

**KING COUNTY HOUSING AUTHORITY
REQUEST FOR PROPOSALS
WEATHERIZATION & REPAIR PROJECTS**

ADDENDUM #1

Effective 3/13/2023 , this Addendum #1 shall be considered part of the Request for Proposal Documents.

As a result of the additions to the Exhibit E, the due date for this RFP will now be 03/31/23 at 1:00 PM PST.

Responses to Questions /Additions/Clarifications to Exhibit E and Exhibit F:

Included within this Addendum:

- Submitted Questions and corresponding answers received by 03/10/23. Separated within the document by Single Family and Multifamily.
- Updated Exhibit E – Adjustments are highlighted in yellow and added items are highlighted in blue. (separate spreadsheet with addendum 1 file name extension)
- Updated Exhibit F - Adjustments are highlighted in yellow and added items are highlighted in blue.
- Multifamily added work items.

2023 RFP QUESTIONS

Single Family Specific Questions

1. **Question: 04-01-002 to 04-01-141, 04-02-063 to 04-04-004 Attic Insulation: In Exhibit F, part of the description says “unless work scope specifies otherwise”. Can this be removed from the description or can there be or can there be different language added to describe what other option may be allowed?**

Answer: Edited Exhibit F “04-01-002 to 04-01-141 - Attic Insulation: “Loose fill cellulose insulation in site built homes unless Scope of Work specifies loose fill fiberglass.”

2. **Question: 04-02-063 to 04-04-004 Wall Insulation and Rim Joist: Exhibit E does not show there being a description in Exhibit F.**

Answer: Edit Exhibit F “04-02-063 to 4-02-065 - Wall Insulation: “Dense pack cellulose insulation unless Scope of Work specifies dense pack fiberglass insulation.”

3. **Question: 04-04-002 to 04-04-004 Rim Joist/Sillbox: Can there be an option added to exhibit F for R-19 fiberglass with FSK?**

Answer: No, due to the preset values from the Commerce system of record these are the only insulation levels offered. We are treating this as an “up to” R-13 or “up to” R-25.

4. **Question: 01-02-006 to 04-04-010, 04-03-016 to 04-03-026, 04-03-042 to 04-03-052, 04-03-092 to 04-03-124, 04-03-134 to 04-03-142, 04-03-200 to 04-03-204, 04-03-220 to 04-03-224 and 04-03-232 Wall/Kneewall and Floor Insulation: Please describe what “enclosed/air tight” means and how these areas are to be addressed. If this is for dense-packing, how do we dense-pack to the varying R-values described in Exhibit E? For example, Wall/Kneewall Insulation calls out for R-11, R-13 and R-15. These are all values attributed to a 2x4 cavity.**

Answer: “Enclosed/air tight” is a term used by the Department of Commerce to determine measure life. It means the cavity is not accessible and requires a drill and fill method through the wall/soffit material.

We will call out in the scope what R-value we expect to achieve for that particular structure. If the framing is open, this line item calls for rigid foam board. Two applications are combined in one line item since they offer similar air sealing/insulation outcome in ECOS.

5. **Question: 04-01-142 Install Attic Access. Is this attic access if pre-fabricated or site built?**

Answer: This is for site built accesses only as pre-fabricated is rarely used. In a situation where pull down stairs are needed we would call out a time and materials charge.

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6. **Question: 03-02-001 to 03-02-007 and 03-03-002 to 03-03-009 Doors: Can you specify whether or not this price will apply to stock size doors, custom size doors or both?**

Answer: This price applies to stock sized doors. Custom size doors may be requested as a Time and Materials Item.

7. **Question: 06-04-007 Mechanical Ventilation: What is a system control upgrade?**

Answer: For the Panasonic Whisper Fans, it is the Plug and Play Multi-Speed Module.

8. **Question: 06-02-001 to 06-02-006 Fan Installs: Are these line items for replacing existing fans, installing new fans or both? If these items apply to new fans, does the price include running new circuits? Are we required to test range hoods?**

Answer: This is the cost either install a new fan or replacing an existing fan. On a case by case basis, we may authorize additional Time and Materials charge to move the existing fan and patch drywall or to run a new circuit for a new fan.

