

INVITATION TO BID

Roof Replacement
at
Village at Overlake Station 2580 152nd Ave NE, Redmond, WA 98052

April 30, 2025

ADDENDUM NO. 1

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

BID DATE: ~~Thursday, May 8, 2025, at 1:00 pm~~ Thursday, May 15, 2025, at 1:00 pm

QUESTIONS DEADLINE: Friday, May 2, 2025 at 9:00 am

NUMBER OF PAGES: 11

CONTRACT NUMBER: TS2500931

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

CHANGES:

1. Bid Due Date is now May 15, 2025, at 1:00 pm
2. Bid Form updated to include Unit Price No. 5 (see Q2/A2 below & page 7)

QUESTIONS:

Q1: Are there any photos or elevations that refer to the Louvers called out on the bid document and plan set for the roof renovations?

A1: Please see attached photos (page 3 & 4)

Q2: Detail on sheet 3.1 detail 2 typical vent curb shows a galvanized cap with no location for screen or weather protection. The drawing is only of the section without specification to the cap design. Can you request more information from Pacific Engineering on the details of this item? Plan notes there are 144 on these vents. Cost to have them custom made would be expensive

A2: Drawings show where all the existing roof ventilation penetrations are located, but since we are abandoning a vented roof assembly most of these will no longer be needed. However, there are exhaust vents for bathroom, kitchens, and dryers intermingled. We don't know which ones they are or where these are

located. It is likely that all the top floor units vent through the roof. Contractors to provide a cost for 69 vents (3 per unit at 23 units). Contractor to provide unit cost (unit price no. 5) for deduct or addition as required. Vents to provide a tight connection, and a clear ducting path with backdraft louvers, such as: FlashVent EZ Flapper Exhaust Vent or similar (See page 5 & 6).

Q3: Duro-Last 60 mil PVC roof membrane alternate.

A3: Alternate but similar roof membrane materials will be considered. Contractor must submit manufacturer's warranty information for Owner review prior to Owner's acceptance of bid. Manufacturer warranty(s) must meet or exceed the specified product warranties. Reference Permit Set 1.2 dated Oct. 1st 2024, Material Specifications – General Notes:

- All alternative products shall be identified in the bidding documents to be reviewed and approved by Pacific Engineering Technologies INC. prior to acceptance.
- Product and material samples, installation recommendations and specifications shall all be submitted to Pacific Engineering Technologies INC. for approval prior to purchase and installation.

All other provisions of the Contract Documents remain unchanged.

END OF ADDENDUM NO. 1





FlashVent™

EZ FLAPPER™ EXHAUST VENT

PVC Low Slope Systems

OVERVIEW

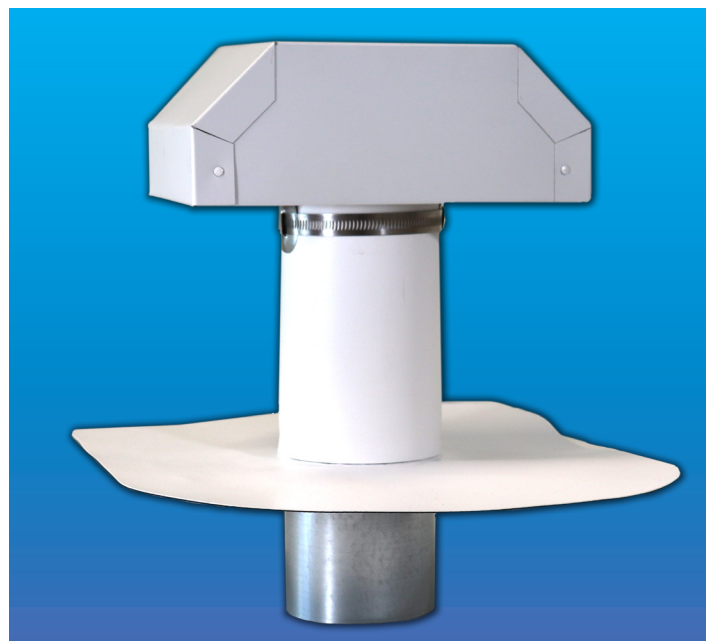
FlashCo's FlashVent PVC EZ Flapper is a rooftop exhaust vent equipped with hinged baffles and screens. (Screens can be removed to prevent debris build up in dryer applications). The sub base and hood are installed separately to accommodate the 60 mil reinforced PVC flashing. The sub base meets the minimum 8" height requirement for most commercial low slope roofing systems. Hoods are available in a range of colors to better match the color of the PVC membrane. FlashCo's EZ Flapper vents are available in 4 standard sizes: 4", 6", 8" and 10" diameter. **Custom sizes, colors, and configurations are available on request.**

