



KCHA Board of Commissioners

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INVITATION TO BID

Bathroom Fan Replacement
at
Emerson Apartments, 11010 NE 124th Ln, Kirkland, WA 98034

August 20, 2026

ADDENDUM NO. 1

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

BID DATE: Wednesday, August 26, 2026, at 11:00 am

QUESTIONS DEADLINE: Wednesday, August 19, 2026, at 9:00 am

NUMBER OF PAGES: 2

CONTRACT NUMBER: TS2604731

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

QUESTIONS:

Q1: The plans indicate that the exhaust fan is to be controlled by a humidistat switch. If an existing fan location does not have wiring compatible with the specified fan/light combination and separate controls, should we assume to provide the additional wiring required?

A1: Assume the specified humidistat works at the switch locations. If additional switches or wiring are required, it would be handled via change order.

Q2: How many rooftop terminations need to be replaced, as well as how many heat lamps are being replaced with bath fans.

A2: The count for rooftop penetrations matches the fan count as provided in the specifications. Assume every location has a heat lamp/fan combo.

Q3: Please provide the dimensions/model numbers of the existing exhaust fans so we can compare the size to the proposed replacement fans.

A3: KCHA does not have this information. Assume all new fans will fit in existing location with only minor modifications needed.

Q4: 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.

A4: Roof access is via the building exterior and is up to the contractor. Contractor to ensure they meet all applicable WISHA and other requirements as necessary, including fall protection.

Q5: 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.

A5: KCHA has no required format. However, the reports must be able to be transmitted or otherwise transferred to KCHA for record keeping purposes. This could be physical copies, or a digital format.

Q6: Please confirm the quantity of roof-mounted versus exterior wall-mounted exhaust terminations included in the project scope.

A6: Assume all terminations are roof-mounted. The count was provided in the specifications.

Q7: 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.

A7: It is not expected for there to be any issues at this property as the duct runs are not extensive. However, situations where inadequate venting is discovered will be handled on a case-by-case basis.

Q8: 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.

A8: 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