been secured to meet the obligations of the contract to the full extent of the final GMP amount".

Answer: Owner chooses not to make this language change.

Question 17: General Conditions 006000 – Section B.1.4 – This language will need to be amended, as the Architect / Engineer works for the DBC and it does not seem prudent we would be reviewing and approving our own pay applications. Please advise who will be responsible for reviewing and approving Certificates for Payment so this is clear ahead of time.

Answer: The pay applications will be reviewed and approved by the Owner's Rep and passed along to the Owner, as noted per "or unless otherwise stipulated by the Owner's Authorized Representative."

"B.1.4 Based upon the Architect/Engineer's evaluations of the Contractor's Application for Payment, or unless otherwise stipulated by the Owner's Authorized Representative, the Architect/Engineer will review and certify the amounts due the Contractor and will issue Certificates for Payment in such amounts."

Question 18: General Conditions 006000 – Section B.4 – The terms of this section conflict with information provided in Addendum #1 with regard to who is responsible for paying for permits. Please clarify.

Answer. The contractor is responsible for obtaining the required permits, but you can exclude the costs of permitting, SDC, and utility connection & extension fees. Any subcontractor specialty permits responsibility are the subcontractors.

Question 19: Due to recent changes and implementation of import Tariff's being imposed on construction supplies and materials please confirm the Owner will support changes in accordance with the contract that may cause an increase in the GMP, as a result of Tariff's imposed after the execution of the GMP and Notice to Proceed. We would like to reserve the right to include a provision for this in the final contract negotiations.

Answer: Please include all pricing provisions within the proposal. All pricing provisions will be negotiated at the time of contract execution. The City will not consider generalized claims, but will consider adjustments for specific materials or equipment that can be documented to: (a) have significantly increased in price since the time the proposal was submitted, and (b) that are clearly attributable to the impact of tariffs.

Addendum 2 Attachments: General Conditions Form