APPLICATION

The EZ Flapper is commonly used for exhaust ventilation and comes equipped with a stem for a positive connection to ducting below the roof substrate. This product is specifically intended for use on PVC low slope roofing systems for powered fan ventilation such as the bathroom, dryer and kitchen areas. Not intended for heated exhaust such as furnaces and chimneys.

INSTALLATION

1. Insert short side of sub-base stem into vent opening in roof substrate.
2. Attach sub-base flange to roof substrate using fasteners.
3. From below the roof deck, connect vent ducting to sub-base stem using hose clamp or HVAC tape (provided by others).
4. From above the roof deck, place PVC flashing over 8" tall portion of sub-base.
5. Completely weld PVC flange to existing field membrane.
6. Place hood and hinged baffle assembly over the flashing and stem.
7. Tighten collar until hood is secure. Omit screen inserts if used in a dryer vent application to help prevent debris build-up.



FEATURES AND BENEFITS

- 3-piece design is fast and easy to install
- 8" height meets or exceeds most low-slope PVC system requirements
- Hoods available in a range of colors to match the PVC system color
- Baffles and gaskets reduce cold air intrusion, condensation, and noise

SAVING THE CONTRACTOR TIME

- **FlashCo's Brand Promise is Speed:** shipping 90% of orders within 3 days.
- 24/7/365 Online Contractor Portal and additional time-saving tools
- Most orders delivered on FlashCo's own delivery trucks
- Get off the roof sooner



