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INVITATION TO BID

Walkway Replacement
at
Greenbridge/Salmon Creek, 9915 7th Ave SW, Seattle, WA 98106

May 21, 2026

ADDENDUM NO. 2

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

BID DATE: ~~Wednesday, May 27~~ June 4, 2026, at 11:00 am

QUESTION DEADLINE: ~~Wednesday, May 20, 2026,~~ May 28, 2026, at 9:00 am

NUMBER OF PAGES: 5

CONTRACT NUMBER: AW2501531

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 June 4, 2026, at 11:00 am
 2. Question deadline is extended to May 28, 2026, at 9:00 am

QUESTIONS:

Q1: Drawing note 5 and spec para 3.4 A indicates that the entire decking shall be coated and installed per manufacturers’ written instructions. Please clarify that the ENTIRE deck is to be coated. This may require per manufacturer that the bottom boards of the siding to be removed to access and coat the required height of the flashing.

A1: A new waterproof membrane shall be installed over the entire walkway. Siding will be required to be removed and replaced to install new corner flashings and tie into the existing base of wall flashings as shown in Details 1/A3.1 and 4/A3.1. The existing base of wall flashing and waterproof membrane appears to be in acceptable condition to accept a new waterproof membrane. Clean the existing membrane in accordance with the new membrane manufacturer's recommendations. Contractor to verify and perform adhesion testing to confirm acceptable adhesion can be achieved. If the existing substrate is acceptable, the new waterproof membrane shall be installed over the existing and extend vertically up the wall (over the existing waterproof membrane and flashings) as far as possible without removing siding. An Allowance cost should be provided to remove the siding and install new bowdlerized metal flashings in-case acceptable adhesion cannot be achieved.

Q2: What is the spec for powder coating and color?

A2: Powder Coating Specifications:

- ASTM Standards: ASTM D3359, ASTM B117 & ASTM D523
- ISO Standards: ISO 2409, ISO 9227 & ISO 1519

Powder Coating Color:

- In Preliminary Drawings, Sheet A1.2 under General Notes: Colors are to match the pre-existing building color scheme. Any proposed color changes are to be approved by the owner prior to purchase and installation. Powder coating and colors are to be provided in submittals.

Q3: With the 120-day contract period, any long lead items could become an issue. Would you be able to issue a limited NTP to accommodate long lead times?

A3: KCHA is capable of providing a limited NTP to accommodate long lead times if necessary.

Q4: Note indicates that ALL steel shall be Hot Dipped Galvanized. Structural drawings call for beams, posts, and exposed Simpson connectors to be powder coated. Powder coating on top of HDG steel is not readily called out as the process for powder coating galvanized steel requires special methods. Please confirm.

A4: All steel, connectors and fasteners shall be galvanized.

Additionally, all exposed steel, connectors and fasteners for steel components shall be powder coated. The powder coating of galvanized steel shall be in accordance with the American Galvanizers Association recommendations for a duplex system. In addition, exposed portions of steel framing shall meet the AESS C/3 standards. Shop drawings and product submittals are required to be submitted to owner, architect and engineer for review and approval prior to ordering, purchase and installation.

Q5: Is the Rhino Lining Applicator required to be certified by Rhino Manufacturer?

A5: Yes, the applicator shall be certified by the manufacturer. Rhino Lining membrane shall also be approved by the manufacturer to be installed over the existing membrane.

Q6: There is no Dimension showing the lengths of the columns and knee braces. Please provide dimensions showing lengths.

A6: It is the contractor's responsibility to determine all lengths, dimensions and angles.

Shop drawings and product submittals are required to be submitted to owner, architect and engineer for review and approval prior to ordering, purchase and installation.

Q7: The Bid Form references "E.1 Scope of Work and Technical Specifications" for the complete project scope. Please confirm E.1 has been issued to all plan holders and provide the drawing/sheet numbers and revision dates so bidders can verify their bid set is current and complete.

A7: Confirmed that E.1 has been issued to all plan holders. 04-Plans_24200 Greenbridge Bid Set PRELIM 260220 – Revision Date: Aug. 15th, 2025 – Sheet Numbers; A1.0, A1.1, A1.2, A2.0, A3.0, A3.1, S1.0, S2.0, S3.0

Q8: Please Confirm:

- a) The existing knife plates are to be reused as-is with no replacement, re-galvanizing, or NDT/weld inspection required.
- b) If any knife plate is found compromised or unacceptable at demolition, the cost of replacement is covered under the Owner Allowance or the base bid.
- c) Who makes the field determination (KCHA representative, structural engineer of record, the contractor's engineer, or special inspector).

A8: Answers

- a) The existing knife plates can be re-used.
- b) All compromised or unacceptable knife plate replacement costs will be processed as a change order toward the Owner's Allowance.
- c) Contractor shall notify KCHA and Structural engineers of any damage observed to the existing knife plates or any other structural components for direction on how to proceed.

Q9: Please confirm the species, grade, treatment (pressure-treated vs. naturally durable), and dimension of the replacement beam (e.g., 4x12 PT Douglas Fir, Glulam, or LVL). Please reference the applicable drawing detail or section number.

