

Elmore County Invitation To Bid PS1:
Questions From and Answers Provided to Possible Bidders
10.4.24, 5:00 p.m., **Updated 10.17.24**

The following questions were received in writing by 5:00 p.m. on 10.4.24. Bid documents and additional information can be viewed at <https://elmorecounty.org/invitation-to-bid/>

Q: Is addressing the current paint and stucco issues on the outside of the building one of the bid items?

A: Yes. This can be submitted as a bid alternate.

Q: The Prebid walk through is listed as 9/24/24 at 9:00 AM. Can an alternate date be accommodated?

A: The County will not be conducting additional walk throughs.

Q: A construction duration of 270 days is listed in the invitation. Will there be any liquidated damages?

A: Yes. Liquidated damages amounts and terms will be addressed in the final contract. See. II.15. Completion. *All work required under the Plans and Specifications for the Project shall be substantially completed no later than 270 days after the successful bidder receives the notice to proceed unless otherwise negotiated with the County and detailed in the signed contract. ("Completion Date").*

Q: The Bid Proposal form states that the Bidder will submit a proposed construction schedule and a detailed cost schedule. Are these required with the bid, or will they be required after the bid by the successful bidder?

A: Bidders are expected to submit a proposed construction schedule with the bid. After the successful bidder is chosen and during the contract negotiations the schedule can be finalized and agreed upon by the County and the chosen bidder. **See Bidder's Proposal.**
5. *Concurrent with this proposal, the Bidder will submit a proposed construction schedule and a detailed cost schedule of the project. The cost schedule must be firm and include all costs the respondent will charge to the County for completion of the project including any pass-through costs related to subcontractors or suppliers. The respondent must be willing to contractually commit to the submitted cost schedule. Add Alternates should be detailed in a separate line of the bid cost.*

Q: What date are bids due?

A: Bids are due by 5:00 p.m. on October 17th.

3. Procedure: *Bids submitted pursuant to this Invitation to Bid shall be filed with the County Clerk by hand delivery or certified mail, return receipt requested, and should be received by the Clerk no later than **5:00 p.m. (MDT) on October 17, 2024.** Four (4) sets of bids should be supplied by the bidder. Late bids will not be accepted, opened, or considered. Each bid shall include the legal name of the bidder and a statement whether the bidder is a sole proprietor, a partnership, a corporation, or other legal entity, and shall be signed by the person or persons legally authorized to do so. All bids must be made on the Bidder's Proposal attached hereto. The name and address of the County Clerk is set forth above.*

Q: Will a bid bond from us be needed for this one?

A: Yes, A 5% bid done is required. This should be calculated based off what your bid is for the contract.

Bid Bond: *A bid bond executed on AIA form A310-2010 is required for this Project in an amount not less than five (5%) of the contract amount and shall be delivered with the submitted bid. The surety company must be authorized to do business in Idaho.*

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Q: Are we able to request a picture of the fire alarm panel and one of the notification devices?

A: Yes. Refer to pictures at <https://elmorecounty.org/invitation-to-bid/>. These were updated the week of 10.7.24.

Q: Would an alarm or other specialty bid go to you or an electrician that is bidding?

A: The chosen bidder will be a general contractor (GC). This GC will choose the electrician. An alarm or other specialty bid should be submitted to the GC and or the named appropriate subcontractor (Electrical, Mechanical, Plumbing) company. Sealed bids will be opened in a public meeting on October 18th. Bidders will have submitted the name of its pre-chosen electrician in the bid documents. You may want to follow up with each GC who submitted a bid. The chosen bidder is expected to be named at the November 1, 2024, Elmore County Commissioner Board meeting.

Q: Electrical question: There is some discrepancy between sheet E104 and E202 as far as which RTU's are being replaced. Also, the panel schedules do not show any RTU's in them except panel M, which shows a 3 pole 20 amp. Can you provide some clarification?

A: The clarification is provided in Add-1. An addendum to the plans has been issued and posted here: <https://elmorecounty.org/invitation-to-bid/>.

Q: Electrical question: The RTU's except for 1 in panel M 2,4, and 6 are not on the panel schedules. The RTU panel does not show any. How do we bid on this?

A: The clarification is provided in Add-1. An addendum to the plans has been issued and posted here: <https://elmorecounty.org/invitation-to-bid/>.