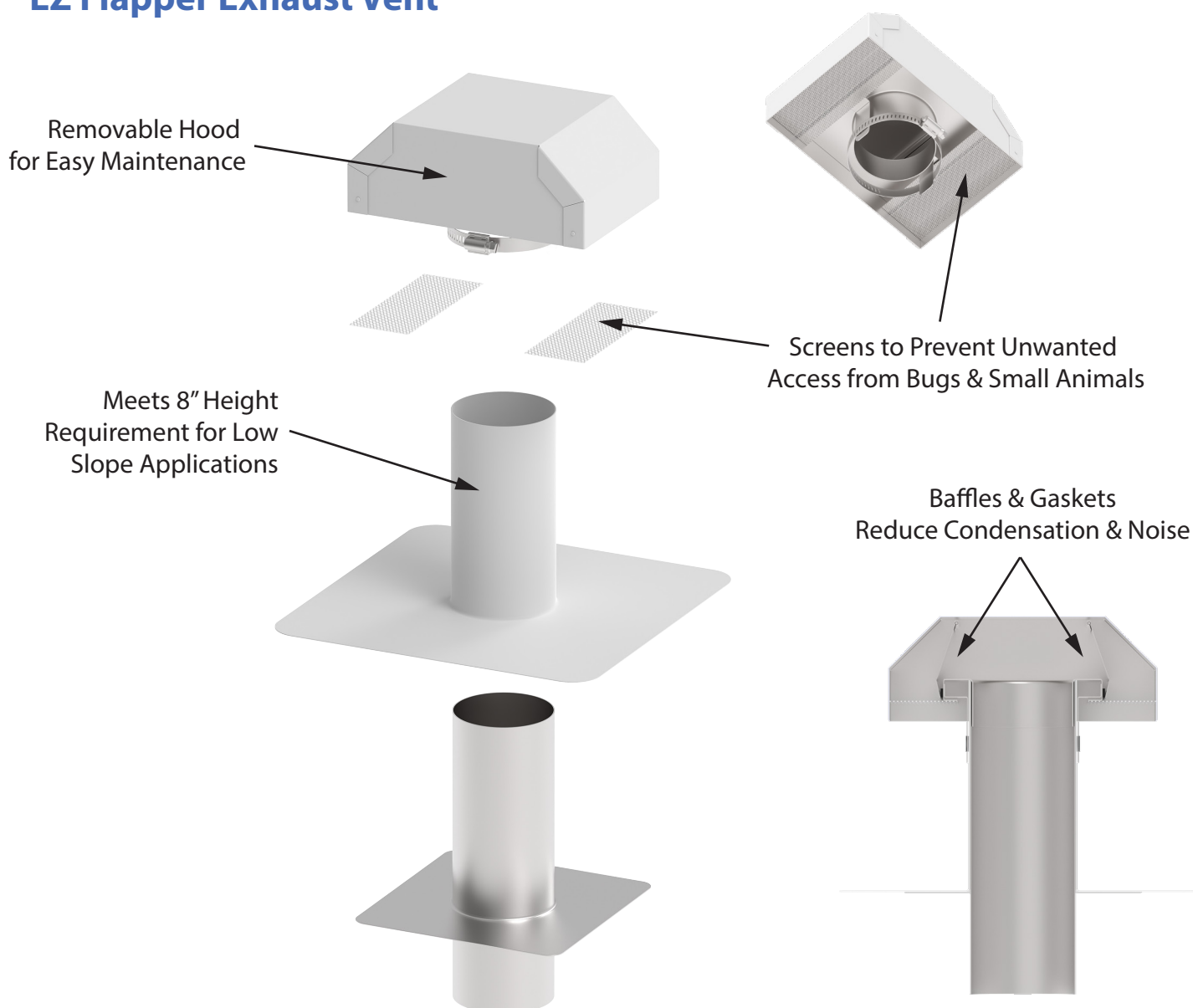
FlashVent™ EZ FLAPPER™ EXHAUST VENT

STANDARD SIZES, PACKAGING, MATERIALS & COLORS

Description	Qty/Box	Wt./Box	Box Size	Hood Material	Flashing Material	Hood Colors	Flashing Colors
4" EZ Flapper Vent	6 ea.	33 lbs.	24"x24"x20"	26 Ga. Painted Steel	60 mil Reinforced PVC	White Gray Tan Dark Gray Brown	White Gray Tan Dark Gray Dark Bronze
6" EZ Flapper Vent	4 ea.	30 lbs.	24"x24"x20"	26 Ga. Painted Steel	60 mil Reinforced PVC		
8" EZ Flapper Vent	2 ea.	20 lbs.	24"x24"x20"	26 Ga. Painted Steel	60 mil Reinforced PVC		
10" EZ Flapper Vent	1 ea.	10 lbs.	24"x24"x20"	26 Ga. Painted Steel	60 mil Reinforced PVC		

Also available in custom sizes & colors

EZ Flapper Exhaust Vent



BID FORM

PROJECT NAME AND LOCATION:

**Roof Replacement, Building B
Village at Overlake Station**

Contract Number: TS2500931

The undersigned, Legal Name of Bidder: _____ on this date: _____, 2025, having familiarized him/herself with the contract documents, site conditions, and has field verified all measurements contained in the project manual as prepared by the Owner, hereby proposes to furnish labor, materials and necessary equipment – all including, but not limited to, demolition, disposal, new installation and the required applicable taxes and fees to complete the work for the following bid amounts:

BASE BID _____ (\$ _____)
(Including sales tax indicated in Instructions to Bidders)

UNIT PRICES - See Specification Section 01100, 1.7 – Unit Prices

Unit Price No. 1 _____ (\$ _____)
Roof Sheathing (Including sales tax indicated in Instructions to Bidders)

Unit Price No. 2 _____ (\$ _____)
Framing (Including sales tax indicated in Instructions to Bidders)

Unit Price No. 3 _____ (\$ _____)
Roof Hatch (Including sales tax indicated in Instructions to Bidders)

Unit Price No. 4 _____ (\$ _____)
Batt Insulation (Including sales tax indicated in Instructions to Bidders)

Unit Price No. 5 _____ (\$ _____)
Vents (Including sales tax indicated in Instructions to Bidders)

ADDENDA _____
Acknowledge receipt of any addenda by inserting the number(s) above

ALTERNATES - See Specification Section 01100, 1.15 – Alternates

ALTERNATE 1 _____ (\$ _____)
Building A (Including sales tax indicated in Instructions to Bidders)

ALTERNATE 2 _____ (\$ _____)
Building C (Including sales tax indicated in Instructions to Bidders)

BID FORM

In submitting this bid, it is understood that the right is reserved by the Owner to reject any and all bids. The undersigned hereby agrees that this proposal shall be a valid and firm offer for a period of Sixty (60) calendar days from the date of Bid Opening.

