BIDDER QUESTIONS #1

Project Name: CASCADE BUSINESS PARK
Date: 11/11/2026

Questions from Pre-Bid Meeting

Question 11: Can the Bidder Questionnaire be submitted after the bid due date / time?
Response: TBD

Question 12: If large boulders are found during grading, is that a place to re-use on site rather than hauling off site?
Response: Boulders over 36-inch in size may be stacked along the southwest boundary of the site (near Coyote Ridge Road)

Question 13: Can the Port provide or identify a waste site for excavation from Schedule C?
Response: The Port has identified a local option for a waste site as:

Bidder Questions and Responses

Question 1: The bid-form cover shows a bid date of 11/12/26. Is it acceptable to change it to 11/17/26?
Response: Revised Bid Cover Page is included with Addendum 1. Please use revised Cover Page when submitting Bid.

Question 2: The bidder questionnaire was not included in the bid packet. Is the questionnaire required for this project?
Response: See Bidder Questionnaire on page B-11

Question 3: If items in Schedule C are selected, will the total contract duration be extended?
Response: If Schedule C Items are awarded, the Port will extend the contract time by 20 working days.

Question 4: For Bid Item 29—Mobilization, does “8” mean 8% or eight each, and of what?
Response: Revised Bid Proposal is included with this addendum to clarify that Mobilization is paid by Lump Sum with Quantity 1.

Question 5: If Bid Item 29 is 8% of Bid Item 1, should Bid Item 1 read 92% instead of LS?
Response: Bid Item 1 is Mobilization included in Schedule A for EPA funded items.

Question 6: For Bid Item 35—Common Borrow, will the material be supplied from the Schedule C roadway-excavation areas?
Response: Material may be excavated from the Schedule C area for use as Common Borrow, with the exception of the stockpile of crushed rock which shall remain the property of the Port.

Question 7: Are CAD files available for the Cascades Business Park bid?
Response: CAD files will be provided to the successful bidder. CAD files will not be provided during bidding.

Question 8: Please confirm the Bid Item 25 flow-spreader quantity. The bid schedule lists 44 LF, but the estimator calculated 78 LF for 12 spreaders. Should this item be changed to be measured per each?
Response: Addendum 1 updated the linear foot quantity based on the plans and the details. Measurement will remain per linear foot as shown in the Special Provisions.

Question 9: Can the bidder receive CAD files for the existing grades and the Schedule B and C design grades?
Response: CAD files will be provided to the successful bidder. CAD files will not be provided during bidding.

Question 10: Bid Quantity Confirmations:

- For the storm pipe, I'm getting a quantity of 1160 LF called out as 12" corrugated PE SD, and 306 LF of 12" DI; can you please confirm quantities for both types of storm pipe?

- For the water section, the Fire Hydrant detail doesn't necessarily specify, does the City of North Bonneville want DI pipe for their hydrant runs or is C900 acceptable?

- Blowoff count - bid quantity shows 3, my count is (2) 8" blowoffs, (2) 6" blowoffs, and (2) 4" blowoffs for a total quantity of 6; please confirm.

- Gate valve count: The bid quantity shows (6) 6" gate valves, but I found 5 called out on the plans; please confirm. The bid quantity shows (8) 8" gate valves, I found 7, not including the hot tap tapping sleeve & valve assembly @ Note 13. Please advise.

Response: Addendum 1 includes updated Quanties in certain bid items.

Question 11: The Additive Alternate grading line cuts into the Pond 2 area. If the Additive Alternate is not awarded, should we assume grading stops exactly at that line?

Response: If Additive Alternate is not awarded then Pond 2 grading will end where pond slopes match existing ground.

Question 12: The Geotechnical Report states in Section 3.3.1 (Subsurface Conditions): *"All eight test pits encountered fill materials, typically composed of silty sand with gravel and cobbles in addition to boulders up to 2 feet in largest dimension, petrified wood, and brick debris."* Section 5.6.5 (Excavation and Dewatering) states: *"We expect that conventional earthmoving equipment in proper working condition should be capable of making necessary excavations for utilities, footings, and other earthwork."* How will large boulders that require hammering or splitting to remove or transport be paid for?

Response: The Port will allow large boulders to be placed along the southwest edge of the site.

Question 13: Section 5.6.2 of the Geotechnical Report states the on-site fill has *"significant fines content and will be moderately susceptible to disturbance… particular when wet and/or during the rainy season,"* that *"wet soil conditions may be present even during dry weather,"* and that earthwork should employ *"wet weather/wet soil construction methodologies."* Please clarify: (a) If native soils cannot be moisture conditioned to meet specified compaction, how will soil amendment (lime or cement treatment), overexcavation, or import of select borrow be paid? (b) Will days on which saturated soils prevent compaction of critical path earthwork be excluded from working day charges under Section 1-08.5?

