



King County Housing Authority

KCHA Board of Commissioners

- Jerry Lee, Chair
- Richard Jackson
- Neal Black
- Tina Keys
- Regina Elmi

President/CEO — Robin Walls

INVITATION TO BID

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

May 28, 2026

ADDENDUM NO. 3

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: 3

ATTACHMENT: Bid Set PRELIM 260220 Page S1.0

CONTRACT NUMBER: AW2501531

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

QUESTIONS:

Q1: Its apparent corrosion finishes are critical to this project's success. With that in mind would your team outline acceptable repair procedures or field welding of items that are Galvanized and powder coated? Including any special welding, inspections, and recoating required.

A1: See Addendum No. 2 _ Question and Answer 4 – 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.

Also See Question and Answer 8.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.

Q2: Will change orders be paid at the Non-Routine Maintenance Wage contractually specified minimums, or the contractor's likely higher standard payroll rates for the PNW market?

A2: Change orders will be paid according to verified payroll rates as long as they meet or exceed Non-Routine Maintenance Wage specified minimums.

Q3: How do we factor the extraordinary administrative cost involved in troubleshooting this project management software's challenges, including KCHA setup issues, LCP issues and the contractor learning curve? Would you consider a \$10,000.00 owner allowance for this expense to be tracked as a T&M by all parties.

A3: This is a HUD Non-Routine Maintenance project that requires certified payroll, intent and affidavits. The LCP Tracker is software used for submissions. Contractor is to bid project accordingly, which includes time and materials for administrative cost and payroll certifications. It is the responsibility of the contractor in determining the amount of time and material to allocate for learning curves, submissions, and training.

Q4: Drawing general notes and specifications identify concrete and glulam beams that we don't identify in the specifications or subsequent plan pages. Please Clarify.

A4: Structural Notes on pg. S1.0 of Bid Set PRELIM drawings mention concrete and Glulam. These notations are remnants of previous versions of plans where there were alternates for post design. These notations can be disregarded.

Q5: Will an authorized KCHA rep be available on site daily to address minor issues not requiring formal RFI documentation?

A5: KCHA will have a Project Manager on site as need and will be available for email or phone calls when not onsite for any questions or concerns. There will be time to schedule weekly site visits and any other meeting schedules during the pre-con meeting.

Q6: Will KCHA notify tenants of construction activities, or is that going to be a contractor requirement?

A6: Contractor is to notify owner (KCHA) and property manager of all construction activities that will impact tenants or parking or right of way. A preliminary schedule is required after the pre-con and the NTP are issued.

All other provisions of the Contract Documents remain unchanged.

END OF ADDENDUM NO. 3

STRUCTURAL NOTES:

CODE:
THE WASHINGTON STATE BUILDING CODE (WSBC) 2021 EDITION AND THE 2021 WASHINGTON STATE EXISTING BUILDING CODE (WSBC).

LIVE LOADS:
ROOF SNOW LOAD 25 PSF
WALKWAY 100 PSF

FOUNDATION:
BEFORE WORK BEGINS, LOCATE ALL UNDERGROUND UTILITIES BY CONTACTING "CALL BEFORE YOU DIG" AT 1-800-424-5555 OR 811. HOWEVER, THIS SERVICE DOES NOT HAVE A COMPLETE DATABASE OF ALL OBSTRUCTIONS, THEREFORE OTHER LOCATING SERVICES MAY ALSO BE NECESSARY.

EXTEND FOOTINGS TO FIRM UNDISTURBED SOIL OF 1500 PSF BEARING CAPACITY. EXTEND ALL FOOTINGS A MINIMUM OF 1'-6" BELOW ADJACENT EXTERIOR FINISHED GRADE.

~~CONCRETE:
CONCRETE FC = 2500 PSI AT 28 DAYS.~~

~~CONCRETE PROTECTION FOR REINFORCING SHALL BE AS FOLLOWS:~~

~~BOTTOM OF FOOTINGS 3"~~

~~ALL CONCRETE IN FOOTINGS AND SLABS SHALL BE PLACED IN A MONOLITHIC POUR UNLESS SHOWN OTHERWISE OR APPROVED BY THE ENGINEER PRIOR TO PLACING. ALUMINUM CONDUIT AND ACCESSORIES SHALL NOT BE EMBEDDED IN CONCRETE.~~

REINFORCING STEEL:
DEFORMED BILLET STEEL CONFORMING TO ASTM A615 (STANDARD 04, 2013 CURRENT), GRADE 60.

