



KCHA Board of Commissioners

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INVITATION TO BID

Truss Repairs
at
Timberwood Apartments, 3809 148th Ave NE, Bellevue, WA 98007

July 30, 2026

ADDENDUM NO. 1

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

BID DATE: August 5, 2026, at 11:00 am

QUESTIONS DEADLINE: Wednesday, July 29, 2026, at 9:00 am

NUMBER OF PAGES: 7

ATTACHMENT: Revised Specifications

CONTRACT NUMBER: TS2604231

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

CHANGES: Revised Specifications.

All other provisions of the Contract Documents remain unchanged.

END OF ADDENDUM NO. 1

SPECIFICATIONS

Truss Reinforcement Timberwood Bldgs. A, C, D, E, G, H & J

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SECTION 011000 - SUMMARY

PART 1 - GENERAL

1.1 WORK COVERED BY CONTRACT DOCUMENTS

- A. Project Identification: Timberwood Truss Reinforcement
- B. Project Location: 3809 148th Ave NE, Bellevue, WA 98007
 - 1. Buildings A, C, D, E, G, H, & J: Truss Repairs
- C. Work includes but is not limited to:
 - 1. Good faith asbestos inspection(s) and testing to comply with RCW 49.26.013 as required to achieve scope of work.
 - 2. Removal or relocation of all existing insulation within attic work area as required to evaluate existing trusses and review existing mechanical, electrical, and plumbing items.
 - 3. Temporary disconnection or relocation of all existing electrical, mechanical or plumbing items such as wires, piping and ducting in the attic space which hinder work scope, or which could be damaged during Work.
 - 4. Any disruptions to tenant mechanical, electrical, or plumbing items require advanced coordination and notification prior to Work. Contractor to coordinate with Property Manager to determine applicable notice requirements.
 - 5. Inspect existing duct connections and ducting and repair or replace as necessary.
 - 6. Install truss repairs per design and permit requirements as applicable.
 - 7. Reconnect or reinstall all electrical, mechanical, or plumbing items which were previously disconnected or relocated. All mechanical, electrical, or plumbing items to be restored to working order.
 - 8. Replace relocated existing insulation to code minimum depth or install new insulation to code minimum (R-60).
 - 9. Inspect all exposed roof framing for any rot or damaged materials and repair as needed.
 - 10. Ensure Work is weather protected at end of every work shift and adequately secured.
 - 11. Haul away and dispose of all debris and demolished materials.
 - 12. Daily cleaning and final cleaning of all trash and debris.
 - 13. Prevailing wage rates to be included.
 - 14. Provide all applicable permits.
 - 15. Reference section 04 – PLANS for additional information.

1.2 WORK SEQUENCE

- A. The Work shall be completed in 30 calendar days from the date of Notice to Proceed.
 - 1. Contractor shall be entitled to an equitable adjustment in the Contract Time for changes in the time of performance directly attributable to severe weather conditions. For additional days to be considered the Contractor shall notify the Owner no later than 8:00 a.m. on each day of a severe weather condition.
- B. Contractor will submit written schedule outlining dates and duration of job including:
 - 1. Construction start date
 - 2. Schedule for work in each building
 - 3. Anticipated final completion date

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1.3 LIQUIDATED DAMAGES

- A. Liquidated damages will be assessed for each calendar day that the Contractor exceeds the time for completion in the amount of \$250.

1.4 WORK RESTRICTIONS

- A. Use of the Premises
 - 1. Use of Site: Limit use of premises to work areas. Do not disturb portions of site beyond areas in which the Work is indicated.
 - a. Owner Occupancy: Allow for resident occupancy of site. Owner will occupy site and existing building during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate resident usage.
 - b. Driveways and Entrances: Keep driveways and entrances serving premises clear and available to residents and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
 - 2. Use of Existing Building: Maintain existing building in a weathertight condition throughout construction period. Repair damage caused by construction operations. Protect property, the buildings and occupants during construction period.
- B. Occupancy Requirements
 - 1. Full Owner Occupancy: Owner and tenants will occupy site and existing building during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner and tenant usage. Perform the Work so as not to interfere with Owner's operations.

