November 3, 2026

ATTENTION ALL SUBMITTERS AND PLAN HOLDERS

San Juan County
Conservation Land Bank
350 Court St #6,
Friday Harbor, WA 98250

TOWN OF FRIDAY HARBOR TO ZYLSTRA LAKE MULTIMODAL TRAIL BEAVERTON MARSH SEGMENT

Contractor Inquiry and Engineer's Response – #1

1) Qt 1 – Section 8-02.3(13), pages 128–129 of 144: Plant Establishment Plan, watering, weed control, 100% plant survival, plant replacement, and second- and third-year maintenance

   Three-Year Maintenance Responsibility and Plant Replacement
   Section 8-02.3(13) requires the contractor to submit a Plant Establishment Plan for approval and describes continued maintenance during the second and third years. It also states that, when ordered by the Engineer, the contractor shall provide maintenance services, including potential watering, weeding, plant replacement, fertilization, and pruning.
   Additionally, the Plant Establishment Plan requirements specifically include "Plant Replacement to Maintain 100% Survival which will most certainly require continued watering beyond the installation time.

   1. Are second and third year maintenance activities included in the original contract price and overall expected budget or are services ordered by the Engineer expected to be compensated separately as part of the maintenance plan?
      - Addendum will be issued removing plant establishment for Years 2 and 3.

   2. Regarding the 100% plant survival requirement, is the contractor expected to include the cost of all potential replacement plants, installation labor, and applicable materials in the original bid? Or will plant replacements required during the establishment period be compensated separately covering the replacement plant, labor, and applicable materials in the maintenance proposal?
      - Contractor is responsible for the plant establishment for a year upon final closeout/acceptance.

   3. Does the replacement requirement apply to all plant losses regardless of cause, including vandalism, accidental damage, wildlife damage, or environmental conditions?
      - Addendum will be issued

   4. At what point does the Land Bank formally assume responsibility for maintaining the planted areas?
      - One year upon final closeout/acceptance.

2) Qt. 2 – The specifications repeatedly reference the Engineer's authority to approve the Plant

Establishment Plan, direct maintenance activities, and require corrective work.

1. Do you know who will serve as the designated Engineer for the plant establishment period?
   - Rachel Dietzman and Doug McCutchen

2. 2. Will this same person be responsible for approving the initial maintenance plan, determining watering and maintenance requirements, ordering additional maintenance during years two and three, and authorizing final acceptance?
   - Yes. One year upon final closeout/acceptance.

3) Qt. 3 – Water Sources and Temporary Irrigation
Are there any existing water connections, water mains, or hose bibs available along the project corridor for plant establishment watering? I can't find anything in the plans that would suggest there are, so my assumption is that there is not.
   - No water connections

4) Qt. 4 – Water Transportation and Trail Access

1. If no water connections are available, is the expectation that the contractor will truck in all water required for plant establishment?
   - Contractor can provide suggestions but must be sensitive to the site settings

2. If so, will water trucks or trailers be permitted to travel along the completed trail throughout the three year maintenance period?
   - Plant establishment will be till final closeout/acceptance, contractor can provide suggestions but must be sensitive to the site settings including subgrade integrity.

3. If vehicle access will be restricted, what access arrangements are anticipated for watering the plantings?
   - See response above

4. If expectation is that the needed watering will be performed by a water truck over the three year establishment period. Provide the water truck and at what cost? Watering would potentially several full days a year during peak summer months so the truck and driver would have to be available for the time needed to complete required watering. It would make most sense to include this as a potential cost as part of the maintenance plan but not sure exactly what they are expecting?
   - See response above

5) Qt. 5 – Weed Control
Could the required extent and frequency of weed control be clarified?
Specifically, is weed control limited to routine maintenance around newly installed plants, or does it include removal of established invasive vegetation, such as blackberry, throughout the planting areas continuously for the three years after completion of installation?
   - Weed control will be one year upon final closeout/acceptance

6) Qt. 6 – Supplemental Planting Amendments
Section 8-02.3(6), page 126, requires mycorrhizal inoculation during planting. Weed Control
If the maintenance is expected to be included in the bid as part of the installation Would the Engineer also approve incorporating Down To Earth humic acid and kelp meal alongside the

require mycorrhizae during installation? My intention would be to support root establishment, reduce transplant stress, and potentially improve drought tolerance during the initial establishment period to hopefully reduce loss throughout the required maintenance period. I would like to confirm these amendments are acceptable before including them in my planting proposal, particularly given the project's proximity to wetland areas. These clarifications will help me accurately define the planting and maintenance scope and understand the County's expectations throughout the three-year establishment period.

- Addendum will be issued to remove Mycorrhizal Fungi

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Contractor Inquiry and Engineer's Response – #2

1) Qt 1 – Item 21, Prefabricated Steel Truss: Painting
Section 6-07.3, "Painting," includes the Wetland Crossing Prefabricated Steel Truss. Please clarify whether the design intent is to apply a coating to the weathering steel truss elements, or whether this requirement was included inadvertently.
   - No paint is required for prefabricated steel truss where steel elements are fabricated from weathering steel. Addendum will be issued.

2) Qt 2 – Item 21, Prefabricated Steel Truss: Professional Sealing Requirements
For the three-span arrangement, with each span less than 200 feet, is a design package signed and sealed by a Washington State professional engineer sufficient, or is a structural engineer's stamp required?
   - In Washington State, as defined in RCW 18.43.020, buildings and other structures where more than three hundred people congregate in one area are considered significant structures and must be designed by a Registered SE.

3) Qt. 3 – Item 21, Prefabricated Steel Truss: Viewing Platforms
Sheet 63 shows two 3-foot-by-8-foot viewing platforms, while Sheet 69 shows a typical pony truss. The current plans do not provide enough detail to define or reliably price the viewing platforms, creating cost and scope uncertainty for both the contractor and prefabricated bridge supplier. Please consider removing the platforms from the bid requirements and allowing them to be discussed as a potential alternative technical concept with the awarded contractor.
   - Viewing platforms are part of the structure and cannot be removed from contract documents.

4) Qt. 4 – Sheet 64, General Notes: Design Loads
Sheet 64 specifies an assumed dead load of 45 PSF for the 166-foot prefabricated steel truss. This appears lower than typical industry assumptions (based upon deck area square footage). Preliminary engineering indicates an assumed dead load of approximately 65 PSF (based upon deck area) for the 166-foot span. By comparison, the 30 PSF assumption for the 70-foot span appears consistent with typical industry assumptions. Please confirm whether the 45 PSF dead-load assumption for the 166-foot span is correct.
   - Provided loads are per project constraints. If the weight of supplied prefabricated trusses are heavier than the provided loads, a revised loading will need to be provided to EOR. Any additional cost due to higher weight of prefabricated truss to the project shall be contractor responsibility.

November 6, 2026

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Contractor Inquiry and Engineer's Response – #3

1) Qt 1 – The project manual states that the pre-bid conference/site walk is "HIGHLY RECOMMENDED," while another section of the bid documents states, "PRE-BID CONFERENCE: This is MANDATORY and will be held for this project."
   Please clarify whether attendance at the November 10th, 2026, pre-bid conference is mandatory for bidders or if attendance is optional but highly recommended.
   - The site walk is HIGHLY RECOMMENDED, not mandatory.