



KCHA Board of Commissioners

- Jerry Lee, Chair
- Richard Jackson
- Neal Black
- Tina Keys
- Regina Elmi

President/CEO — Robin Walls

INVITATION TO BID

Attic Remediation
at
Gilman Square, 360 NW Dogwood St, Issaquah, WA 98027

September 10, 2026

ADDENDUM NO. 1

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

BID DATE: September 17, 2026, at 11:00 am

QUESTIONS DEADLINE: Thursday, September 10, 2026, at 9:00 am

NUMBER OF PAGES: 2

CONTRACT NUMBER: TS2605231

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

QUESTIONS:

Q1: Please confirm in writing whether KCHA considers the good-faith inspection scope to be subject to prevailing wage. Our quotation currently excludes prevailing wage on this scope. If KCHA determines otherwise, the price will change and we need that determination before bid.

A1: The entire scope of this Work is prevailing wage work.

Q2: Section 011000, 1.1.C.1 requires a good-faith asbestos inspection be performed. Section 024116, 3.2.G states that no hazardous materials are expected to be encountered.

A2: As this Work occurs within the attic space and is not anticipated to disturb any drywall, mud, mastic, or other typical ACM items, KCHA believes no hazardous materials will be encountered. However, KCHA is pointing out that the contractor is responsible for ensuring they meet the requirements of the RCW should they encounter any materials suspected to be ACM. KCHA does not have any prior asbestos testing for this area of these buildings.

Q3: Confirm wage rate determination for workers performing attic mold spray application. Assume Residential Painter?

A3: KCHA does not determine the appropriate wages for workers. That is the contractor's responsibility. Contact Washington L&I with any wage determination questions.

Q4: Confirm product being used for attic mold spray-spec states RMR86 (residential/homeowner grade). We have been installing RMR86 PRO (commercial/contractor grade) in previous projects.

A4: RMR86 PRO is acceptable.

Q5: Recommend installing attic access doors (into existing firewalls in current attic spaces) for reduced interior unit access like current conditions allow. This would reduce interior unit notice to 1 unit per building compared to multiple buildings per unit, reduce insulation and attic mold spray costs due to reduced mobilization fees.

A5: The suggestion is appreciated, but that scope is not within budget at this time. Should the contractor who is awarded the contract determine that the access doors would result in an overall cost savings to the property, it would be considered.

Q6: Specification 011000; item 15 requires installation of Cor-A-Vent IN-Vent or similar. Please confirm whether In-Vent is required at every attic/building included in the project and provide the required location and linear footage per building.

A6: In-Vent or similar is required to meet code-required attic ventilation on every building. Contractor is to determine the appropriate height on the roof (needs to be above insulation height) and the necessary length. On previous projects, the In-Vent has needed to go the full length of the roof to meet the required ventilation area.

All other provisions of the Contract Documents remain unchanged.

END OF ADDENDUM NO. 1