Bidder agrees that Work will be substantially complete and ready for final payment in accordance with the Contract Documents on or before the date, within the number of calendar days indicated.

The undersigned Bidder hereby certifies that, within the three-year period immediately preceding the bid solicitation date for this Project, the bidder is not a "willful" violator, as defined in RCW 49.48.082, of any provision of chapters 49.46, 49.48, or 49.52 RCW, as determined by a final and binding citation and notice of assessment issued by the Department of Labor and Industries or through a civil judgment entered by a court of limited or general jurisdiction.

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signature of Bidder

Print Your Name

Submitted on _____ day of _____ 2025

City

State

BIDDER INFORMATION

BIDDER INFORMATION

Name of Bidder (Company): _____

Address: _____

Contact Name: _____

Phone Number: _____ Email Address: _____

Business Type: General Contractor () Other () (Please specify): _____

Bidder is a(n): ☐ Individual ☐ Partnership ☐ Joint Venture ☐ Incorporated in the state of _____

List business names & associated UBI # used by Bidder during the past 5 years if different than above:

Bidder has been in business continuously from: _____
Month, Year

Business License #: _____ Federal ID #: _____

Current UBI #: _____ Dept. of L&I Worker's Comp. Acct. #: _____

Bidder has experience in work "Similar in Scope and Complexity" comparable to that required for this Project:

As a prime contractor for _____ years. As a subcontractor for _____ years.

OWNER(S) OF COMPANY (List all owners):	OWNER'S SOCIAL SECURITY NUMBER (only required if sole proprietorship):

No. of regular full-time employees other than owner(s): _____

Indicate clearly the kind of work your company will actually perform in this project:

Approximate % of work your company will actually perform: _____

List the supervisory personnel to be employed by the Bidder and available for, and intended to, work on this project:

<u>Name</u>	<u>Title</u>	<u>How Long With Bidder</u>
_____	_____	_____
_____	_____	_____

BIDDER INFORMATION

SUBCONTRACTORS

Do you intend to use Subcontractor(s) in this project? Yes ☐ No ☐ (If yes, you must show the name of the subcontractors. Attach additional pages as necessary.)

Subcontractors Name	Subcontractor's UBI#	Phone Number	Trade	Years in Business
1.				
2.				
3.				
4.				
5.				

BIDDER'S EXPERIENCE

Projects successfully supervised and completed by your company for work of similar scope and value as specified in bid documents in the last 5 years. Attach additional pages as necessary.

Name of Project	Completion Date	Duration (Months)	Nature of Work	Amount of Contract
1.				
2.				
3.				
4.				
5.				

Owner's Name (of project listed above)	Project Address	Contact Person	Phone Number
1.			
2.			
3.			
4.			
5.			

Has Bidder ever been found guilty of violating any State or Federal employment laws? ☐ No ☐ Yes

If yes, give details & attach additional pages as necessary: _____

Has Bidder ever filed for protection under any provision of the federal bankruptcy laws or state insolvency laws?

☐ No ☐ Yes If yes, give details & attach additional pages as necessary: _____

BIDDER INFORMATION

Has any lien, claim and/or adverse legal action related to construction been rendered against Bidder in the past five years? (i.e., open claims, lawsuits, warrants, judgements including but not limited to those that would show on the L&I website) ☐ No ☐ Yes If yes, give details & attach additional pages as necessary: _____

Has Bidder or any of its employees filed any claims with Washington State Worker's Compensation or other insurance company for accidents resulting in fatal injury or dismemberment in the past 5 years? ☐ No ☐ Yes

If yes, please state:

<u>Date</u>	<u>Type of Injury</u>	<u>Agency Receiving Claim</u>
_____	_____	_____
_____	_____	_____

Bidders current Experience Modification Rate (EMR): _____

(If Bidder is self-insured, attach proof of EMR stated, showing complete worksheet calculations)

The bidder hereby certifies that the information contained in this Bidder's Information is accurate, complete and current.

BY: _____ NAME: _____
(signature) (print)

TITLE: _____ DATE: _____