9. **Question: 06-03-002 Install ERV/HRV: Does this include the cost of ducting out the fan?**

Answer: Yes

10. **Question: 01-00-005 & 01-00-026 EPDM and TPO Roofs: Do these line items include the cost of installing foam board?**

Answer: Yes, a minimum of R-9. Exhibit F edited to include these details.

11. **Question: 01-00-016 Lead Paint RRP: Exhibit E indicates that there are additional requirements in Exhibit F but there is no information in Exhibit F for this**

Answer: This is included in the second paragraph of the Exhibit F.

12. **Question: 01-00-001 Attic Passive Ventilation: Should the unit pricing for this item be "Net Free Inches" instead of "Sq. Ft"?**

Answer: Yes it should, it has been adjusted in Exhibit E.

13. **Question: 04-02-063 to 04-02-065 Drilling Walls Exterior, Interior and Removing Siding: What depth of wall do these items apply to? Exhibit E does not indicate that there are more requirements in Exhibit F**

Answer: Price for 2x4 walls, added Yes to Exhibit E as well for reference to Exhibit F.

2023 RFP QUESTIONS

14. Question: 04-04-002 to 04-04-004 Rim Joist/Sill Box: Can you add an option to install fiberglass w/ FSK cover?

Answer: Exhibit F edited to read “Insulate and air seal the rim joist using any approved method in the SWS. Scope of work may specify rigid foam board or Fiberglass batts in open cavities or bag and blow cellulose insulation in closed cavities.”

15. Question: 04-04-027 to 04-04-036 Concrete wall and Masonry Wall: Can you please add more information describing how to address these items?

Answer: We are following SWS for “Basements - Without Groundwater Leakage”

16. Question: 04-10-006 Broken/Missing Glass, Install Replacement Window: Is this for replacing the window or the glass? Should the unit description be “Sq. Ft” instead of “Each”?

Answer: 04-10-006 is to replace the entire window unit, 04-10-015 is to replace the glass and Exhibit E has been adjusted to sq. ft. measurement.

17. Question: 04-10-015 Broken/Missing Glass, Raw Glass Replacement: Is this for insulated glass?

Answer: Yes

18. Question: 04-01-144 Attic Access Weather-Stripping: There is no line item for insulating an attic access. Should this item include insulation?

Answer: Insulating the attic access should be included in the attic insulation measure. If a project does not qualify for additional attic insulation a time and materials charge may be added to insulate the access only.

19. Question: 04-03-234 Weather-Strip Crawl Access Door: There is no line item for insulating a crawl access. Should this item include insulation?

Answer: Insulating the crawl access, in a floor or pony wall, should be included with the floor or wall insulation measure. If a project does not qualify for additional floor or wall insulation, a time and materials charge will be added to insulate the access only.

20. Question: 01-00-002 Demolition/Removal of Existing Materials: Exhibit E states that there are more requirements described in Exhibit F but there are not.

Answer: A Per hour price for Demolition or Removal of Existing Materials in a work space such as, but not limiting, attic, crawl, garage, and outdoor spaces where such materials would hinder installation of Weatherization Measures. We are looking for a per hour labor cost for this work and the scope will specify how many hours are required. Description added to Exhibit F.

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21. Question: 05-01-026 Cross-Over Replacement: Is this for Rigid or Flex ducting? Does this item include insulation?

Answer: We are following SWS for “Crossover Duct Repair or Replacement”. As the SWS states, we will replace cross-over ducts with rigid ducting, seal with mastic, and insulate to R-11 with vinyl faced fiberglass.

2023 RFP QUESTIONS

Multifamily Specific Questions

1. **Question: A17 & A18 - Further explanation on – Min price?**

Adjusted Work Item: A17 - Closed cell spray foam applied at 2" thick, up to 20 sq. ft., price per each

Added Work Item A18: See Addendum 1, multifamily added work items

Added Work Item A19 - See Addendum 1, multifamily added work items

Added Work Item A20: See Addendum 1, multifamily added work items

Adjusted Work Item 21: Fire resistive barrier over spray foam up to 20 sq. ft., price per each

Added Work Item 22: See Addendum 1, multifamily added work items

2. **Question: B5 – Can we just remove the baffle cause always use more than 5?**

Answer: No

3. **Question: B3 & B4 – Does this include debris?**

Answer: Yes, some debris will always be there. Excessive debris will be addressed on an individual basis.

