

North Idaho College, RFP #26-05 – Field House

June 25, 2026

- Is there a building permit in place or in process?
 - No, there is not.
- Is there sewer and water at the proposed location for connection to the new restroom?
 - There is sewer and water in close proximity.
- Is there power on site and ready to connect to the new structure?
 - No, there isn't.
- Is the envisioned restroom(s) included in the 60x120 dimension or is it external to that dimension?
 - It is included.
- What sort of site improvements are required if any related to parking and driveway access? Site lighting with these improvements?
 - No site improvements related to parking and driveway access. Site lighting for the entry way and for security purposes.
- Is the envisioned finish surface to be a synthetic turf over a concrete/asphalt slab?
 - Yes.
- Is exterior lighting for any planned parking area or access to the building to be included in this proposal?
 - Yes, for access and safety only.
- Are there any other exterior improvements like sidewalk or landscaping that should be included in this proposal?
 - No.
- Is there an available soils report for foundation design?
 - No.
- Is \$750,000 the proposed construction budget or the total project budget (inclusive of fees)?
 - Yes, that is the current approved project budget.

- Did you intend to occupy this project by October of 2026 or October of 2027?
 - The College prefers October 2026, but will consider proposals with other completion dates and evaluate based on qualifications. The College is hoping to have an enclosed space for our Spring sports to practice during this upcoming winter.

- Are we permitting through the State or the City?
 - State – through DOPL.

- For public agencies, Qualification Based Selection process, (QBS), required which does not allow factoring fees into the selection process. <https://law.justia.com/codes/idaho/title-67/chapter-23/section-67-2320/>
 - This was addressed with an addendum that is posted on NIC's website as well as in Public Purchase.

- Who will the contract be with?
 - North Idaho College.

- Can we get a copy of the proposed contract/agreement? Will it be CM/GC, Design/Build, an AIA contract or one from NIC. The Terms and Conditions appear geared towards equipment purchases and not a construction contract.
 - The actual contract or agreement will be negotiated once the supplier is selected. This is a design/build project.

- Timing – says October – is this October of 2027? This fall would not be feasible considering design and permitting time, ordering the pre-engineered building, preparation of contracts, costing/bidding time, etc.
 - The College prefers October 2026, but will consider proposals with other completion dates and evaluate based on qualifications. The College is hoping to have an enclosed space for our Spring sports to practice during this upcoming winter.

- Extent of site work anticipated? Trash, bikes, parking, (how much is anticipated). Civil engineering will be necessary.
 - No trash, bikes or parking.

- Paragraph 25 of the Terms and Conditions – Exempt from taxes? Construction projects are required to pay taxes on materials.
 - The institution itself is exempt from sales tax. As stated in the contract, contractors will be responsible for any taxes.

- Who prepared the budget and what is the breakdown? Concerned it is under-budgeted.
 - Permitting fees, utility hookup fees are typically paid direct by the Owner. Have they been included in the budget?
 - Scope says survey and geotech – usually direct with owner and paid by owner for insurance reasons. In the budget?
 - Does the budget include special inspections during construction? Usually contracted and paid direct by the owner.
 - Any owner furnished equipment? If so, what is anticipated and what is in budget versus being purchased by the owner.
 - With the amendment to the RFP, the proposals will be judged based on qualifications, including technical approach, team qualifications, past performance and stakeholder engagement. Price will be negotiated with the best qualifying firm.

- Landscaping in contract? Or by NIC? Or none?
 - No landscaping is included in the contract.

- Do you have a page-count requirement or limit for each section of the proposal?
 - No, there are no page count limits or requirements.

- Do all subcontractors require a current Idaho DOPL Public works License?
 - The plans will need to be submitted and approved by DOPL prior to construction.

- The RFP Facility Components section states no sprinklers in the building. The Engineering Services section includes Fire Protection. Should Fire Protection be included in our design scope?
 - Fire protection requirements are dictated by code and by DOPL. We apologize for the confusion.

- We wanted to verify that the budget and size shown in the RFQ are accurate. We'd calculate that to be about \$104/sf in total. Is that correct?
 - The current approved project budget is \$750,000. The square footage is 7,200 square feet and the project is a full design build.

- How firm is the completion date of October 2026?
 - The College prefers October 2026, but will consider proposals with other completion dates and evaluate based on qualifications. The College is hoping to have an enclosed space for our Spring sports to practice during this upcoming winter.

- Is there any information on the site's utilities that can be shared prior to the deadline?
 - There is sewer and water in close proximity but there is not power on site and ready to be connected to the new structure. All utilities on site are public utilities (sewer, water, power).