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INVITATION TO BID

Fire Alarm System Upgrade

at

Cascadian Apartments 15517 NE 12th Street, Bellevue, WA 98007

August 19, 2022

ADDENDUM NO. 1

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

BID DATE: August 25, 2022 at 2:00 pm

QUESTIONS DEADLINE: 9:00 am Thursday, August 18, 2022

NUMBER OF PAGES: 2

CONTRACT NUMBER: HW2201531

NOTICE TO BIDDERS:

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

Questions:

- Q:** Please confirm if CAD drawings will be made available to the winning bidder. If CAD drawings are not available, are there PDF drawings available?

A: No CAD drawings will be made available. The only plans that will be made available are in the bid documents.

- Q:** The Contract duration states 90 calendar days. Is this from the time of award or actual start of physical onsite work? It's likely that the plan review process with the city of Renton will take approximately 6 weeks. It will take a minimum of two weeks to create design drawings, assuming there is some form of Floor plan drawings as referenced in the above question. If there are no CAD Drawings and we have to recreate the floor plans in CAD, this will add additional time and cost to the project... We believe equipment will be tough to procure in under 6 months and expect permit per AHJ backlog to be in a similar range.

A: Contract duration begins at issuance of Notice to Proceed (NTP). Owner will work with the awarded contractor to allow for all permitting to be complete and materials to be procured prior to setting a mutually agreeable NTP date.

3. **Q:** Could you please provide a specification for the new fire alarm conduit enclosure in the corridors as shown in Detail 2/FA1.1? Is it a pre-manufactured soffit enclosure that you want in the corridors?

A: See Section 06 20 00 Part 1 General 1.01 A. Finish carpentry items. B. Wood cove & ceiling trim wire raceways. The wire raceway is to be constructed as a painted wood assembly directly next to, and matching the size of, the Water Pipe Enclosure as shown on Detail 2/FA 1.1. The material can be “A” face plywood, MDF or other similar finish quality material and include paint to match existing trim.

4. **Q:** The specs require “all taxes imposed by law shall be included in the bid amount. The contractor shall pay the WSST to the DOR and furnish proof of payment to owner if requested.” ... Retail tax was included in specs but does not apply to gross contracted price. ...Prime and sub-contractors are required to pay retail sales tax upon purchases of materials including pre-fab and pre-cast equipment incorporated into the work. Please clarify per the above.

A: See General Conditions & Instructions to Bidders. Contractor is responsible to pay WSST for all materials at the time of purchase. No WSST is to be applied to gross contract amount. Pre bid Agenda states retail sales tax DOES NOT apply to labor costs.

5. **Q:** Is this a federally funded project and thus asking for USE tax?

A: No.

6. **Q:** Is this project governed by the Miller Act?

A: No this is not a federal building. For reference, per the bid docs: 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. Also, Payment and performance bonds for 100% of the Contract Award Amount shall be furnished for the Work, using the Payment Bond and Performance Bond form AIA – form A312. Change order increases of cumulative 15% increments require revisions to the bond to match the new Contract Sum. AND, Builders Risk (Property / Course of Construction insurance covering for all risks of loss for all projects in excess of \$250,000.00).

7. **Q:** Who is the designer of record for this project?

A: As shown on the plans: OAI PS, Jerry Osborn, AIA, Osborn Architects, Inc.

8. Q: Who ... is responsible for fire watch requirements?

A: The property management team from Allied Residential will be responsible for fire watch requirements. The contractor will coordinate directly with on-site Allied staff to schedule fire watch procedures.

9. Q: Is it acceptable to reuse the existing wire mold onsite assuming it is in good condition?

A: The existing wire mold is already too tight and in poor condition. All wire molding to be installed new and included in the contract.

10. Q: What are the guidelines/requirements and how to achieve asbestos abatement with continuous occupancy?

A: Contractor is required to maintain a schedule with all activities requiring access to apartment interiors, shared hallways, laundries, mechanical/electrical rooms with advance notification to the property management staff who will coordinate directly with tenants. Contractor to provide no less than one week advance notice for any activities in these areas. Tenants will be notified by property management staff who will be on site at all times to manage communication with tenants. All abatement work requiring barriers and reduced access will be removed at the end of each working day and full access restored for non-working times and days.

11. Q: Specs require using TCP/IP ethernet for the networking of the systems, and to “seamlessly integrate” for common system graphics, alarming and paging. This is not shown on the drawings and no detail shows of how this system works and thus we believe this should be removed or clarified.

A: This reference and section pertaining to TCP/IP is to be removed.

12. Q: Specs show using TCP/IP over existing ethernet OR other previously installed network. What is the previously installed network that was referred to that is currently in place? We saw no previously supplied network on site

A: This reference and section pertaining to TCP/IP is to be removed.

13. Q: For the non-fire alarm system smoke alarms (Kidde or FireEX): do these 120V smoke detectors in a single unit all go off at the same time if one of the smoke alarms goes into alarm or does just the smoke alarm that is currently in alarm go off?

A: This question is subject to review by AHJ.

14. Q: Following the design and submittal for permit on this project: Spec Section 28 30 00 “The provided drawings are schematic; contractor responsibility to determine device counts and layout as required by city of Bellevue Fire Marshal”

- a. If the AHJ requires more devices or a change to the design, is this to be handled via change order to the project?
- b. If devices show in the design drawings but are not required by the AHJ, should this be handled via deductive change order or is it contractor option to install.

A: See General Conditions PART 5 – CHANGES 5 for terms of all changes. If the AHJ requires added or fewer devices than are shown in the bid documents this can be handled by change order per the contract.

15. Q: Who is to provide the PE stamp on the design drawings: the general contractor or the fire alarm contractor?

A: No PE stamp is required. Stamps required for AHJ plan review are Fire Protection Engineer or NICET Level 3 (Minimum). Certifications are required of the fire alarm vendor submitting the plans to the AHJ.

16. Q: Spec 2.11 “Plenum rated as recommended by System Manufacturer and the building construction methods

- c. Please confirm that this not boiler plate and an actual requirement. This is a non-standard requirement as the system mfg does not usually comment on plenum or non-plenum.

A: Not required unless required by the fire alarm manufacturer.

17. Q: Spec 2.12 Pictogram: “ Mounted and Glass framed graphics card showing a one line of the fire alarm system showing all fire alarm devices and connectivity to the FACP,

- d. Please provide the part number in the SK product line for the pictogram. We do not see this in the drawing and believe it may be a Silent Knight keypad function.

A: This can be eliminated; the annunciator panel will serve a similar function of providing a map of the system for the owner.

18. Q: Spec 28 30 00 C 2.0 Install detectors not more than 2 weeks prior to substantial completion “ It is unlikely that the AHJ can test each building in 2 weeks and thus unlikely that this is feasible to be complied with. Based on other projects the AHJ will want all of it working prior to any test but this could be different: Please advise/confirm this requirement and review so it can be constructible. Also, I do not recall a symbol for CO detectors on the drawings, are they required in our proposal, or is it up to the ahj? Are there any gas appliances? Are there any CO detector requirements we are not clear about?

A: This reference to “2 weeks prior” is to be removed. Scheduling with the AHJ is the responsibility of the bidder. There is no gas on premises.

All other provisions of the Contract Documents remain unchanged.

END OF ADDENDUM NO. 1