A9: Wood specifications are located in the Structural Notes on Sheet S1.0

Q10: Please confirm.

- a) Whether replacement of rotted 4x12 floor joists and LVL members are included in the base bid, the Owner Allowance, or considered a separate item.
- b) If included in base bid, please provide an estimated quantity and locations or a drawing identifying the affected members.

A10: Answers

- a) Existing floor joist are to remain. Any damaged floor joists are to be removed and replaced in-kind as a change order toward the Owner's Allowance. All beams are to be replaced as indicated on the Bid Set plans.
- b) All members to be replaced in base bid are indicated on the Bid Set plans.

Q11: Please confirm the replacement material requirements for soffit and deck sheathing, including:

- a) Plywood thickness and type (e.g., 3/4 -inch T7G plywood vs. OSB)
- b) Nailing/fastening pattern and required substrate sealing or weather barriers.
- c) Soffit finish – whether the intent is to match the existing (e.g., 1x6 T&G cedar) or to upgrade.

A11: Answers

- a) Reference Structural Notes on Sheet S1.0 for walkway sheathing specifications.
- b) See response to a)
- c) See keynote 5 on Sheet A2.0 and Detail on Sheet A3.0 Soffit gypsum shall be fastened as follows: Base layer 5/8" type x gypsum wall board applied at right angles to wood joists with 1-1/4" type w screws 12" o.c. Face layer 5/8" type X gypsum wall board or gypsum veneer base applied at right angles to joists with 2" Type W screws 8" o.c. at joints and intermediate joists and 1-1/2" Type G screws 12" o.c. placed 2" back on either side of end joints.

Q12: Confirm the following for deck coating.

- a) Substrate preparation requirements (grinding, primer, moisture content limits)

- b) Required application thickness (in mils)
- c) Extent of applications – whether the coating is applied to the deck top surface only, or also to edges and returns up the walls.
- d) Whether recoating of any existing Rhino-lined surfaces is also in scope.

A12: Answers

- a) The existing substrates shall be prepared in accordance with manufacturer's recommendations.
- b) Minimum thickness shall be in accordance with manufacturer's recommendations.
- c) Entire walkway is to have a new waterproof membrane installed over the new plywood and existing membrane. The transition shall not be visible. See shaded area extent and Keynote 5 on Sheet A2.0
- d) See answer to c)

Q13: Please confirm who is responsible for the removal of the temporary shoring, and whether the cost is included in the base bid or under the Owner Allowance.

A13: It is the responsibility of the contractor to remove the temporary shoring to perform the work.

Q14: Please confirm.

- a) That no separate building permit fee is to be carried by the contractor.
- b) Whether special inspections (structural welding, high-strength bolting, etc.) are required by the jurisdiction.
- c) Who selects and pays for the special inspector if required?

A14: Answers

- a) Confirmed: All building permit Fees are covered by KCHA
- b) Special inspections are required, see special inspections on Sheet S1.0. Also see Attachment 1- Statement of Special inspections.
- c) Krazan & Associates is the selected special inspector under contract with KCHA. See Attachment 1 – Statement of Special Inspections

Q15: Is the entire deck surface to be sprayed with Rhino Extreme 11-50 GT, including the new plywood at the perimeter as well as over the existing coated surfaces currently in place.

A15: The existing substrates shall be prepared in accordance with manufacturer's instructions.

Q16: Is RhinoSeal PA to be installed by a certified Rhino installer over both the new Rhino Extreme membrane and the existing coated areas? If so, can you confirm the specified applications system, and coverage rates are as follows:

- Intermediate coat of RhinoSeal PA at approximately 150 sf/gallon
- Aggregate broadcast at approximately 0.5 lb. per square foot
- Application extending over the entirety of the existing coated surfaces as well.
- Will entire deck surface require a final topcoat of RhinoSeal Pa over the cured aggregate broadcast at approximately 150 /gallon to create a uniform finished system.

A16: RhinoSeal is to be installed by a Certified Rhino Installer. Membrane shall be in accordance with manufacturers' recommendations. The entire walkway is to have a new waterproof membrane installed over the new plywood and existing membrane. The transitions shall not be visible. See shaded area extent and Keynote 5 on Sheet A2.0

Q17: Once new metal post are in place, will this design be “copied” with new member “sandwiching” the post as in photos above?

A17: Reference Detail 1 on Sheet 3.0. The 2x members that sandwich the post shall be painted to match the existing color scheme after the work is complete.

Q18: Will there be a break in the new beam or do you want full 24'+- length beams in place?

A18: It is acceptable to splice the rim beam over the support beam. Reference Detail 2 on Sheet S3.0

Q19: How far back is the soffit and walkway surface to be removed.

A19: The soffit shall be removed as required to perform the work; it is up to the contractor to determine the extent of soffits that is required to be removed and replaced. The replaced or repaired soffit shall match existing, joints or seams shall not be visible.

All other provisions of the Contract Documents remain unchanged.

END OF ADDENDUM NO. 2