

## Question and Answers – Request for Proposal for Pole Barn Office Building 2024

1. Do you have an estimate for this project?

Answer: No, we do not have an official estimate for this project.

2. Do you know if there are any liquidated damages on this project? I didn't see it in the specs.

Answer: No, there will not be liquidated damages on this project.

3. Can you send me the plans for this project?

Answer: Contractor is responsible for providing engineered plans. Please bid according to the Scope of Work listed on page 5 and 6 of the RFP and according to the drawings and example photo on pages 7 and 8.

4. What is the estimated construction budget?

Answer: \$300,000.00

5. Do you have Union Requirements?

Answer: No

6. Will the Engineered Drawings and Specifications be available prior to bidding?

Answer: Plans to be provided by contractor.

7. Are there any Underslab MEP's? If so, are there plans available?

Answer: No.

8. Are there any utilities involved? (Domestic Water, Electrical, Storm, Sewer)

Answer: Yes, water sewer, and electrical.

9. Is the building to be steel or wood framed?

Answer: Wood.

10. Interior Doors are said to be Pocket Doors but concept drawing shows Swing Doors. Please confirm.

Answer: Either doors will work.

11. Both Restrooms, Conference Room and Lab are shown without doors. Will these areas include doors?

Answer: Bathroom needs doors.

12. Is the Office Framing to be 2x4 or 2x6?

Answer: 2x6 end and side walls, interior wall 2x4.

13. What is the proposed ceiling height for framing purposes?

Answer: Interior walls are 8' vaulted ceiling.

14. Are the colors depicted the desired colors?

Answer: Any color.

15. Windows shown are grid windows. Are the windows required to be grid type?

Answer: Vinyl opening windows.

16. Are gutters to be included in the scope of work?

Answer: Yes.

17. Do Exterior Door Covers and L-Shaped Porch Cover include supporting posts?

Answer: if needed.

18. Is Insulation included in this scope or the future proposal?

Answer: end and side walls will meet code, interior walls will not be insulated.

19. Paragraph 10.14 Energy Policy

Question: Does this construction need to meet the 2021 WSEC (WA State Energy code) adopted effective 3/15/24.

Answer: Yes.

20. RFP page 8 depicts a steel building. Scope of work refers to pole barn with snap lock metal roof with Hardie Board and batt siding.

Question are you spec a steel building?

Answer: 2x6 wood studs for side and end walls, wooden trusses, Hardie board or metal siding.

21. Bullet point "Engineered plans for the pole barn office building provided for use by SBIT Natural Resource Dept.

Question – are you requesting the building engineered plans for the constructed building for future use?

Answer: Plans are to be provided by the contractor and will be kept for record keeping by Shoalwater Bay Indian Tribe.

22. RFP page 8 depicts windows with grids  
Question: do the supplied window require grids?

Answer: No.

23. Is there an Engineers Estimate for this RFP?

Answer: No.

24. L-shaped front porch cover with snap lock roofing  
Question: What are the exact dimensions of this porch?

Answer: Approximately 5 foot by 5 foot.

25. 2-5'x5' door covers  
Question: what are these door covers? Is there a design available?

Answer: Extinction of the main roof, no.

26. Scope of work calls out Office doors shall be 30"x80" pocket doors. However drawing depicts swing doors.

Question: Office doors to be pocket door or swing doors?

Answer: Either one.

27. 4' concrete floor entire footprint of building.  
Question: Is this continuous with no penetrations or is electrical and plumbing stubbing through the concrete? If yes where are these locations?

Answer: Plumbing will go through towards the end of the building near the bathroom, no.

28. Question does insulation of wall and ceiling fall under "to be included in a future proposal"?

Answer: All insulation will included in a future proposal and not in the shell of the building.

29. RFP state "addendum's will be forwarded to all bidding contractors. Is there a bidders list or process to acknowledge our intent to bid?

Answer: All Addendum for this RFP will be posted on the Tribe's website to be viewed by all interested bidders. <https://www.shoalwaterbay-nsn.gov/about-the-tribe/requests-for-proposal/pole-barn-office-building/>

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