



March 9, 2022

**KIRKLAND HEIGHTS APARTMENTS – BUILDING 8
Owner: King County Housing Authority (KCHA)**

Addendum No. 2

ARCHITECT: SMR Architects

TO: Prospective Bidders

This Addendum forms a part of the Contract Documents and modifies the Bidding Documents dated 01/31/2022 with amendments and additions noted below.

Note:

- 1) As of the issuance of Addenda 1, no permits for construction have been issued by The City of Kirkland.
- 2) PSE has not issued their final construction drawings for the utility undergrounding.
- 3) **Questions regarding the Bid Set or any of the subsequent addenda will not be accepted after Friday, March 11, 2022 at 2:00 PM.**

Documents included in this Addenda:

- Bid Questions 03/09/2022.pdf
- Invitation to Bid.pdf

CHANGES TO THE PROJECT MANUAL

Revised Sections have been noted. Text changes with replaced or revised Sections are noted: Additions are underlined. Deletions are ~~lined through~~.

REPLACE: Replace the following Sections in their entirety:

- **Invitation to Bid**

REVISE: Revise the following Specifications as noted herein:

- **10 60 00 Interior and Exterior Specialties, Item 2.2 as follows:**

C. Knox Box: Knox Box 4400 Series Recess Mount, Tamper Alert, located adjacent to doors where required by KFD. Color by Architect from manufacturer's standard colors.

***** End of Addendum *****

INVITATION TO BID

King County Housing Authority (KCHA) will accept bids from qualified general contractors to furnish labor, materials and necessary equipment to perform the following:

SCOPE OF WORK: Work includes, but is not limited to, the renovation of and addition to Building 8; site and utility work; building envelope improvements consisting of a ventilated rainscreen system, firestopping, insulation board, weather resistive barrier, fiber cement board siding, and vinyl windows; roofing, decks and stairways; asbestos abatement; replacement of all interior fixtures and finishes including, cabinets, countertops, flooring, painting, GWB, plumbing, HVAC, and electrical; and other tasks as described in the bid documents.

PROJECT MANUAL DISTRIBUTION:

Address: King County Housing Authority, 600 Andover Park, Seattle, WA 98188
Distribution: * Documents are available for download on KCHA's website at <http://www.kcha.org/business/construction/open/>

PRE-BID CONFERENCE:

Date and Time: Meeting 1: February 10, 2022 at 2:00 P.M.
Meeting 2: February 17, 2022 at 2:00 P.M.
Jobsite Address: Kirkland Heights Apartments, 13321 NE 133rd St, Kirkland, WA 98034.
In Addition: Contractors are strongly encouraged to attend the Pre-Bid Conference. Failure to attend the Conference will not relieve the Contractor of any responsibility for information provided at that time.
For Questions: Questions pertaining to the bid are to be sent via email to nathank@kcha.org no later than seven (7) calendar days prior to bid due date. All responses shall be in the form of Addenda.
Posting: Addenda will be posted on KCHA's website.

BIDS ARE DUE:

Time: **2:00 P.M.**
Date: **March 18, 2022**
Address: King County Housing Authority
600 Andover Park West, Seattle, WA 98188
Submittal Process: * Bids may be sent to Nate Kraus via mail, hand delivery, or by email to nathank@kcha.org. If dropping off a hard copy bid to the KCHA office, please call Nate Kraus at (206) 693-6452. Prospective bidders can either call and make an appointment or call upon arrival.
Process: All Bids must be received by KCHA no later than the above due date and time. No Bids will be accepted after that date and time.

BID GUARANTEE:

Amount: Five (5%) Percent of the Total bid must accompany Each Bid
Payable to: King County Housing Authority

PERFORMANCE AND PAYMENT BONDS: As a condition of award Performance and Payment bonds for 100% of the Contract Award Amount shall be furnished for the Work.

KCHA is an Equal Employment Opportunity Employer and strongly encourages minority-owned and women-owned businesses, socially and economically disadvantaged businesses, and small businesses to submit bids or to participate as subcontractors and suppliers on KCHA Contracts.

KCHA reserves the right to reject any or all bids or to waive any informality in the bidding. No bid shall be withdrawn for a period of 60 calendar days subsequent to the opening of the bids without the written consent of KCHA.

CONTACT PERSON: Nate Kraus at NathanK@kcha.org



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Bid Questions

QUESTION 1

Was the pre-bidding walk-through mandatory?

ANSWER: No, it was not mandatory.

QUESTION 2

For material warranties, do you have to be certified in the product?

ANSWER: Standard warranty requirements should be followed as required by the manufacturers.

QUESTION 3

Has a paint manufacturer been specified yet?

ANSWER: Refer to the specifications for acceptable paint manufacturers. Product substitution procedures can be found in the Project Manual under Section 01 25 13.

QUESTION 4

Would you consider postponing the bid until sometime next week to allow us time to work on Addendum #1?

ANSWER: The bid will be postponed one week. See Bid Addendum #2 for the updated Invitation to Bid.

QUESTION 5

When I click on the link, I just get the “Download Registration” page again.

ANSWER: Contact information has to be provided every time you access the Kirkland Heights webpage on the KCHA website.

QUESTION 6

While going through the Addendum #1 documents, it appears that the plans are missing Sheets P304 & P305 according to the Narrative.

ANSWER: This was corrected in Addendum #1. The corrected version of Addendum #1 is currently posted on the Kirkland Heights webpage.

QUESTION 7

The size of the entry landings were changed in the architectural drawings, but not in the structural drawings. Will there be structural drawings issued before the bid to show the new structural layout.

ANSWER: New structural drawings will be issued as Bid Addendum #3 on Friday, March 11, 2022.