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INVITATION TO BID

Plumbing Replacement
at
Cascadian Apartments 15517 NE 12th St, Bellevue, WA 98007

April 12, 2022

ADDENDUM NO. 1

This addendum is used to clarify, change, delete, add to or substitute items in the original contract documents.

BID DATE: April 21, 2022 at 2:00 PM

QUESTIONS DEADLINE: Thursday, April 14, 2022

NUMBER OF PAGES: 2

ATTACHMENT: N/A

CONTRACT NUMBER: HW2200731

NOTICE TO BIDDERS

Bidders are hereby notified of the following changes and/or clarifications to the Contract Documents for this project.

Changes

Question: 1. Has the owner initiated plan review for plumbing or building permits with Bellevue, or paid any fees regarding this project?

Answer: All permits are the responsibility of the bidder and all permit related costs are to be included in the bid.

Question: 2. The "estimate" on P. 345 bid docs lacks many of the items/details shown in the fixture schedule details on pages 40-43+- of same bid docs. Which document reflects contract required items? What was the basis date of the \$ values used in the 3-9-22 estimate on page 345 of bid docs?

Answer: The estimate was generated prior to the final fixture schedule confirmations and was intended only as a general budget planning tool and not as a detailed fixture count. The details in

the fixture schedule on pages 38-40 take precedence over the estimate in all respects. The plan sheets on pages 41-51 are intended to show the layout of the buildings and architectural details for planning and sequencing the work. The bidder is responsible to confirm all conditions in the buildings and to generate their own documentation for bidding and permitting purposes based on the fixture schedule and their own field observations.

Question: 3. Who is responsible for notifying the tenants of schedules, confirming they have moved items for construction access, and security in unattended units? What sort of initial and ongoing entry security protocol does KCHA recommend or willing to commit to, to minimize theft accusations by tenants directed at contractors?

Answer: KCHA and the property management staff will be present at all times of construction activity and are responsible for all notifications, moving of personal belongings, providing construction access and security in all hallways and units. KCHA and property staff will be responsible for monitoring construction access and security measures, will verify conditions within each unit, and will inspect at the beginning and end of each work day to insure the safety and security of construction staff, and the tenants and their belongings.

Question: 4. Specs call for 120 cal. day contract period in GC1.2A work sequence. History identifies this as being very tight at 2.6 days per unit especially for 4 unit floors. Will the owner charge LD's if this goes 4 days per unit as is common, or will we be required to write daily delay notices per contractual GC's when the schedule is delayed beyond the contractor's control?

Answer: The contract duration is extended from 120 calendar days to 150 calendar days. All other requirements related to construction schedule and delays as defined in the bid docs remain in place.

All other provisions of the Contract Documents remain unchanged.

END OF ADDENDUM NO. 1