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INVITATION TO BID

Fireplace & Bath Fan Replacement
at

Emerson Apartments 11010 NE 124th Lane, Kirkland, WA 98034

January 13, 2023

ADDENDUM NO. 1

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

BID DATE: January 31, 2023 at 2:00 pm

QUESTIONS DEADLINE: 9:00 am, Tuesday, January 24, 2023

NUMBER OF PAGES: 2

CONTRACT NUMBER: DW2301331

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

Questions:

#1 – Will the front and sides of the fireplaces be cleared out to allow access at 3' on sides and 5' in front?

Answer: The property management staff will be present full time to coordinate access to the units and to insure access is cleared. Contractor will not be responsible for moving personal belongings.

#2 – When will the roof sheet metal fabrication be inspected to meet specification? On the ground or roof top?

Answer: The sheet metal chimney cap will be inspected prior to installation.

#3 – The job walk was not clear vs. specs listed – See section 2-2.1 – Is this required to be stainless steel or 24 Galvanized Steel?

Answer: If this is related to FIREPLACE ACCESSORIES 2.2 A:

The fireplace surround metal is an interior trim item and should be powder coated 24 gauge steel.

#4 – Will job site existing conditions be considered in fan CFM output, especially on the lower floors?

Answer: Fan testing: Test fans at interior and exterior to verify flow using recently calibrated balometer.

1. Test results shall demonstrate flow in no less than 70 CFM.
2. Provide report listing all units and test results for approval.
3. Units showing less than 70 CFM shall be reinstalled until required flow is achieved.

If after testing it is determined the fan is functioning proper and there are no obstructions at the fan or at the exit hood, KCHA will evaluate and determine if added work will be authorized at extra cost to owner.

#5 – If there are delays in equipment beyond our control, how will it be handled? From job site visit, I understand that we can have a “pause” in the 90 days if needed due to material delays – is that correct?

Answer: Notice to Proceed will be issued only upon verification that all materials are available, thus material supply delays should be avoided.

All other provisions of the Contract Documents remain unchanged.

END OF ADDENDUM NO. 1