

Questions posed by prospective respondents to NOLS' RFP for a maintenance and storage building design
January 15, 2013

Is this project a Public Works project?

The project is a Public Works project. Prevailing wage rules apply as do any and all other regulations pertaining to Public Works projects in Washington State.

How did you come up with a project budget estimate of \$110,000?

The project budget estimate was developed using building estimating tools for Clallam County. The budget breakdown is as follows:

Design, Planning and Permits	\$6,300
Construction	\$86,650
FFE	\$7,650
Contingency	\$9,300
Project Total	\$110,000

We are not experts in this area, and this is merely our best guess at a rough estimate.

Do you expect the consultant to develop a final project budget estimate?

Yes. As stated in Section 4: Scope of Work, D: the consultant is expected to provide a detailed cost estimate for the entire project including design and engineering, permits, site preparation and grading, construction, project management, temporary security fencing during construction; utility hook-ups, and all other costs associated with the project. NOLS will provide costs for shelving, storage and other FFE.

Have you taken into account that the project budget will need to increase if you increase the square footage from 1200sq ft to 1500sq ft, an approximate 25% increase in floor area.

The budget estimate does reflect the proposed 1500sq ft building.

The RFP indicated the design is based on a pre-engineered framing plan, provided to the consultant by the Library. Can you clarify what that means? Is that plan available now?

Our intention in identifying a pre-engineered framing plan was to possibly reduce the Library's design costs. We have not purchased any plans at this point, nor is using such plans a requirement. Bidders have the option to propose an original design for the entire building, including the framing plan.

Does the \$110,000 budget include design fees?

Yes.

The RFP indicates the total project budget is to include furniture, fixtures, and equipment. Is there a schedule of these items?

Furniture, fixtures, and equipment for this building will be minimal, consisting primarily of commercial-grade shelving and storage, heaters, task lighting and other items. These items have been included in the project budget. A detailed schedule of these items will be developed by the consultant, working with staff.

Does the project budget include a contingency, and if so, what is it?

A contingency of \$9,300 (8%) is included.

Is a parcel survey available?

The property was surveyed in 1987 by Northwest Territories, Inc. (NTI). NOLS has a copy of the survey and it will be made available to the successful respondent. In October of 2012, the locations of the boundary monuments were confirmed by NTI.

How will the building be used? Is office space included?

The building will be used to store library furniture, consumable supplies such as toilet paper and cleaning agents, mechanical supplies and tools, paints, lumber and lawn equipment. The building will also provide maintenance shop work space. There will be one small restroom. There will not be any office space in the building.