

CONSTRUCTION ADDENDUM: 1

11/13/2025

PROJECT NAME: 600 Building Lobby TI**PROJECT MANAGER:** Amy Kurtz**PHONE NUMBER:** 206-574-1283**EMAIL ADDRESS:** AmyK@kcha.org

This Addendum is used to Identify Items in the Original Documents with Action as follows:

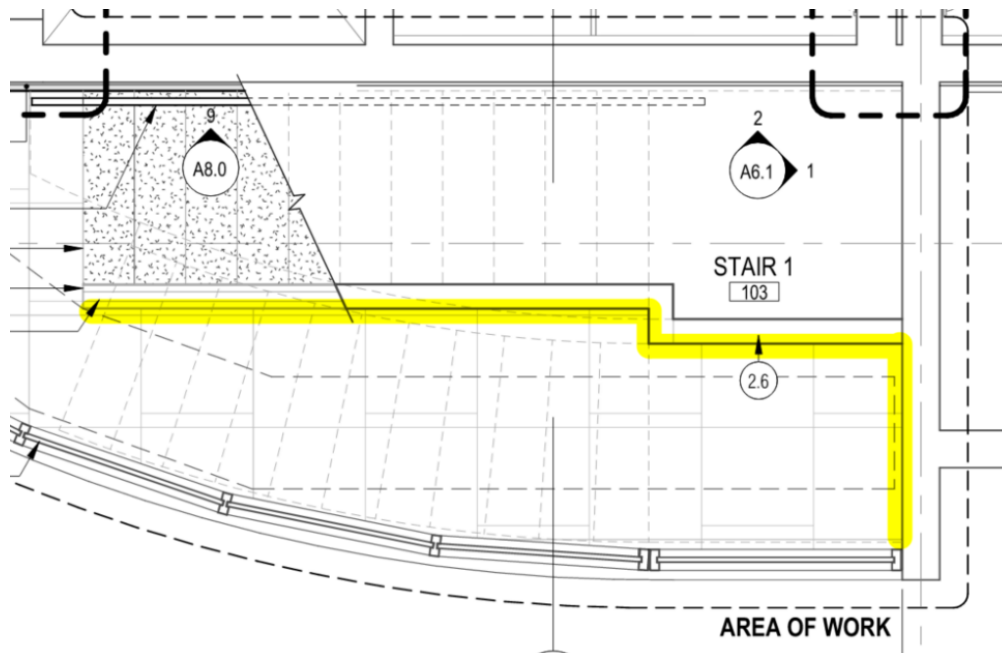
- ☒ **CLARIFY** ☐ **CHANGE** ☐ **DELETE**
☐ **ADD** ☐ **SUBSTITUTE**

Page(s) Total for this Addenda including this page 5

Contractor's Questions:

1. Could you please clarify what should be used as the base at the bottom of the stair on Level 1? Area highlighted below.

ANSWER: Terrazzo Base (TER.B-1)



2. The door schedule lists a hardware set for every door, but only five doors include a comment indicating new hardware. Was the intent to provide hardware only for those five doors, or should new hardware be provided for all doors with a hardware set called out? Also, Hardware Set 4 notes a cylindrical lock “to match existing,” but no information was provided regarding the brand or lock function. Please clarify.

ANSWER: New hardware should be provided for all doors with a hardware set called out on the door schedule. The reference to “match existing” under Hardware Set 4 is intended for finish and general appearance only; provide new cylindrical locks meeting the specified requirements.

3. What is the existing wood base at the mezzanine opening? I’m assuming you’d like the new base at the added mezzanine corner to match the existing, but please confirm.

ANSWER: Wood base is $\frac{3}{4}$ " x 4, and yes, would like to match the existing at the mezzanine corner.

4. Does the GC need to fill out all the forms in the B section of the specifications as part of the bid submission?

ANSWER: In order to be considered as RESPONSIVE BIDS, all bidders MUST submit the signed documents (each single sided): All forms included in Section B are required to be completed and submitted as part of the bid package. Failure to provide any of these documents may result in the bid being deemed non-responsive. (see attached B-Section Table of Contents)

5. The specifications call for an epoxy matrix terrazzo poured at 3/8" thickness with terrazzo dividers, but the finish floor plans (A2.1.2 and A2.2.2) and the material legend on sheet A2.4.1 indicate “Terrazzo Tile.” Could you please confirm which is correct? If it is a poured-in-place terrazzo, please also confirm the desired polishing level.

ANSWER: The intent is for a poured-in-place epoxy matrix terrazzo floor at 3/8 inch thickness with terrazzo dividers, as specified. The finish is a semi-gloss epoxy terrazzo surface polished to an 800 to 1500 grit level.