Response: The Port has changed the project duration to allow flexibility and require Substantial Completion by June 11, 2027

Question 13: The bid form cover says this project bids Nov 12, but the ITB and legal notice say Nov 17. Please confirm the correct date.
Response: Bid Opening has been revised to November 19, 2026.

Question 14: Will the Port supply construction water?
Response: No, the Contractor is responsible for securing construction water which is incidental to other bid items

Question 15: There are several copies of the bid package contained in the bid documents, is one being considered the 'official' version?
Response: There appear to be duplicate copies of Addendum B, C, and D on the J-2 Bid Site. These is only one Copy of the Bid Documents posted on the J-2 Bidding Site.

Question 16: Will the Port provide the independent testing services?
Response: The Port will provide testing services as stipulated in the WSDOT Specifications.

Question 17: What will be the basis of award? Schedule A+B+C Total or Schedule A + Schedule B Total?
Response: The Port will make the Award based on Section 1-02.6 of the Special Provisions.

> The successful Bidder will be the Bidder submitting the lowest responsible Bid for the highest order Preference that is within the amount of available funds for the project. Available funds will be announced immediately prior to the opening of Bids. The following are listed in order from highest to lowest Preference:
>
> 1. Preference 1: Lowest total for Base Bid plus Alternate A1.
>
> 2. Preference 2: Lowest total for Base Bid.
>
> The Contracting Agency may, at their discretion, award a Contract for the Base Bid, without any additional Alternates, in the event that all Bids exceed the available funds announced. In any case, the award will be subject to the requirements of Section 1-03.

Question 18: Does the Port have a dumpsite for excess material?
Response: See response to Question A-3

Question 19: There is a bid item 24 PVC Sanitary Sewer Pipe 8 In. Diam. But there are no bid items for SSMH, SSCO or Tie To the existing SSMH. Are all of these items incidental to bid item #24?
Response: SSMH is Bid Item 7, Bid Item Added for Sewer Cleanout. Connect to Existing MH is incidental to installation of sanitary sewer pipe.

Question 20: Does bid item #22 have to be a hot-tap or can the existing waterline be shut down for a connection?
Response: Bid as a Hot Tap. Any shut down will need to be coordinated with the City of North Bonneville.

Question 21: There is no bid item that addresses waterline notes 20 & 21. What bid item should include these activities?
Response: Fittings and connection to existing system is incidental to other bid items

Question 22: Will the CAD file be made available for use by the contractor?
Response: CAD files will be provided to the successful bidder.

Question 23: Section 5.6.3 of the geotechnical report is calling for the existing material under proposed pavements be reworked/recompacted at a depth of 1 to 3 feet. Is this quantity of earthwork volume contained within the bid item quantities? Or will this be addressed with a change order as required?
Response: Material to be reworked is not included in the bid item quantities since the depth is not determined.

Question 24: Are all disturbed areas to receive Hydroseeding at the completion of the project?
Response: See new bid items for Seeding, Fertilizing and Mulching

Question 25: Is the CSBC shown on ST01 Typical Sections and on the plan views (supply, installation, and grading) all a part of Alternate C?
Response: The Bid item for Crushed Surfacing Base Course has been moved to Schedule B since it covers the roadways within the east side of the site and is intended to be awarded with the Base Bid.

Question 26: Does the Port intend to award alternate C in its entirety or individual bid items?
Response: Schedule C will be included in it's entirety if it is awarded with the Bid.

Question 27: Does bid item #3 include everything in the Biofilter Swale Cross-Section Detail on D01?
Response: See added Bid Items and clarifying notes on revised Plan Sheets

Question 28: Could you please clarify what the liquidated damages rate used for this project is?
Response: Liquidated Damages will be assessed at $2,700 / day. The Substantial Completion date shall be June 11, 2027

Question 29: There is no clearing and grubbing item for the alternate.
Response: Clearing and Grubbing Item has been added to Alternate Bid Schedule

Question 30: Should we include all of the removal items in the base bid, even if they are in the area covered by the alternate?
Response: Only include removal items in the base bid associated with the Base Bid area.

Question 31: There are some grade lines for pond 2 that cross over into the area for the alternate, if alt 1 is chosen will there be a modified grading plan in this area?
Response: Grading for Pond 2 will need blend into grading for Alternate area, if selected.

Question 32: There is no topsoil Type B bid item for pond 1 (add alt).
Response: No topsoil or planting will be required in Pond 1, if constructed.

END OF BIDDER QUESTION AND RESPONSE DOCUMENT