

Questions & Answers

Is there an estimated budget or range available for construction? \$2,500,000

Is there a start/end date for construction? Start as close to September 8, 2025 as possible and finish before June 30, 2026

Pre-bid Conference Questions

Is there an ACM Survey? Lake County Schools has the asbestos report.

Can subcontractors be brought back to see the area? Yes, before August 25, 2025.

Design standards as far as light fixtures, paint etc.? We are open to suggestions from the selected contractor, with final approval from the Lake County School District.

Who does the permitting? Lake County School Board

Are there specific work hours? The area will all be fenced off and part of the field can be blocked off. There is flexibility in the hours.

Who will set the equipment in place? The vendors and instructors.

Will the A/C stay in the areas that currently, have it? Yes, and add roof units where needed as noted on the scope document.

Is this project intended to be phased? No, it is one project.

Will everything in the rooms be gone? Yes.

What type of urinals will be needed? We will go with the recommendation of the contractor, with final approval from the Lake County School District.

Has the permitting agency done a preliminary? Yes. We have met with them and they have been on-site.

Can the power into the building supply equipment? Yes, there is power to the building. Any increased need is noted on the scope of work.

Is the opening date accurate? The latest possible date is early May, 2026.

Bid bond, Performance and Payment Bond, Liquid and Damages? See Exhibit A for details.

Post pre-bid Questions & Answers

In the RFP the contract stipulates a \$2,000.00 a day Liquidated Damages will be assessed to the GC if the project is not completed on time.

A. Is this going to stay in the RFP & Contract? Yes

B. If not, what will the L.D.'s be? NA

What is the asbestos remediation allowance be? If remediation is needed it will come from a separate budget and we will ensure what is necessary is funded and complete.

Can or will the bid submittal date be extended from 9/8/25 in order to obtain thorough pricing? The bid submittal date cannot be extended. Ultimately thorough pricing won't be fully determined until after final design. Design choices and selections will be made based on the budget.

In the pre-bid meeting, it was mentioned the Substantial Completion date is 5/15/26. In the RFP it says 6/30/26. Which is it? The grant funds close on 6/30/26. In order to ensure the college has ample time to close out the grant we set 5/15/26 as the final completion date.

A. Said dates above are unrealistic due to design & construction services. Will Lake Co. be extending the Substantial Completion date? (For example, six months for design/permitting & six month for construction) Lake Technical College will not be extending the substantial completion date. A large amount of design work has already been completed in the scope of work/schematic completed by Gatorsketch. This project is mainly renovation and full details have been provided in that document. Much time was put into that schematic up front in order to save time and to give the contractors an idea of the project needs. There will not be major design changes beyond the document already provided.

Please confirm this project will be completed during normal business hours. There is flexibility in the hours and reasonable time will not be restricted. Lake Tech runs day, evening, and weekend programs, so we do not meet the traditional definition of normal business hours.

Are any pits being filled in and oil being removed? Dyno is the only one to be filled in. Others are only for exhaust, and there is no oil present. See scope of work.

When will we have progress meetings? Likely every other week, but this will be finalized with the selected contractor.

Will the campus always be occupied? Yes, however students can be redirected.

RFP Clarification

The RFP States ‘Complete Table 1, Table of Main Contractor and Sub-Contractors showing Service/Discipline Responsibilities. Provide additional sheets as necessary.’ We omitted the Table by mistake. Please just create a table listing the, Main Contractor and Sub-Contractors showing Service/Discipline Responsibilities as necessary.