4. **Question: B9 & B11 – What R value do we need to install?**

Answer: For B9, R13. For B11, R21. Line item adjusted

5. **Question: C4 & C5 – Research these line items in exhibit F.**

Answer: Adjusted line items as below with the new measurements, and added to Exhibit F.

Attic Access / Venting	Yes	Eave vent without thermal bridging (22.5 x 3.5)	e
Attic Access / Venting	Yes	Eave vent without thermal bridging (22.5 x 5.5)	e

6. **Question: C7 – Inft. on this line item?**

Answer: Yes, price changed to per linear foot

2023 RFP QUESTIONS

7. **Question: D1 – Drill through – how is this done?**

Answer: Reformatted to align with other siding treatments as below and added work items D2, D3 and D4. **See Addenda 1**

8. **Question: D3-D15 – What's a specification on painting?**

Answer: Match existing per Washington State Weatherization manual and Field Guide.

9. **Question: D14 & D15 – what is interior wall (lath & plaster additional amount) moving tenants' items.**

Answer: The amount of projects that contain this building material are not significant enough in our territory to add a line item for lath and plaster interior wall blow. Line remains as is.

10. **Question: D20 - Ladder time – with more than 3 stories like up to 5**

Answer: adjusted line item description for description but scope stays as is.

Wall Insulation	Add on for ladder time to blow walls, 3 stories and up.	sq
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11. **Question: D21 & D22 – What R value needs to be installed?**

Answer: Removed items from Exhibit F as continuous insulation will be installed by a sider specifically. This would not apply to this RFP.

12. **Question: E3 – Can this be R19 instead of R21?**

Answer: No, R21 remains as is.

13. **Question: E10 (changed to E11)– Can we have additional pricing over 1ft in height?**

Answer: Added work item to include in excess of 1ft of exposed slab. **See Addendum 1.**

14. **Question: E11 (changed to E13)– Review Exhibit F – Does this include plywood or cover – Breaking them apart as cover additional line item?**

Answer: Adjusted language in E13. Added line item for treated plywood, **see addendum 1.**

15. **Question: F2 – This being a bid item due to different variables – Bid per project?**

Answer: Line item removed due to infrequency of scope.

2023 RFP QUESTIONS

16. Question: F8 – Exhibit F – Closeable crawl space vent

Answer: Exhibit F updated.

17. Question: F4 – putting door or existing whole or is this new access

Answer: It is a new access on an existing hole.

18. Question: G1 & G2 – Like the way these items are now built out

Answer: Assuming no changes are needed.

19. H1 – Additional price after 6ft then lineal ft there after?

Answer: Item to stay as is; however explanation in Exhibit F added.

20. Question: H2 – Separate fixed and wand into separate line item

Answer: Bid as is. No changes taking place.

21. Question: I1-I5 – Add attic venting scope of work

Answer: Bid as is. No changes taking place.

22. Question: 17-I10 – Would we see both line items on these, mid floor ducting, what if ceiling is hot – assumes non asbestos ceiling – if hot will KCHA bring in someone to fix.

Answer: Yes, you could see both. For example, if you had 18ft you would see I7 or I8, and I9 or I10 at 3 linear ft. Also, yes we will bring someone else in regarding asbestos.

23. Question: J1 – Rest of lead safe

Answer: Bid as is. No changes taking place.

24. Question: K1 & K2 – 2 access in double loaded corridor – K1, & K2 per unit (8 building)

Answer: We will not be performing double loaded corridor blower door in this RFP.

25. Question: I-1, I2, I4, I7, I8, I9 and I10 Exhaust Fan Ducting: Please specify size of ducting. We have been asked in the past to increase the ducting size for bathroom and kitchen fans beyond what SWS or manufacturer specs call out for.

Answer: We will assume ducting is at 4 inches for bathroom fans and 6 inches min. for kitchen fans.

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26. **Question: I-9 and I10 Ducting In-Between Floors: Does this item include the first 15' in the price or is it an additional cost beyond the initial 15'**

Answer: Yes, you could see both. For example, if you had 18ft you would see I7 or I8, and I9 or I10 at 3 linear ft.

27. **Question: G4 Atypical spaces, High density fiberglass: Can the per unit description be changed to a 30 Lb. bag?**

Answer: Adjusted to a 30 lb. bag.