6. AD2.1: Keynote D15 notes to Demo Existing wall/soffit above. This is a concrete wall. What is the intention of the demo?

ANSWER: This is a typographical error. Please disregard keynote D15 at this location, no demolition of the existing concrete wall & soffit is intended.

7. Please advise the company you are using for your fire alarm monitoring and their contact information.

ANSWER: Smith Fire: aparrish@smithfire.com

8. Please advise the company you are using for your elevator maintenance and their contact information.

ANSWER: Eltec- A division of Schindler Elevator Corporation:
Jennifer.brown@schindler.com

9. What is the budget range for this project?

ANSWER: KCHA Capital Construction does not release the engineer's estimate.

10. If we have a concrete pour and would need more parking space for a concrete truck, can that be coordinated?

ANSWER: Yes, KCHA Project Team will work with the contractor for coordination of parking lot usage and parking stall closures.

11. During the prebid walk the owner stated that they wanted us to use Habitat Horticulture for the living wall. Under the scope of work spec, page 4 under the living wall section it states we shall hire and work directly with Habitat Horticulture. For clarification, are we only to use and will only be able to work with Habitat Horticulture for this scope of work?

ANSWER: Yes, the contractor is to hire and work directly with Habitat Horticulture for the living wall installation and plantings. The Contractor will be responsible for the affiliated plumbing for the wall components. Reference plan page LW1.0, LW2.0, LW3.0, LW 4.0, LW5.0. M2.1.1, M3.1.1, M3.2.1, M3.3.1

12. Will the lobby be open to the public after construction has commenced?

ANSWER: Yes, please refer to the section below from the Scope of Work.

In addition, Contractor is responsible for cleaning all areas impacted by Construction dust or construction debris. The contractor is accountable for using dust control measures to eliminate debris impacting Human Resource Offices or Offices adjacent to the work zone.

Occupancy and Protection Requirements

- The building will **remain occupied during construction**, with regular foot traffic during business hours (Monday through Friday, 7:00 AM to 5:00 PM).
 - The Contractor shall maintain safe access and fire egress to the front doors at all times.
 - Provide secure, dust-free access to the Human Resources office entrance and other designated main floor office areas throughout construction.
 - Protect existing building systems, including the ventilation system, fire alarm components, and sprinkler devices, from damage or disruption during all phases of work.
 - Implement dust-control measures, safety barriers, and other protective means as required to minimize disruption and maintain a safe environment for building occupants.
13. The existing guard rail appears to already be 42" min height, and have less than 4" stanchion spacing. Can you confirm? If the existing guard rail height and stanchion spacing at the stair is within code, aside from needing a grab rail added. Would salvaging the existing guard rail and adding a grab rail be considered as an option? Please confirm if salvage and repair/refinish of the other existing lobby railing would be considered acceptable.

ANSWER: Salvaging and modifying the existing guardrail is not an option—bid as indicated on the contract documents.

14. Under the scope of work spec page 5 under the living wall section, it states, installation of associated irrigation and drainage piping, including connection to building water and waste systems as required. Under the scope of work spec page 5, under contractor responsibilities, it states plumbing connections for the living wall system will be provided under a separate contract. Please confirm if the plumbing associated with the living wall is under this contract or a separate contract.

ANSWER: The plumbing associated with the living wall system, including irrigation and drainage piping as well as connections to the building water and waste systems, is included in this contract. The reference to a separate contract in the specification is incorrect and should be disregarded.

END OF CONSTRUCTION ADDENDUM: 1

B - SECTION

600 BUILDING LOBBY TI

600 ANDOVER PARK WEST TUKWILA, WA 98188

DUE DATE: November 19, 2025**TIME:** 1:00 pm

In order to be considered as **RESPONSIVE BIDS**, all bidders **MUST** submit the following **Signed Documents (each single sided)** no later than the **Bid Due Date and Time**.

Forms to Return if Bidding

- B.1 Bid Form**
- B.2 Bidder's Experience Record**
- B.3 Contractor Certification**
- B.4 Non-Collusive Affidavit**
- B.5 Equal Opportunity**
- B.6 Bid Security (Submit only for bids greater than \$150,000)**
- B.7 Debarment / Suspension Compliance Certification**
- B.8 Proposed Subcontractor List**
- B.9 Section 3 (NA)**
- B.10 Harassment and Discrimination Policies**
- B.11 WMBE Survey (Form is not required to be responsive, but requested)**
- B.12 Preliminary Project Schedule – Provided by Contractor**