



King County Housing Authority

KCHA Board of Commissioners

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INVITATION TO BID

Bathroom Fan Replacement
at
Haven Apartment Homes, 25426 98th Ave S, Kent, WA 98030

August 13, 2026

ADDENDUM NO. 1

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

BID DATE: Thursday, August 20, 2026, at 11:00 am

QUESTIONS DEADLINE: Thursday, August 13, 2026, at 9:00 am

NUMBER OF PAGES: 2

CONTRACT NUMBER: TS2605331

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

QUESTIONS:

- Q1. The contract documents call for 4" roof and wall caps for the 3-inch exhaust ducting. Please confirm whether 3-inch termination caps may be used directly or if a reducer/transition is required.
- A1. Reducer or transition is acceptable in the case of a 3" vent with a 4" roof or wall cap. KCHA believes the exhaust ducting is a mix of 3" and 4" sizes.
- Q2. Please confirm if exhaust ducts vent through wall or ceiling.
- A2. It is not known where each exhaust duct terminates as this property is new to KCHA. Assume all ducts from all levels vent to roof level for estimating and project planning purposes.
- Q3. Roof Access: Please confirm what roof access is available for contractors to access the existing and replacement exhaust terminations. Please identify any restrictions or required procedures for roof access.
- A3. Roof access is from the exterior of the buildings. Contractors will need to ensure they meet all regulatory requirements for employee safety etc. to access roofs. As noted in the contract, contractors are to coordinate access with property management.

- Q4. Airflow Testing Documentation: Please confirm the required format for documenting and submitting the airflow test results for each exhaust fan, including whether an owner-provided form or electronic reporting format is required.
- A4. KCHA does not have specific forms. Contractor to provide data in a form which KCHA will be able to store digitally. This could be a physical form which could be scanned.
- Q5. Termination Replacement: Please clarify whether the intent is to replace the complete existing roof/wall termination assembly or only the exterior cap/terminal portion while retaining existing flashing and other components where serviceable.
- A5. The intent is to replace existing terminations. If, in the course of construction, existing terminations are determined to not need replacement, the scope will be reduced via change order.
- Q6. Exterior Terminations: Please confirm the quantity of roof-mounted versus exterior wall-mounted exhaust terminations included in the project scope.
- A6. Same answer as Q2/A2 above. Assume all exhaust terminations are at roof level. Fan/termination count was supplied in the bid documents.
- Q7. Existing Conditions: If deteriorated or damaged roofing, siding, flashing, sheathing, or other building-envelope materials are discovered during termination replacement, please clarify the extent of repairs to be included in the base bid and the procedure for addressing conditions requiring additional work.
- A7. None should be included in this project scope. Any such repairs would be handled via change order.
- Q8. Airflow Deficiencies: If an installed fan does not achieve the required 70 CFM due to existing duct work or concealed conditions, please clarify the contractor's responsibility for correcting the deficiency, particularly where duct work is inaccessible without opening finished walls or ceilings.
- A8. Due to the expected long ducting runs, it is assumed that not all fans will achieve 70 CFM. KCHA expects to receive reports of CFMs achieved as noted in Q4/A4. Additional investigation or corrective work to rectify a particularly low CFM would be handled via change order.
- Q9. Fan/Duct Alignment: If the new exhaust fan's discharge location does not align with the existing duct work and an extension or modification of the existing duct work is required, please clarify whether this work is included in the base bid or will be considered additional work. Please also clarify whether repairs to drywall or other finished surfaces required to access or modify the existing duct work are included in the base scope.
- A9. It is anticipated that all existing ducting locations will be compatible with the new fans. However, minor drywall or duct modifications or repairs may be required. KCHA has observed some contractors prefer to cut large openings for fan mounting which require drywall patching.

All other provisions of the Contract Documents remain unchanged.

END OF ADDENDUM NO. 1