



King County Housing Authority

KCHA Board of Commissioners

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INVITATION TO BID

Deck Replacement
at
Emerson Apartments, 11010 NE 124th Ln, Kirkland, WA 98034

September 2, 2026

ADDENDUM NO. 1

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

BID DATE: September 9, 2026, at 11:00 am

QUESTIONS DEADLINE: Wednesday, September 2, 2026, at 9:00 am

NUMBER OF PAGES: 2

CONTRACT NUMBER: TS2605531

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

QUESTIONS:

Q1. Confirm wages are either WA State Prevailing or HUD Non-Routine Maintenance Wages. WA State Prevailing wages are near \$83.21 per hour for a General Carpenter, whereas HUD Non-Routine Maintenance wages are near \$42.73 per hour.

A1. Wages would be Washington State Prevailing Wage.

Q2. Confirm all decks are to receive all new deck joists and not only replacing where rotted.

A2. Remove and replace all existing structure. Contractor responsible for design to meet City of Bellevue requirements.

Q3. Confirm railing pickets are to be cedar and not treated like the rest of the railing.

A3. Please match the style of the previously replaced decks on site. Those are cedar posts and pickets. Note that design will need to meet current City of Bellevue requirements.

Q4. Confirm railing fasteners/bolts are to be Hot-Dipped Galvanized or Stainless Steel and NOT galvanized.

A4. Contractor is responsible for design to meet City of Bellevue requirements.

Q5. Confirm spacers are to be used at post railing connecting points at deck fascia.

A5. Spacers shall be used where necessary to allow for water drainage from the deck and for drip edge flashing to pass by support structures.

Q6. Confirm minimum deck flashing measurements. Example: Drip edge deck flashing must extend on the deck a minimum of 2" and over the fiber cement fascia board and a minimum 1" downturn with a 3/8" hemmed edge, deck-to-wall flashing must extend up the vertical walls a minimum of 4" and onto the deck a minimum of 3", etc.

A6. Per contract, Contractor is responsible for design to meet City of Bellevue requirements, it is not up to KCHA to determine whether the above minimum requirements are acceptable or not. However, the above measurements seem acceptable provided they meet code minimums.

Q7. Will the 60-calendar-day Contract Time begin only after the City of Kirkland has issued the required building permit?

A7. KCHA will issue a Limited Notice to Proceed to the contractor who is awarded the project, so they are able to obtain the permit. A full Notice to Proceed will be issued upon obtaining the permit and setting up a pre-construction meeting at the site.

Q8. If the Notice to Proceed is issued before permit approval, will time attributable to preparation of permit documents, City plan review, correction cycles, and permit issuance be excluded from the Contract Time and from assessment of liquidated damages?

A8. Please see answer to Q7. This is not applicable.

Q9. If KCHA expects the Contractor to begin engineering, design, or permit preparation prior to Notice to Proceed, please clarify how that work will be authorized and compensated.

A9. Please see answer to A7. This is not applicable.

All other provisions of the Contract Documents remain unchanged.

END OF ADDENDUM NO. 1