

ADDENDUM # 1
Skagit County Parks & Recreation
November 12, 2024
Skagit County Parks - Howard Miller Steelhead Park CXT

Notice to Prospective Bidders

This addendum forms a part of the Contract Documents for the above-referenced project and modifies the original construction documents dated October 28, 2024. **Receipt of this Addendum must be acknowledged by inserting the addendum number on the attached updated Bid Form.** Failure to do so may subject the bidder to disqualification. The addendum includes items listed below in Changes to the Drawings, Changes to the Contract Documents, and Questions and Clarification Requests.

ADDENDUM ITEMS

Contractors in attendance at the pre-bid meeting:

- Benham Construction Co.
- Redpoint Contracting
- Mammoth Construction LLC
- East Slope Earthworks
- Highline Construction
- Reid Land Services

Changes to the Drawings:

Reference:	Description:
Sheet C2	Remove: Skagit Parks has elected to remove and reinstall park features including parking barricades, kiosk, and tables for the contractor. This work is not included in the Contractor's scope.

Changes to the Contract Documents:

Reference:	Description:
Bid Form	See attached updated Bid Form, asbestos/lead allowance added.
Bidder Responsibility Criteria	Revised: Section 00 15 30 Bidder Responsibility Criteria 1-02.1.B.I similar size and scope, "The project must have had a total construction cost of at least \$200,000." "The awarded project(s) contract amount must have been of not less than \$200,000." Remove: 00 15 30 Bidder Responsibility Criteria section 1-02.1.B.I similar size and scope, "The project(s) must have included significant remodeling of areas greater than 10,000 square feet."

Questions and Clarification Requests

Question/Clarification:	Response:
Thickened Edge Sidewalk	Only on the southwest side of building to create a new step.
Building Subgrade and Testing	Subgrade and pad testing to be performed by geotechnical consultant hired by Skagit Parks. Contractor must coordinate with Parks to schedule testing. Contractor to assume overexcavation and replacement with structural fill over fabric. In addition to crushed rock building pad. See sheet C3 plan view callout for building pad and earthwork note #5 on sheet C3.
Overages	Unforeseen conditions or quantities in excess of what are on the plans would be paid by change order.
Lead and Asbestos	Results of an analysis are pending. See attached updated Bid Form which includes an additional allowance of \$10,000.
Water Shut Off	Water shut off is in ground on north side of building. Bid to include new brass valve and cast iron valve box set at grade in sidewalk.
Power Shut Off	The bathroom shut off is on a panel on a pole across from the new office building. Parks will be able to locate the pole for the contractor. The community building is noted as a separate breaker on the panel and not believed to be connected to the bathroom.
Parking Barricades, kiosk, tables, park features	Skagit Parks has elected to remove and reinstall park features including parking barricades, kiosk, and tables for the contractor.
Restoration for Crane Path Temporary Gravel Pad	The temporary crane path must be restored with 8" minimum depth topsoil and grass seed per sheet C3. Restore elevations to match current condition.
Crane Size and Pad Specs	Premanufactured building supplier to provide crane, delivery of structure, and set structure in place. Building pad is described on sheet C3 of the civil drawings. The temporary crane access route is shown on sheet C2.
Plumbing and Electrical Permits	Plumbing is covered through Skagit County building permit. Electrical contractor is responsible for L&I permit and inspections.
CXT Location	CAD file will be provided to the contractor. Building staking by an official surveyor or GPS is not necessary, but we would like the building to be located as shown on the plans so each corner is within 0.25'. We can provide dimensions to building corners at contractor's request from existing infrastructure identified by contractor such as concrete pad or benchmark. Contractor is responsible for ensuring utility stub ups in the new building are located correctly when the building is set in place with a crane by the building supplier.

<u>Question/Clarification:</u>	<u>Response:</u>
Plumbing Connections	See note on sheet C3. Water and sewer piping to be extended under pad to stub up locations per CXT drawings. See CXT drawings for items noted as “field installed, not by CXT”.
Electrical work for GC	Yes, see sheet C3 for connecting and extending power to stub up location. Also refer to CXT building sheets for any work not by CXT. Electrical contractor is responsible for L&I permit and inspections.
Liquidated Damages	Liquidated damages are not part of this contract.
Bid Documents	All the various documents must be submitted for an acceptable bid.

END OF ADDENDUM #1

NOTE: The bidder must provide acknowledgement of Addendum No. 1, on the attached updated Bid Form.

DATE AND TIME OF BID OPENING: Tuesday, November 19, 2024, at the hour of 3:00 p.m.