



March 4, 2022

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

Pre-Bid Questions

QUESTION 1

Do you provide a percent for down payment prior to starting the project? Do you provide payment based on project completion?

ANSWER: Payment terms can be found in Part 4 of the General Conditions included in the Project manual.

QUESTION 2

Is the listed bid due time of 11:59 PM correct?

ANSWER: Bids will be due March 11th at 2:00 PM. See updated Invitation to Bid for more information.

QUESTION 3

While going through the project document pages, we found the following:

- 1) Specs Volume 1 is missing pages 3-5 of the “Bid Form & Bidder Information”. However, they are included in the separate document.
- 2) Specs Volume 1 is missing Section 023200 (but not it’s attachment).
- 3) Specs Volume 1 pages 238 is cut-off.
- 4) Sections 210500 & 211313 are duplicated in the Specs Volume 2.
- 5) The plans are missing Sheet A250 according to the Index.

ANSWER: Changes are as follows:

- 1) Bid Form pages 3-5 are included in the addendum
- 2) There is no Section 023200 cover sheet, just the attachments. The specifications will be left as-is.
- 3) SMR did not find page 238 to be cut off. The specification will be left as-is.
- 4) Duplicate sections deleted from specifications.
- 5) Drawing Sheet A250 removed from the Sheet Index.

QUESTION 4

The bid documents refer to a “Bid Form”, but I am unable to locate on the KCHA website. Can you provide the form or advise where I can find it?

ANSWER: The Bid Form is available in the Project Manual as well as on the project page on the KCHA website as an individual PDF.

QUESTION 5

Could I get the contact information for the utility providers, including PSE and all low voltage providers?

ANSWER: Contacts are as follows:

PUGET SOUND ENERGY
Abdulrehman Kamel
Engineering Specialist
1320 SE 32nd St.
Bellevue, WA 98005
Abdulrehman.kamel@pse.com
(425) 748-6382

COMCAST
David Baxter
Account Representative
14870 NE 95th St.
Redmond, WA 98052
David_baxter@comcast.com
(425) 951-0038

ZIPLY FIBER
David Collins
Network Engineer
David.collins@ziply.com
(425) 263-4020

J5 INFRASTRUCTURE
Rick Matula
OSP Field Survey
Rmatula@j5ip.com
(360) 608-7100

QUESTION 6

How will the base bid and the add/alternate scope be evaluated?

ANSWER: All bids must include a base bid for renovating the existing building per bid documents and an add/alternate option to add a third floor with four additional units to match the existing floor layouts as shown in the bid documents. The add/alternate bids will be evaluated first to determine if adequate funding is available. If adequate funding is not available, the base bids will then be evaluated separately. If funding is available, the combined bids for base plus add/alternate will be evaluated.

QUESTION 7

Are we replacing the hot water tanks?

ANSWER: Yes, all hot water tanks will be replaced.

QUESTION 8

Is the deadline still 120 calendar days or can that be extended based on the lag time to get some materials?

ANSWER: The 120-day deadline stands. If there are any delays caused by weather or material delays, they will be addressed through changes during construction.

QUESTION 9

Are there dishwashers going to be installed in the units?

ANSWER: No, dishwashers will not be installed in the units.

QUESTION 10

Other than the refrigerators and the ovens (minus the hood) are there any other items being provided by the owner agency?

ANSWER: Contractor to provide and install the kitchen hood. KCHA to provide and install the refrigerator, range, washer, and dryer.

QUESTION 11

Can we use David Bacon rates instead of standard prevailing wage rates?

ANSWER: Wage rates should be calculated per the specifications.

QUESTION 12

The specs indicate installation of CCTV. Is there already an existing system to be installed?

ANSWER: All new low voltage items are shown in the plans.

QUESTION 13

Could we change the concrete wheel stops out for compressed plastic?

ANSWER: No, compressed plastic wheel stops will not be accepted.

QUESTION 14

There is no mention of model/type for the interior ceiling mounted lights. Are they to be LED lights similar to other identified materials?

ANSWER: All electrical fixtures are listed in the Luminaire Schedule in the electrical drawings.

QUESTION 15

Is there an existing sprinkler system to tie into?

ANSWER: No, there is no existing sprinkler system.

QUESTION 16

The base bid is for the interior and exterior renovations for the existing two floors. Is the add/alternate bid for the third floor or for all three floors combined?

ANSWER: The base bid is the renovation of the two floors of the existing building. The alternate is to add the third floor.

QUESTION 17

In the specifications, there are only two unit price requests listed (framing at windows and framing at exterior sliding doors), however, on the bid form there are 6 unit prices listed.

ANSWER: There are only 2 unit cost items. The other lines can be left blank.

QUESTION 18

On the bid documents, there is no bid security form included for the bid bond. Could you please provide that?

ANSWER: Refer to the Bid Guarantee section on page 6 of the project manual.

BID GUARANTEE:

Amount: Five (5%) Percent of the total bid must accompany each bid

Payable to: King County Housing Authority

You will have to provide this from your bonding entity, there is no form.