

Name of Project: Washougal Community Library
222 Durgan Street
Washougal, WA 98671

Owner: Fort Vancouver Regional Libraries
2018 Grand Blvd
Vancouver, WA 98661
Jennifer Giltrop, Executive Director

Project Manager/Owner's Representative:
Beth Brett, SOJ
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Architect/Engineer: Hacker
555 SE Martin Luther King Jr Blvd Suite 501,
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Contact: Ali Gens, Project Architect
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Description of Work: The Work includes, but is not limited to:

THE PROJECT IS A NEW LIBRARY FOR CITY OF WASHOUGAL. THE PROGRAM INCLUDES COMMON PUBLIC LIBRARY AREAS INCLUDING ADULT, TEEN, AND CHILDRENS SPACES CONSISTING OF BOOK STACKS, READING AREAS, ACTIVITY AREAS, A FLEXIBLE COMMUNITY ROOM, AND SMALLER MEETING AND STUDY ROOMS. THERE ARE ALSO ADMINISTRATIVE OFFICES, STAFF WORK AREAS AND LIBRARY FUNCTIONAL SUPPORT SPACES.

Deductive Alternate 1: Subgrade Protection

Base Bid: Geotextile filter fabric included in slab on grade assembly as indicated in 9/A-511 above the existing sub grading.

Alternate Bid: Exclude Geotextile filter fabric.

Additive Alternate 2: Additional Drywell

Base Bid: One drywell, as indicated in drawings. Reference Civil Series.

Alternate Bid: One 15-foot-deep, 72-inch-diameter drywell, perform post-construction testing, and determine whether additional drywells are required.

Additive Alternate 3: Roof Product - PVC in lieu of TPO

Base Bid: TPO Roofing for entirety of roof and Mechanical Well

Alternate Bid: PVC Roofing in lieu of TPO Roofing.

Additive Alternate 4: Sacrificial Mockup

Base Bid: No standalone mockups. All mockups are to be in place.

Alternate Bid: Standalone mockup for the purpose of testing and material mock-up. Includes: 6'-0" brick wall (WA1) with small fiberglass punch opening (FIBERGLASS WDW). Turn wall (WA1) to

mimic plan design angle. 3'-0" of veneer curtain wall system (ALUM CURTAIN WALL). All associated waterproofing and sheet metal flashing. Graffiti coating (GRAFFITI CTG) on brick wall (WA1).

Additive Alternate 5: DAS

Base Bid: ERRC DAS Infrastructure

Provide rooftop mounted 2" conduit weather head above IT/Tech Room 125. IT/Tech Room 125 is to be 1hr fire rated for ERRC distribution equipment.

Alternate Bid: Full ERRC DAS (Deferred Submittal)

Provide a fully functional code-compliant emergency responder radio communication system.

Cost Estimator's Cost Opinion:

Base Bid: \$ 11,830,000

Alternate 1: Subgrade Protection - \$15,000

Alternate 2: Additional Drywell - \$29,000

Alternate 3: Roof Product - PVC in lieu of TPO - \$45,000

Alternate 4: Sacrificial Mockup - \$61,000

Alternate 5: DAS - \$38,200

Bids Due:

Sealed Bids will be received up to **2:00 p.m. on September 1, 2026** Fort Vancouver Regional Libraries – Main Entrance at 2018 Grand Blvd, Vancouver, WA 98661. Bids received after the date and time indicated may not be accepted.

Bid Opening:

Bids will be opened publicly and read aloud at **2:30 p.m. on September 1, 2026** Fort Vancouver Regional Libraries – Sunnyside Conference Room at the FVRL Operations Center located at 2018 Grand Blvd, Vancouver, WA 98661. Bidders and others who are interested are invited to be present.

Bid opening will be live streamed on the ZOOM platform and may be viewed via the following link:

<https://us06web.zoom.us/j/82302674816?pwd=BypgtIZmET2hX9FUoN3fa1ReXb7txz.1>

Meeting ID: 823 0267 4816

Passcode: 073704

Bid Documents:

Bid Documents for the project may be obtained, on or about **July 13, 2026** from ARC.

Electronic copies of the Bidding Documents may be obtained via download from ARC's Public Planroom. Visit <https://www.e-arc.com/location/seattle/> and select "Enter Public Planroom" from the menus near the bottom of the page.

Printed copies of the Bidding Documents may also be purchased directly from ARC for the cost of printing. Documents may be shipped with shipping purchased directly from ARC.

A plan holder's list is also available. To be added to the plan holder's list, send an email to seattle.bid.services@e-arc.com.

Bid Documents may be viewed at the following locations.

- Dodge Data & Analytics, Seattle, WA
- Builders Exchange of Washington, Everett, WA
- Eugene Builders Exchange, Eugene OR
- Bay Area Plan Exchange, Coos Bay, OR
- ARC Oregon, Portland OR
- Contractor Plan Center, Milwaukie OR
- Southwest Washington Contractors Association, Vancouver, WA
- Daily Journal of Commerce, Seattle, WA
- Daily Journal of Commerce, Portland, OR
- Western Construction Resources, Bellingham, WA

Bid Bond:

Certified check, bank cashiers check, or bid bond is required with each Bid, equal to 5% of the total Base Bid only. Make checks payable to Fort Vancouver Regional Libraries. furnish bond executed by a licensed bonding agency authorized to do business in the locality of the project.

Prevailing Wage:

It is the responsibility of the bidder to go online to the L&I web page <https://www.lni.wa.gov/licensing-permits/public-works-projects/prevailing-wage-rates/> to verify they have the most current prevailing wages at time of bid.

Apprenticeship Requirement:

This Project is estimated to cost one million dollars or more. This Project is subject to the apprenticeship requirements of RCW 39.04.320. Bidders may contact the Department of Labor & Industries, Apprenticeship Section, to obtain information on available apprenticeship programs.

Right to Reject:

The Owner reserves the right to accept the lowest responsive Bid, the right to reject any or all nonresponsive Bids, and the right to waive any immaterial irregularities in any Bid.

Withdraw of Bid:

No Bid may be withdrawn, except with the express permission of the Owner, after the time set for the opening thereof, unless the award of Contract is delayed for a period exceeding 45 days.

Pre-Bid Conference:

Attending one of the Pre-bid meetings and walkthrough is **REQUIRED** for Prime Contractors and Optional but strongly recommended for Subcontractors and will be held at **10:30 am Tuesday July 21 2026** and

2:00 pm Thursday August 6 2026 at the project site: 222 Dugan Street
Washougal, WA 98671.

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