

RFQ ADDENDUM:1

11/14/2025

RFQ NAME: Architectural Services for the Casa Juanita Rehabilitation Project**PROJECT MANAGER:** Kelly L. Iverson**PHONE NUMBER:** 206-574-1218**EMAIL ADDRESS:** Kellyi@kcha.org

This Addendum is used to Identify Items in the Original Documents with Action as Follows:

- ☒ **CLARIFY** ☐ **CHANGE** ☐ **DELETE**
☐ **ADD** ☐ **SUBSTITUTE**

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1. Is a cost proposal / fee schedule expected with the submittal?
No. Firms selected for the next step in the selection process will be expected to incorporate their cost proposal and fee schedule into their presentation.
2. Will tenants be wholly or partially relocated during the project?
KCHA's intention is not to relocate the whole building. While we understand having a completely vacated building would assist with the economy of scale and cost efficiency/effectiveness of construction, there are significant financial and regulatory impacts for us with bulk relocation efforts that may offset or outweigh these efficiencies. We also understand that "day relocation" (asking tenants to be out of their units while work proceeds) is a realistic parameter for some of the interior work and we are amenable to those considerations (or phasing the work if necessary). The thoughtfulness and experience of your team is what we are looking for (better means and methods for construction than we may be considering at this point).
3. Is there an elevator in the building or an anticipated need for one?
There is an existing elevator that was rehabilitated in 2018-2019.
4. Will KCHA be engaging a General Contractor for cost estimation?
No. KCHA has its own cost estimator but we also expect the chosen firm to be able to provide a ROM at each phase to show that the budget is being maintained.
5. Are there any drawings of the existing building available for review?
Yes, upon request. Requesting firm to provide site to upload multiple, large files.

6. Section 5.1-A-1.a. states firms are to be evaluated based on “Firm’s experience and capabilities in providing on-call services per scope of work.” However, the understanding is that this is a standalone project. Please confirm whether or not on-call experience should be represented in our qualifications package.
This statement was left in due to the length of time of the contract. The contract is a single project contract, and firms should be able to show that they can work on a contract with a long term.
7. Please clarify the scope under “exterior replacement”. Is this primarily siding replacement? Or does it include, roof, windows, insulation, etc.?
The scope will probably include everything but the roof as it was replaced roughly four years ago.
8. Please confirm that the scope listed in Section 1.2.C.2 is the entire scope KCHA intends to pursue. Or is KCHA expecting to engage the consultant to conduct additional analysis, evaluation, and feasibility services listed in Section 1.2.E.1 – 16 to identify additional scope?
KCHA is expecting the selected firm to be able to perform all requirements in Section 1.2 A-E.
9. For the construction contract, will this project go out for full competitive bid?
The construction contract will be competitively bid.
10. Will either section dividers or the KCHA forms that need to be returned along with the submittal be counted toward the 30-page limit?
Section dividers and the KCHA required return forms are not part of the 30-page count for the RFQ.

END OF RFQ ADDENDUM:**1**