1.5 UNIT PRICES

- A. Unit price is an amount, stated by bidders on the Form of Proposal, as a price per unit of measurement for materials or services added to or deducted from the Contract Sum if the estimated quantities of Work required by the Contract Documents are increased or decreased. Unit prices will be used to determine the amounts due to the Contractor from the Owner.
- B. Unit prices include necessary material, plus cost for delivery, preparations required for installation, demolition, disposal, installation, insurance, and direct and indirect costs associated with the Unit Price item.
- C. The Owner reserves the right to accept or reject any Unit Prices during the term of the Contract. If the Owner rejects a Unit Price, then the Contractor shall be required to submit to the Owner a breakdown of costs for the activity covered by the Unit Price. The Owner then shall make a determination as to what costs are allowable.
- D. Unit Price List – Not Used
- E. Obtain approval from the Owner prior to performing added Work. Work performed without approval will not be compensated.

1.6 PROJECT MEETINGS

- A. Preconstruction Conference: Schedule a preconstruction conference before starting construction, at a time convenient to Owner, but no later than 7 days after execution of the Agreement.
- B. Progress Meetings: Conduct progress meetings at weekly intervals.

1.7 SUBMITTALS

- A. Provide product data for each element of construction and type of product or equipment for approval by Owner.

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- B. Subcontract list. Prepare written information that demonstrates capabilities and experience of firm or persons.
 - C. Contractors project manager and/or supervisors. Prepare written information that demonstrates capabilities and experience of firm or persons.
 - 1. The Owner will review subcontractors and assigned staff and will accept or reject based on experience or qualifications.
 - D. Follow Washington Industrial Safety and Health Act (WISHA) regional directives and provide a site-specific safety program that will require an accident prevention and hazard analysis plan for the contractor and each subcontractor on the work site. The Contractor shall submit a site-specific Accident Prevention Program (APP) to the Owner's representative prior to the initial scheduled construction meeting.
- 1.8 TEMPORARY FACILITIES
- A. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking-water fixtures. Comply with regulations and health codes for type, number, location, operation, and maintenance of fixtures and facilities.
 - B. Barricades, Warning Signs and Lights: Comply with standards and code requirements for erection of structurally adequate barricades. Paint with appropriate colors, graphics and warning signs to inform personnel and the public of the hazard being protected against.
 - C. Use of Owner's existing electric power service will be permitted, as long as equipment is maintained in a condition acceptable to Owner.
 - D. Four parking spaces shall be available to the contractor for storage containers and parking. Do not park in marked tenant spaces.
- 1.9 CONSTRUCTION WASTE MANAGEMENT
- A. Regulatory Requirements: Conduct construction waste management activities in accordance with State of Washington RCW 39.04.13, and all other applicable laws and ordinances.
 - B. Performance Requirements
 - 1. General: Where possible divert CDL waste from the landfill by one, or a combination of the following activities: Salvage, Reuse, Source-Separated CDL Recycling, Co-mingled CDL Recycling.
 - C. Removal of Construction Waste Management
 - 1. Remove CDL waste materials from project site on a regular basis. Do not allow CDL waste to accumulate on-site.
 - 2. Transport CDL waste materials off Owner's property and legally dispose of them.
 - 3. Burning of CDL waste is not permitted.
- 1.10 EXECUTION REQUIREMENTS
- A. General: Clean Project site and work areas daily, including common areas. Coordinate progress cleaning for joint-use areas where more than one installer has worked. Enforce requirements strictly. Dispose of materials lawfully.
- 1.11 CUTTING AND PATCHING
- A. Quality Assurance
 - 1. Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying capacity or load-deflection ratio.
 - 2. Visual Requirements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch construction exposed on the exterior or in occupied spaces in a manner that would, in Owner's opinion, reduce the

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building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.

B. Performance

1. Cutting: Cut existing construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.
2. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in other Sections of these Specifications.
 - a. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.
 - b. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition.