Q: Electrical question: On the electrical, the part numbers do not match the descriptions. How is this to be bid? The part number or description? If it is by description, we will need complete part numbers from the engineer.

A: If the part number does not match, bid on the description. Adjusted part numbers may be adjusted in Add-1. An addendum to the plans has been issued and posted here: <https://elmorecounty.org/invitation-to-bid/>.

Q. Is the award based on low bid only? Is prior past performance to be considered?

A: See Idaho Code.

A: See also: I. 6.: Acceptance and Rejection of Bids. *Provided the County accepts a bid and elects to proceed forward with construction of the Elmore County Public Services Building 1, construction shall be awarded to the Qualified Bidder, as defined below, with the lowest price, which demonstrates the ability to fulfill the requirements of this Invitation to Bid and complies with its terms and conditions.*

A: See also I. 7. Bidder Qualification. Also see: III. 5. Selection.

Q. What is the projected dollar value of this project?

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A: Detailed plans have been provided for Bidders. See Bidder's Proposal 5. *Concurrent with this proposal, the Bidder will submit a proposed construction schedule and a detailed cost schedule of the project. The cost schedule must be firm and include all costs the respondent will charge to the County for completion of the project including any pass-through costs related to subcontractors or suppliers. The respondent must be willing to contractually commit to the submitted cost schedule. Add Alternates should be detailed in a separate line of the bid cost.*

Q. Is there a location for adding alternate 1 to be filled out with the bid paperwork?

A: See Bidder's Proposal 5. *Concurrent with this proposal, the Bidder will submit a proposed construction schedule and a detailed cost schedule of the project. The cost schedule must be firm and include all costs the respondent will charge to the County for completion of the project including any pass-through costs related to subcontractors or suppliers. The respondent must be willing to contractually commit to the submitted cost schedule. Add Alternates should be detailed in a separate line of the bid cost.*

Q. Has an asbestos survey been completed for the building? When was it built?

A: The County purchased this property in 2024 and did not conduct an asbestos survey.
See: I. 1 Purpose of Bid: Built in 2004, remodeled in 2013.

Q. Are there any additional items to be demoed that are to be salvaged? What do we do with the salvaged TV's, Microwaves, furniture, etc.

A: No. The County will remove these items before the project starts.

Q. What is the existing casework/trim?

A: Refer to the **Reference Drawings** at: <https://elmorecounty.org/invitation-to-bid/>.

Q. What are the existing stud heights? Is the existing wood framed?

A: Refer to the **Reference Drawings** at: <https://elmorecounty.org/invitation-to-bid/>.

Q. How many load bearing walls are inside the building structure?

A: Refer to the **Reference Drawings** at: <https://elmorecounty.org/invitation-to-bid/>.

Q. Mechanical Question: Section 018119 deals with IAQ monitoring & building flushing like it was a LEED project. Will these be required for this project? Do we need to figure running the equipment & changing filters as spec'd?

A: The County is not contemplating LEED. Sections 1.3.A, 3.B.2, 3.B.4, and 3.H.3 can be disregarded from the bid.

Q: Section 230800 has full HVAC commissioning. Is this required for this project?

A: This is not a project requirement. Bidders can choose to separate out as a separate line item.

Q. The specs require roller shades per 122413 (manually operated roller shades with single rollers). However, the product they identify is a Hunter Douglas Duette 3/4 pleat double honeycomb shade. Please verify which product is existing.

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A: Existing shades are cellular type shades. See image below. Confirmed to bid product as specified Hunter Douglas Duette.



Q: Please confirm that the only window treatments being replaced are as stated on sheet A-625 comments 5-7."

A: Confirmed.

Q: In reviewing the door hardware in the specifications, it is unclear on the hardware on multiple doors-i.e. card readers/REX/low voltage power. There are numerous doors in the specifications Division 087100 that call for card readers, REX, and low voltage power. It then says By division 28. When you go to the table of contents it states division 28 is not used. This is also not shown anywhere in the electrical. Are we not providing card readers, REX and low voltage to those doors?

A: As indicated in drawing T-201, numbered note 3, the bidder will provide the infrastructure to support the installation of the card readers by others (install the EMT Conduit with pull string).

The county will work with their current vendor to install the actual readers and the controller cards (the circuit boards that mount in the boxes on the wall in the data room) when the building is finished.

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