



INVITATION TO BID

Building 10 Exterior Renovation
at
Sandpiper East, 1312 139th Avenue NE, Bellevue, WA 98005

August 28, 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 3, 2026, at 11:00 am

QUESTIONS DEADLINE: Thursday, August 27, 2026, at 9:00 am

NUMBER OF PAGES: 4

CONTRACT NUMBER: AW2602331

NOTICE TO BIDDERS: Bidders are hereby notified of the following changes and/or clarifications to the Contract Documents for this project: Bidders are not to ask to confirm the specifications

QUESTIONS:

Q1: Please confirm whether there is known asbestos-containing material in these ceilings and whether abatement is to be included in the Base Bid or handled separately by KCHA/allowance/change order.

A1: Contractor to perform "Good Faith" Asbestos testing for all areas where required to perform scope of work. Asbestos testing cost is the responsibility of the contractor. If abatement is required, the cost for abatement will be billed to owner as a change order.

Q2:

.1) Please confirm whether the contractor is responsible for obtaining a separate electrical permit for removal/reinstallation of exterior lighting and relocation of existing surface-mounted electrical lines

into the exterior wall cavities, or whether this work is covered under permits already obtained by KCHA.

.2) Please confirm whether the contractor is responsible for obtaining a separate mechanical permit for replacement of bathroom exhaust fans, ductwork, exhaust hoods and associated mechanical work, or whether this is included under permits obtained by KCHA. The specifications also reference a mechanical rough-in walkthrough.

.3) Section 01100 states that KCHA will obtain the building permit and the contractor is responsible for other required permits, with permit costs reimbursed. Please confirm that electrical, mechanical, and any other required trade permit fees should NOT be included in the Base Bid and will instead be reimbursed at face value plus the applicable overhead and profit.

A2: See specifications detail below:

1.5 PERMITS

A. KCHA is responsible for acquiring the building permit prior to Notice To Proceed. The plans provided in this package were submitted to the City of Bellevue for the building permit. Any changes made as a result of the permit review that involve added scope or cost will be considered as part of the Change Order process as described in General Conditions. Contractor is responsible for obtaining and paying for all other required permits and for the coordination of all required inspections. Contractor shall be reimbursed the face value of the permit fees plus overhead and profit as indicated in the specifications.

Q3: Please confirm that the contractor's Base Bid responsibility is to inspect exposed framing, document suspected organic/microbial growth and notify KCHA/Pacific Engineering Technologies for direction before performing repairs or treatment, rather than providing a separate third-party mold inspection of the entire building.

A3: Reference Plans Pg. 1.2 Scope of Work, line items 11-14. It is the contractor's choice whether to do additional work beyond outlined requirements. Contractor is to bid scope requirements. If contractor chooses to add additional cost beyond outlined requirements, then contractor risks competitive bidding. KCHA is not responsible for added work. All charges for work beyond the outlined requirements will be managed through the change order process.

Q4: Please confirm that the required \$15,000 allowance for wall framing repairs due to moisture rot, microbial growth or damage is to be included in the Base Bid exactly as specified, with actual work subsequently documented and billed against the allowance?

A4: Confirmed.

Q5: What is the intent for Landscaping and items at Excavation Area that are deemed "too close" to the building? Are existing trees and bushes to be removed As-Needed? Is there a requirement to replace those landscaping and/or hardscaping items?

A5: All landscaping items in excavation area that are deemed "too close" to perform work shall be removed with Owners' approval. Contractor to document items they want to remove and submit to Owner and PET. Removal will be included in bid, but contractor is not responsible for replacement of plants or trees, rocks and landscaping items that can be saved and placed back in location will be and will be included in the bid.

Q6: Is there existing waterproofing on the building foundation being demo'd or removed?

A6: Bid is to assume there is not existing waterproofing that requires removal.

Q7: What "tight-lines" (01100, 1.1, B, 4) are being referenced in the project Summary, specifically? Storm water drain lines? Can the current/existing size and material type be provided?

A7: Reference 04-Plans pg. 2.1 (DS) description for bid requirements. Reference 04-Plans pg. 1.1 Material Specifications, Landscaping Area Drain – Roof Area Drain for material specs. Reference 03-Specifications 07620-20 Part 2.1 for material specs.

If upon excavation and construction, it is determined that existing tightlines cannot be used and require replacement or repairs Alternate 2 will be considered.

Q8: Can pics be provided of existing fans at bath, WH, and kitchen vent locations for the interior work that was not accessible on the site visit?

A8: There are no photos of existing fans.

Q9: No exterior ceiling cans were noticed on job walk, confirm quantity for allowance? "Adding" cans would be a different pricing structure than replacing existing cans.

A9: There is not an allowance for "Adding" any can lights. There is a Unit Cost for "Replacing" exterior can lights.

Q10: Please confirm the inclusion of Roofing Spec "Artifacts" (#1 IR Scan @ 2,760sf?, #13-Parapet Coping?, #20- Buildings A/C?, #23-Alphaguard BIO reference?).

A10: Confirm on IR Scan @ 2,761sf. Confirm Parapet. Building A/C removed. Confirm Alphaguard BIO

Q11: Confirm Extents of Privacy Fencing being installed- Existing only, to Plan Set extents, or ALL deck areas?

A11: Privacy Fencing installed to match existing layout. Any additional fencing will be handled on a change order process.

Q12: Can existing foundations for the second floor decks to-be-replaced be confirmed as adequate and structurally sound?

A12: Existing foundations to remain "As Is".

Q13: Is the Deck Waterproofing material a polyurea or a polyurethane?

A13: Reference 04-Plans pg. 1.1, Material Specification, Deck Waterproof Membrane (WPM)

Q14: Confirm all work to begin after Notice to Proceed, likely the 4th Quarter of 2026.

A14: Work to begin after Notice to Proceed.

Q15: As mentioned during the site walk, can you confirm a minimum of four (4) parking spaces, directly adjacent to the building, will be provided for lay-down area for use by the construction team?

A15: Confirmed

Q16: Is there a Geotechnical report associated with this project or one available from the original construction?

A16: No.

Q17: Can you confirm if a Certified Arborist will be required (per any City/County jurisdiction) for the removal or "Air-Blading" of roots of any trees within or adjacent to the excavation area?

A17: Refer to Q5.

All other provisions of the Contract Documents remain unchanged.

END OF ADDENDUM NO. 1