STRUCTURAL AND MISCELLANEOUS STEEL:
ANGLES AND PLATES ASTM A36 Fy = 36,000 PSI. STEEL TUBES ASTM A500, GRADE "C" Fy = 50,000 PSI. ALL FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AISC "STEEL CONSTRUCTION MANUAL."

ALL WELDS SHALL BE 3/16" MINIMUM CONTINUOUS FILLET WELDS USING AWS D11 CLASS E70 ELECTRODES UNLESS NOTED OTHERWISE. ALL WELDING SHALL BE PERFORMED BY WELDERS CERTIFIED BY WABO.

ALL STEEL SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123. REPAIR ALL SCRAPES, DINGS, WELDS, ETC. IN ACCORDANCE WITH ASTM A120.

STEEL BOLTS:
ALL BOLTS AND THREADED RODS SHALL BE ASTM A307 HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153-CLASS C UNLESS NOTED OTHERWISE. GALVANIZED BOLTS SHOULD BE INSTALLED IN STANDARD SIZE HOLES UNLESS NOTED OTHERWISE. PROVIDE CUT WASHERS FOR ALL BOLT HEADS AND NUTS BEARING ON WOOD.

NAILS:
NAILING SHALL BE IN ACCORDANCE W/ FASTENING SCHEDULE TABLES 11-13 IN ICC-ES EVALUATION REPORT ESR-1539 PREPARED FOR THE INTERNATIONAL STAPLE, NAIL AND TOOL ASSOCIATION (ISANTA). ALL NAILS SHALL HAVE STANDARD SIZE ROUND HEADS UNLESS NOTED OTHERWISE ON THE DRAWINGS. NAIL LENGTHS AND DIAMETERS SHALL BE AS FOLLOWS:
10d 3" x 0.131" DIA.
10d COMMON 3" x 0.148" DIA.

ALL NAILS EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153-CLASS D.

SCREWS INSTALLED IN WOOD:
SCREWS FOR INSTALLATION IN WOOD SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, IN ACCORDANCE WITH ICC-ES REPORT ESR-2236 AND IAFMO UES REPORT #92. THE SCREW DIAMETERS AND LENGTHS ARE AS FOLLOWS:

SDU522 (0.22" DIAMETER LENGTHS: 3" TO 10")

SDU522 SCREWS HAVE PROPRIETARY CORROSION-RESISTANT COATINGS EQUIVALENT TO ASTM A153-CLASS D AND ARE INTENDED TO BE USED WHERE EXPOSED TO WEATHER OR IN CONTACT WITH MOST PRESSURE TREATED WOOD. EQUIVALENT SCREWS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL LOAD CAPACITIES AND CORROSION RESISTANCE.

LIGHT GAUGE FRAMING CONNECTORS:
NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS AND OTHER CONNECTING DEVICES REFER TO CATALOG NUMBERS OF CONNECTORS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, DUBLIN, CALIFORNIA. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL LOAD CAPACITIES. CONNECTORS SHALL BE FASTENED TO THE FRAMING MEMBERS USING THE NUMBER AND TYPE OF FASTENERS CALLED FOR BY MANUFACTURER.

CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE ZMAX/HDG GALVANIZED. ALL FASTENERS USED WITH ZMAX/HDG GALVANIZED CONNECTORS SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153-CLASS D OR SDS SCREWS WITH PROPRIETARY COATING.

STRUCTURAL LUMBER GRADES AND SHEATHING RATINGS:
ALL LUMBER SHALL BE GRADED IN ACCORDANCE WITH CURRENT WUPA STANDARD GRADING RULES FOR WESTERN LUMBER. USE THE FOLLOWING SPECIES AND MINIMUM GRADE:

BLOCKING HEM-FIR #1 Fb = 915 PSI OR #2 Fb = 850 PSI

ALL SHEATHING SHALL BE APA PERFORMANCE RATED PANELS. SHEATHING SHALL BE PLYWOOD OR ORIENTED STRAND BOARD (OSB). BOND CLASSIFICATION SHALL BE EXPOSURE 1 WHERE PROTECTED FROM THE WEATHER. BOND CLASSIFICATION SHALL BE EXTERIOR WHERE EXPOSED, SUCH AS EAVE AND SIDING APPLICATIONS. ALL ABUTTING PANELS SHALL HAVE 1/8" GAP.

