



March 11, 2022

**KIRKLAND HEIGHTS APARTMENTS – BUILDING 8**  
**Owner: King County Housing Authority (KCHA)**

**Bid Questions**

**QUESTION 1**

Where should I look for cameras on the floor plan? I see a CCTV system specified in Section 27 00 00, 1.4 E, but I cannot find any camera symbols on the electrical plans

**ANSWER:** There are no cameras in the project scope at present. Section 27 00 00 of the Project Manual will be corrected in the Conformance Set.

**QUESTION 2**

What is the thickness of the floor sheathing to be?

**ANSWER:** Floor sheathing is to be  $\frac{3}{4}$ " CDX plywood.

**QUESTION 3**

11/S401 calls for new shear wall sheathing over existing GWB per plan. This seems incorrect if all of the exterior siding and wall sheathing is being removed. Please advise.

**ANSWER:** All exterior siding and wall sheathing is to be removed. Note for installation over existing GWB to be omitted.

**QUESTION 4**

Please confirm that there is existing exterior wall insulation to be removed along with all of the wall siding and sheathing.

**ANSWER:** That is correct; existing exterior wall insulation is to be removed during demolition.

**QUESTION 5**

Sheet D101 says to remove existing floor finishes and concrete topping throughout. Please confirm if there is an existing concrete topping slab on the level one slab on grade.

**ANSWER:** There is no topping slab over the level one slab on grade. Concrete topping to be removed from Level 2 existing floors.

### **QUESTION 6**

Please confirm that there will be no concrete topping slab installed under the new flooring on the level one slab on grade per Floor Assembly A on Sheet A501.

**ANSWER:** There will be no concrete topping slab installed under the new flooring on the level one slab on grade.

### **QUESTION 7**

The gutter and downspout spec calls for 2"x4" downspouts. Is this correct?

**ANSWER:** The current specification is correct.

### **QUESTION 8**

Detail 1/A550 calls for damproofing and drainage mat per spec. Please provide a spec for this.

**ANSWER:** See attached Section 07 11 0 Damproofing included in Bid Addendum #3.

### **QUESTION 9**

Is Detail 1/A550 meant to be applied to the entire building perimeter?

**ANSWER:** Yes, this detail will be applied to the entire building perimeter.

### **QUESTION 10**

I see the walls have been drilled and loose fill insulation blown in. Is it known if the ceiling cavity has been blown in loose fill or batting insulation or is there foam board on the roof deck?

**ANSWER:** There is foam board on the roof, taper cut for drainage. There is blown in insulation in the attic. There is likely batt and blown in insulation in the walls.

### **QUESTION 11**

Is there an as-built drawing so we can see how the roof was framed.

**ANSWER:** There are no as-built drawings describing the roof framing. See attached photo of existing roof framing to wall condition.

### **QUESTION 12**

Reference 1/S200. PSL 5-1/2" x 11-7/8" between grids 8.B and 8.C at the 2<sup>nd</sup> level floor. Is there an existing beam at this location that is to be demo'd before installing the new PSL or are we to cut the existing floor joists and then install the new PSL per 11, 12, 16, 17, 19, and 20/S400?

**ANSWER:** The presence of an existing beam and existing condition is unknown.

**QUESTION 13**

Confirming that KCHA is not paying taxes and we are to include them in our bid.

**ANSWER:** The contract and all subs pay sales tax on materials at the time of purchase. No sales tax on the gross contract amount.

**QUESTION 14**

Please confirm that all sitework (asphalt, concrete, utilities, landscaping, etc.) must follow the commercial prevailing wage rate per RCW 39.12.

**ANSWER:** Commercial prevailing wage is required for site work, anything not touching the building.

**QUESTION 15**

Is detail 7/S300 to be used for the concrete slab pour back for the plumbing and structural slab demo?

**ANSWER:** That is correct.

**QUESTION 16**

At the 2<sup>nd</sup> and 3<sup>rd</sup> floor landings from the stairs, detail 2/A527 appears to show gypcrete being installed. Is this correct?

**ANSWER:** No, stair landings should be constructed per structural details with a deck coating per the specifications as the finished surface.