28. **Question: Item Requested: Crawl access – REPAIR AND AIR SEAL**

Answer: This is included in air sealing work, not an individual item pertaining to crawl access

2023 RFP Addendum 1

Multifamily Added Work items

Added work items resulting from questions submitted

Added Work Item A18: Additional 1" of closed cell spray foam, up to 20 sq. ft., price per each

Added Work Item A19 - Closed cell spray foam applied at 2" thick, 21 sq. ft. and up, price per sq. ft.

Added Work Item A20: Additional 1" of closed cell spray foam, 21 sq. ft. and up, price per sq. ft.

Added Work Item A22: Fire resistive barrier over spray foam, 21 sq. ft. and up, price per sq. ft.

Item	Category	Exhibit	Description	Price Per
		F		
A18	Infiltration		Additional 1" of closed cell spray foam, up to 20 sq. ft.	each
A19	Infiltration		Closed cell spray foam applied at 2" thick, 21 sq ft and up	sq. ft.
A20	Infiltration		Additional 1" of closed cell spray foam, 21 sq ft and up	sq. ft.
A22	Infiltration		Fire resistive barrier over spray foam, 21 sq ft and up	sq. ft.

Added Work Item D2: 2"x 6" walls: drill through fiber cement siding, high density blown - Cellulose

Added Work Item D3: 2"x 4" walls: remove fiber cement siding, high density blown - Cellulose

Added Work Item D4: 2"x 6" walls: remove fiber cement siding, high density blown – Cellulose

Item	Category	Exhibit	Description	Price Per
		F		
D2	Wall Insulation		2"x 6" walls: drill through fiber cement siding, high density blown - Cellulose	sq. ft.
D3	Wall Insulation		2"x 4" walls: remove fiber cement siding, high density blown - Cellulose	sq. ft.
D4	Wall Insulation		2"x 6" walls: remove fiber cement siding, high density blown - Cellulose	sq. ft.

Added Work Item E12: Slab on grade insulation in excess of 1ft of exposed slab.

Item	Category	Exhibit	Description	Price Per
		F		
E12	Floor Insulation		Slab on grade insulation in excess of 1ft of exposed slab	sq. ft.

2023 RFP Addendum 1

Added Work Item E14: Cover Cantilever floor with exterior graded plywood

Item	Category	Exhibit	Description	Price Per
E14	Floor Insulation	F	Cover Cantilever floor with exterior graded plywood	sq. ft.

Items Specifically Requested for addition

Item Requested: Tenting sprinkler systems (per linear ft.)

Added Work Item B13: Tent existing sprinkler distribution system

Item	Category	Exhibit	Description	Price Per
B13	Attic Insulation	Yes	Tent existing sprinkler distribution system	linear foot

Item Requested: Adding R38 batt (per sq. ft.)

Added Work Item E6: R-38 fiberglass batts, fill joist bay

Item	Category	Exhibit	Description	Price Per
E6	Floor Insulation	F	R-38 fiberglass batts, fill joist bay	sq. ft.

Item Requested: Removal of vapor barrier-(per sq. ft.)

Added Work Item F8: Ground cover: Removal of existing vapor barrier

Item	Category	Exhibit	Description	Price Per
F8		Yes	Ground cover: Removal of existing vapor barrier	sq. ft.

2023 RFP Addendum 1

Item Requested: Disinfecting crawl? (per SQFT) –

Added Work Item F10: Disinfecting Crawl

Item	Category	Exhibit	Description	Price Per
F10	Crawl	Yes	Disinfecting Crawl	sq. ft.

Item Requested: Cutting A typical spaces example – under staircases

Added Work Item G6: Access to enclosed area without door, close and match existing finished.

Item	Category	Exhibit	Description	Price Per
G6	Other Insulation	Yes	Access to enclosed area without door, close and match existing finished.	each

KCHA Weatherization Determined Added Items:

KCHA Added Item D23: Add Flame Spread Barrier cover for exposed insulation, price per square foot.

Item	Category	Exhibit	Description	Price Per
D23	Wall Insulation	Yes	Flame Spread Barrier	sq. ft.

KCHA Added Item D24: Add Weather Resistive Barrier to prevent wind washing of exposed insulation, price per square foot.

Item	Category	Exhibit	Description	Price Per
D24	Wall Insulation	Yes	Weather Resistive Barrier	sq. ft.