ENGINEERED WOOD PRODUCTS:
PSL ENGINEERED WOOD SHALL BE MANUFACTURED BY WEYERHAEUSER IN ACCORDANCE WITH ICC-ES ESR-1381. ALTERNATE MANUFACTURER'S REQUIRE ENGINEER'S APPROVAL PRIOR TO FABRICATION. USE THE FOLLOWING MINIMUM GRADE:

PARALLAM PSL BEAMS: GRADE 22E Fb = 2300 PSI

~~GLUED LAMINATED LUMBER:
DOUGLAS FIR LARCH GRADE 24F-V4 (Fb=2400 PSI) FOR SINGLE SPAN BEAMS. ALL GLULAM MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AITC A190 AND BE STAMPED WITH AN AITC QUALITY MARK OR AN APPROVED TRADEMARK. ADHESIVES USED IN THE GLULAM MANUFACTURING PROCESS SHALL CONFORM TO THE REQUIREMENTS FOR WET USE ADHESIVES. GLULAM MEMBERS SHALL BE MANUFACTURED FROM DOUGLAS FIR LAMINATING LUMBER. ALL BEAMS SHALL HAVE ZERO GRAIN UNLESS NOTED OTHERWISE. MEMBERS EXPOSED TO VIEW IN THE COMPLETED WORK SHALL BE ARCHITECTURAL APPEARANCE GRADE.~~

GENERAL WOOD FRAMING NOTES:
1. MINIMUM NAILING SHALL BE IN ACCORDANCE WITH FASTENING SCHEDULE TABLES 11-13 IN ICC-ES EVALUATION REPORT ESR-1539.
2. PROVIDE CUT WASHERS FOR ALL BOLT HEADS AND NUTS BEARING ON WOOD.
3. CURRENT WSBC BUILDING CODES ARE AVAILABLE ONLINE FOR FREE PUBLIC ACCESS AT CODES.ICCSAFE.ORG.

WALKWAY SHEATHING:
APPLY PLYWOOD TO MATCH EXISTING THICKNESS 23/32" MIN. NAILED TO JOISTS WITH 10d RING SHANK NAILS AT 6" O.C. AT ALL SUPPORTED PANEL EDGES AND AT 12" O.C. ALONG INTERMEDIATE SUPPORTS. UNSUPPORTED PANEL EDGES SHALL BE TONGUE-AND-GROOVE OR BLOCKED. THE CUT EDGES OF EXISTING SHEATHING PANELS SHOULD BE BLOCKED. NEW FLOOR SHEATHING TO SPAN ACROSS A MINIMUM OF THREE SUPPORTS.

SPECIAL INSPECTION:

SPECIAL INSPECTOR:
THE OWNER OR OWNER'S AUTHORIZED AGENT, OTHER THAN THE CONTRACTOR SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PROVIDE SPECIAL INSPECTIONS FOR THE WORK LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SECTION BELOW. THE CONTRACTOR SHALL PROVIDE ADEQUATE NOTIFICATION TO THE SPECIAL INSPECTORS PRIOR TO THE PERFORMANCE OF WORK REQUIRING SPECIAL INSPECTION.

STATEMENT OF SPECIAL INSPECTIONS:
THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED PER CHAPTER 11 OF THE WSBC:

STEEL:
SPECIAL INSPECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE QUALITY ASSURANCE INSPECTION REQUIREMENTS IN CHAPTER N OF THE AISC 360 - SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS. SPECIAL INSPECTION OF WELDS AND BOLTS SHALL BE IN ACCORDANCE WITH AISC 360-16 SECTION N5.

Addendum 3

Addendum 3



Date	
Revision	
BID SET	
No.	
Designed	G. MARCONDES
Drawn	V.H.N.
Checked	C.E.J.
Date	15 AUG, 2025
Approved	

Contents
NOTES

Project
GREENBRIDGE APARTMENTS BUILDINGS A, B AND C WALKWAY REPAIR
9915 1TH AVE. SEATTLE, WA

Sheet
S1.0
Job No. 24200.00

THE INFORMATION PRESENTED ON THESE DRAWINGS IS TO THE LEVEL OF DETAIL FOR CONSTRUCTION COST ESTIMATION ONLY, NOT FOR ACTUAL CONSTRUCTION

PRELIMINARY

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