1.12 CLOSEOUT PROCEDURES

- A. General: Provide final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.
1. Prior to acceptance of the work at each building, clean project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.
- B. Prior to final acceptance and final payment, Contractor shall submit a written warranties
1. Contractor's workmanship warranty for a period of two (2) year from final completion.
 2. Subcontractor's labor and materials for a period of two (2) year from final completion.
 3. Roofing manufacturer's 40 year warranty for materials.
 4. All standard product warranties from the manufacturers specifying the project including address and location.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000

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SECTION 024116 – DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Removal of all damaged plywood deck sheathing and temporary bracing as required.
 - 2. Disposal of demolished materials.

1.2 QUALITY ASSURANCE

- A. Conform to applicable codes and permit requirements for demolition work, dust control, products requiring electrical disconnection and re-connection, and the like.
- B. Conform to applicable codes and regulations for procedures when hazardous or contaminated materials are discovered.
- C. Obtain required permits from authorities having jurisdiction.

1.3 SCHEDULING

- A. Cooperate with Owner in scheduling noisy operations and waste removal.
- B. Perform noisy, malodorous, or dusty work in complete compliance with jurisdictional requirements included in building and land use permits.
- C. Coordinate utility and building service with adjacent sites with Owner.
- D. Do not disable or disrupt building fire or life safety systems without three (3) days prior written notice to Owner.

1.4 PROJECT CONDITIONS

- A. Conduct demolition to minimize interference with adjacent occupants of the site, and adjacent property owners.
- B. Cease operations immediately if structure appears to be in danger and notify Owner and Architect/Engineer. Do not resume operations until directed.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 PREPARATION

- A. Contact and coordinate with the utility locator service. Mark location and termination of utilities.
- B. Notify affected utility companies before starting work and comply with their requirements.
- C. Erect, and maintain temporary barriers and security devices at the perimeter of the Work, including warning signs and lights, and similar measures, for protection of the public, adjacent property owners, and existing improvements indicated to remain.
- D. Prevent movement of structure; provide temporary bracing and shoring required to ensure safety of existing structure.
- E. Do not close or obstruct building egress path.

3.2 DEMOLITION

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- A. Conduct demolition to minimize interference with adjacent users of the site, adjacent private property owners, and any occupied building areas.
 - 1. Maintain protected egress from and access to adjacent existing buildings at all times.
 - 2. Do not close or obstruct roadways without coordination with Owner.
 - 3. Cease operations immediately if structure appears to be in danger and notify the Owner.
 - 4. Demolish in an orderly and careful manner. Protect existing improvements, supporting structural members of buildings, and site and landscaping improvements.
- B. Carefully remove building components indicated to be reused.
 - 1. Disassemble components as required to permit removal.
 - 2. Package small and loose parts to avoid loss.
 - 3. Mark components and packaged parts to permit reinstallation.
 - 4. Store components, protected, until reinstalled.
- C. Remove demolished materials from site except where specifically noted otherwise. Dispose of in a legal manner. Do not burn or bury materials on site.
- D. Remove materials as Work progresses. Upon completion of Work, leave areas in clean condition.
- E. Remove temporary Work.
- F. Hazardous materials abatement:
 - 1. No hazardous materials are expected to be encountered in this Work.
 - 2. If any suspected hazardous materials are encountered, do not disturb and immediately contact Owner.

3.3 WASTE MANAGEMENT

- A. Regulatory Requirements: Conduct construction waste management activities in accordance with State of Washington RCW 39.04.13, and all other applicable laws and ordinances.
- B. Performance Requirements
- C. General: Where possible divert CDL waste from the landfill by one, or a combination of the following activities: Salvage, Reuse, Source-Separated CDL Recycling, Co-mingled CDL Recycling.
- D. Removal of Construction Waste Management
- E. Remove CDL waste materials from project site on a regular basis. Do not allow CDL waste to accumulate on-site.
- F. Transport CDL waste materials off Owner's property and legally dispose of them.
- G. Burning of CDL waste is not permitted.

END OF SECTION 0241