



# JOINT PACIFIC COUNTY HOUSING AUTHORITY

820 11<sup>th</sup> Ave. Longview WA 98632

Questions and Answers pertaining to the Invitation For Bids for structural repairs at River's Edge Apartments, 434 6th Ave, Raymond WA issued on August 27<sup>th</sup> 2025.

Q01. Does this project include a one-year warranty period?

A. yes

Q02. Do you know the amount of liquidated damages for failure to complete on time?

A. \$1000 per day

Q03. Do you have an engineer's estimate for the bid bond?

A. A Bid Bond is 5% of your bid, we cannot provide cost estimates at this time.

Q04. Will our surety's generic bid bond form suffice?

A. Yes

Q05. Could you please confirm that the owner is providing builder's risk on this project and it's not the responsibility of the contractor?

A. No, builder's risk insurance is the responsibility of the contractor.

Q06. What happens (if anything) to the fifteen piling not rated with an A, B, or C? Project description states 96 piling total (-) 62 A rated (-) 7 B rated (-) 12 C rated piles leaves a balance of 15??

A. There are 12 piles that are encased in the concrete slabs for the elevator pit and stair landings. Those can't be evaluated without excavating below those slabs, but hopefully the slabs have kept them better protected than the other piles. There are two exterior piles that are missing a callout, contractor should assume those are type B piles for bidding. There is one more interior pile near the elevator missing a callout, contractor should assume it is a type A pile.

Q07. Please list a product for each to determine minimum basis of design for Fungal Growth Inhibitor and Sealant.

A. Fungal Growth inhibitor – Bora-Care and Mold-Care By Nisus, Inc.  
Sealant – Sikagard 277 Enviroseal

Q08. PT block shown on SK-2, Is grain vertical or horizontal? I would assume vertical, can more than one block be used if rot area exceeds block size? Maybe require X# of 4x12 & 4x8 sticks on site to cut from as needed?



- A. PT Blocks should be installed with grain vertical. Multiple plies of PT framing can be used where the pile rot is over 3.5" deep. There are 62 A rated piles and if we assume 30% will need new PT framing, assuming (4) 4x8 x8' and (2) 4x12x x8' pieces would be a reasonable base bid amount.
- Q09. What is maximum depth we should figure for C rated piling excavation? Anything deeper would be a t&m change order! Can excavated material remain on site or must be hauled off site and disposed of legally?
- A. Contractor should assume that type C piles will require 30" of excavation around each pile. A small amount 1-2 yards of excavated material may be left on site on the west side of the building (site to be determined prior to start of construction) but some of it can be placed back around the new pile cap once it's cast.
- Q 10. Will the 30% A rated pile filler block installation require shoring or can remaining pile temporarily carry the load until new block is installed?
- A. Type A piles do not require shoring while being repaired unless the individual beam connections or supports are being removed.
- Q11. Both B & C repair will require shoring. Can engineering give an approximate bearing weight we should base the shoring on? Include base bearing pad size?
- A. Typical shoring loads can be assumed to be on the order of 7Tons per Beam end or 14Tons for continuous beams, assuming the building is fully occupied during construction. Shoring may be supported on timber cribbing with an area of at least 30" x 30"
- Q12. Are we able to propose alternate solutions.
- A. For the sealed bid procurement process you must bid on the work as proposed as this is all that can be considered for comparison to other bids. Contractor can choose to separately include information about an alternate solution with estimated costs, but this will not be evaluated as part of the bid requirements. Once the bid is awarded, we are open to considering alternative solutions provided we have appropriate industry tests and studies documenting the long-term reliability of the alternative solution. All alternative design solutions will require approval from a structural engineer.
- Q13. What is to be done with the remaining 2x4 framing that formerly supported the skirting?
- A. Please deconstruct and salvage any lumber over 2' in length
- Q14. Do you have a planholders list?
- A. All of the information pertaining to the scope of work in the invitation to bid is publicly accessible [on our website](#), and per public procurement policy a notice was placed in the local newspaper announcing the Invitation for Bids

along with the website. As such we do not have the ability to know who may have accessed the documents outside of the list of contractors for public works projects obtained from the MRSC database that is included as an attachment.

Q15. Will you share the sign-in sheet from the site visit on September 9<sup>th</sup>?

A. Yes, it's included in the attachments.

Q16. (Site Question) Will you amend the scope to include the conditions observed on-site and not included in the scope?

A. No, we understand that the scope included in the bid documents is not sufficient to address all of the remediation needed. Once the bid is awarded, we will address each issue independently as we consider severity, cost, and construction time.