

Questions Due: Thursday, May 14, 2026 at 11 AM

Answers to be Posted: Monday, May 18, 2026 at 2 PM

Location of Posting: <https://www.keypenparks.com/bids.html>

Question	Date Received	Question	Answer
1	5/5/2026	Has the construction contract for this project been awarded yet? I'm curious if you have already put the project out to bid and have selected a contractor.	Construction of site prep: Not as of 5/18, however this bid is expected to be released with anticipated implementation late summer. Watch our Small Bids page for more. Mobile Office: Already purchased and awaiting install. Office Install: To be performed by Pacific Mobile Structure via crane set. Includes skirting and ramps.
2	5/5/2026	In looking at your active bids page, it looks like there were three separate small works construction bid ads (electrical, paving, and grading), but they're all dated 2025. I'm curious if there are going to be three (or more) construction contracts to manage here, or if you had planned to hire one general contractor and let them subcontract any of the work if needed. I'm curious if any of the work has been completed yet.	The intent is to award a single contract for General Contractor to cover all portions of site work needed, rather than working with three separate contractors. NO WORK has been started or completed yet.
3	5/5/2026	Do you have a contract with Pacific Mobile for purchase and placement of the structure? Following up on #2, just curious how many contractors are expected to be involved.	Yes, there is a contract in place with Pacific Mobile, to install an already-purchased mobile unit. Their team will install the structure currently in storage awaiting site prep. The ideal outcome is for CM to work with Key Pen Parks Project Manager, Contractor of site development, and Pacific Mobile install team to ensure smooth transition from current lot to installed building and rerouted driveway and parking.
4	5/5/2026	Lastly, are there any project specifications for those construction contracts? I'm just curious if all the contract documents (plans and specs) are in that PDF for KP-26-9002.	All documents available to Key Pen Parks are included in the bid document RFQ KP-26-9002.
5	5/6/2026	Your pre-construction phase services may require engineering drawings and specifications incorporating your published standard details and pre-engineered standards. It appears that the current pages 23 and 24 are at the limit of any specific site information...are they prepared by a licensed civil engineer?	At this time, the extent of project specifications situating the mobile structure at desired location is pages 23 and 24 of document KP-26-9002. Document markup in blue is provided by Pierce County Development Engineer. Original document created by consultant, not licensed civil engineer.
6	5/6/2026	Has a contractor been selected? And if so on what basis? And are they required to provide the above referenced documents? If they haven't been selected, what process do you envision and with what documentation to assure a smartly managed construction phase?	A contractor has not yet been identified for performing site development work. Key Pen Parks intends to publish a Small Works RFP for this work, which will be awarded to the lowest, responsible, and responsive bidder. The business/contractor selected will be responsible for all portions of site preparation needed prior to building install. The installation is to be handled by the structure provider, Pacific Mobile Structures. Key Pen Parks will be relying on services and guidance provided by selected firm from RFQ KP-26-9002 for a solid construction management process, in partnership with the current Key Pen Parks Project Manager.
7	5/6/2026	Have you established any budget criteria for these services as outlined in the RFQ? Are we submitting bids for these services at indicated at section 3: COMPENSATION? Or are these to be filled out as part of finalizing the selection of who you will work with.	Currently, this is a Request for Qualification only. The item in Exhibit B, Key Pen Parks Professional Services Agreement, is our legal-approved contract agreement, provided as helpful reference only. Compensation will be discussed after the selection process.
8	5/6/2026	How long is the temporary structure planned to be in place?	Although this is a mobile structure, the intent is to utilize it as a permanent office space for our maintenance and PM teams.
9	5/6/2026	Regarding your contract conditions. 11A – No Limitation – this clause will not be acceptable to us. Is there any latitude and the liability being limited to the limits of the insurance?	More information is needed if and when your firm is selected.
10	5/12/2026	What is Key Pen Parks' expectation for the ideal candidate to fill this role? Do you expect a single construction manager to support a larger in-house project team, or a full construction management team of several individuals reporting to the Key Pen Parks Project Manager?	This project is relatively low complexity, and not expected to be large or long-flow. Key Pen Parks envisioned a single consultant to support all duties, however is open to a small consultant team and/or balancing duties with in-house Key Pen Parks Project Manager.
11	5/12/2026	Can Key Pen Parks clarify the anticipated level of onsite consultant presence during construction? For example, should the selected CM anticipate full-time or part-time daily presence during active construction, several site visits per week, or periodic milestones and progress reporting?	Dependent upon contractor scheduling, activities and oversight requirements of the day, there will be an expectation of part-time onsite presence, 10-15 hours per week, may not be daily. CM presence preferred during major deliveries and inspections. The consultant(s) will work with the Key Pen Parks Project Manager to share coverage of all on-site management requirements.
12	5/12/2026	The RFQ states that construction will start between late July and mid-August, and the consultant will receive a notice to proceed shortly before construction begins. Can Key Pen Parks provide any additional information regarding the project schedule? Will the CM consultant participate in bid selection activities? Is the CM consultant expected to take the project through permit closeout, or through the one-year warranty period that typically follows construction? Have the architects or engineers who assisted in developing the construction plans and calculations provided Key Pen Parks with any anticipated construction durations?	- Project Schedule: As of 5/18, we are expecting to release announcement of Small Works Bid for construction work, which will be awarded to a single general contractor (GC). This GC will be responsible for all sit prep (grading, asphalt, electrical) prior to install of the mobile unit by provider, Pacific Mobile. As the small works bid for GC has not yet been awarded, the July to mid-August start of site prep is a high-level estimate. Total flow time is unknown at this time. - No, the CM consultant will not participate in bid selection activities. The selection process is objective, based on the lowest, responsible, responsive bidder. - CM consultant support needed through permit closeout and contractor payment release. - Construction duration: currently estimated in the range of 45-60 days.
13	5/12/2026	We see that a portable selection has been made in the plans provided in the exhibits of the RFQ. Has this portable been purchased? If it has been purchased, has the anticipated delivery date for the portable been disclosed by the supplier?	Yes, the portable is purchased and in storage with the supplier, Pacific Mobile Structures, awaiting completion of site prep. A delivery date is not yet set, Pacific Mobile will work with us to schedule install when we have selected a GC and have a solid site development timeline.
14	5/12/2026	Does Key Pen Parks have a roster of subconsultants for special inspections for this project to use, or is it expected that the CM team will team up with other sub-consultants for these special inspections?	It is expected the CM team will partner with sub-consultants of their own choosing, if needed, independent from Key Pen Parks' RFQ award process.
15	5/12/2026	Our firm is primarily an Owners Representative consulting firm that specializes in construction project management. For this CM role, are you looking for the consultant to serve as the Owner's Representative on this project, driving the work, schedule, and budget in addition to site coordination, observation, and reporting? Or are you looking for the CM role to serve primarily as site coordination, observation, and reporting?	No, Key Pen Parks is not expecting for consultant to function as the Owner's Representative.