



May 19, 2023

KIRKLAND HEIGHTS REDEVELOPMENT
Owner: New Kirkland Heights LLLP

Addendum No. 2

ARCHITECT: SMR Architects

TO: Prospective Bidders

This Addendum forms a part of the Contract Documents and modifies the Bid Documents dated April 21, 2023 with amendments and additions noted below.

Addendum items are included in the Conformance Set drawings and are clouded and marked with an A1 delta.

Note:

- 1) As of the issuance of Addenda 1, no permits for construction have been issued by the City of Kirkland.
- 2) PSE has not issued their final construction drawings for the utility undergrounding.
- 3) Questions regarding the Bid Set or any of the subsequent addenda will not be accepted after May 12th, 2023.

Documents included in this Addenda:

- Revisions to the Kirkland Heights Redevelopment Bid Set Project Manual
- Revisions to the Kirkland Heights Redevelopment Bid Set Drawings
- 2023 Geotech Investigation
- Olympic Pipeline Accident Report – June 10, 1999
- Pest Control Report

CHANGES TO THE PROJECT MANUAL

Revised Sections have been noted. Text changes with replaced or revised Sections are noted: Additions are underlined. Deletions are ~~lined through~~.

REMOVE: Remove the following Sections in their entirety:

- **06 61 16 QUARTZ COUNTERTOPS**

ADDED: Added the following Sections in their entirety:

- **07 76 00 - CONCRETE PAVERS_ADD 2**
- **10 55 26 PARCEL LOCKERS_ADD 2**
- **12 36 61.16 SOLID SURFACING COUNTERTOPS_ADD 2**
- **08 71 00.02 Door Hardware Index_ADD 2**
- **KCHA-38-04-051523-GEOTECHNICAL REPORT-FINAL-flt**
- **22011_00 00 00 Cover VOL 6**
- **Olympic Pipeline Accident Report, June 10, 1999**

REVISE: Revise the following Specifications:

- 00 01 10 Table of Contents_ADD 2
- 00 01 05 00 01 05 Project Team_ADD 2
- 01 25 13 PRODUCT SUBSTITUTION PROCEDURES_ADD 2
- 01 50 00 Temp Facilities and Controls_ADD 2
- 02 32 00 Geotechnical Investigations_ADD 2
- 03 54 13 GYPSUM CAST UNDERLAYMENT_ADD 2
- 05 52 13 HANDRAILS_KH-KCHA_ADD 2
- 08 53 00 VINYL WINDOWS_ADD 2
- 08 71 00 Door Hardware_ADD 2
- 09 90 00 PAINTING AND COATING_ADD 2
- 10 14 00 SIGNAGE_ADD 2
- 10 55 13 POSTAL SPECIALTIES_ADD 2
- 11 31 00 APPLIANCES_ADD 2
- 12 35 30 CASEWORK_ADD 2
- 26 05 90 ELECTRICAL REQUIREMENTS FOR AV_ADD 2
- 27 41 00 BASIC MEANS AND METHODS FOR AV_ADD 2
- 27 41 10 AV SYSTEMS_ADD 2
- KH Community Bldg - Div 26 Specs - 5.19.23_add 2
- KH Community Bldg - Div 27 Low Voltage Specs - 5.19.23
- KH Community Bldg - Div 28 FIRE ALARM Specs - 5.19.23

CHANGES TO THE DRAWINGS

Revised Drawings have been noted. Drawing changes have been clouded and annotated with a Delta 1.

REMOVE: Remove the following sheets in their entirety:

New Construction Buildings:

- G001-28 PROJECT INFORMATION
- G002-28 ABBREVIATIONS & GENERAL NOTES
- A600 SCHEDULE – DOOR & HARDWARE
- A610 SHEDULE – WINDOW VINYL/RELITE

ADD: Add these new sheets in their entirety:

Rehabilitation Buildings:

- A030 SITE DETAILS
- P2-001 COVER SHEET
- P2-002 NOTES & SCHEDULES
- P2-201 ENLARGED UNIT PLANS
- P2-202 RISERS
- P2-301 DETAILS
- P2-302 DETAILS
- P3-001 COVER SHEET
- P3-002 NOTES & SCHEDULES
- P3-201 ENLARGED UNIT PLANS
- P3-202 RISERS
- P3-301 DETAILS

- P3-302 DETAILS
- P4-001 COVER SHEET
- P4-002 NOTES & SCHEDULES
- P4-201 ENLARGED UNIT PLANS
- P4-202 RISERS
- P4-301 DETAILS
- P4-302 DETAILS
- P5-001 COVER SHEET
- P5-002 NOTES & SCHEDULES
- P5-201 ENLARGED UNIT PLANS
- P5-301 DETAILS
- P5-302 DETAILS
- P6-001 COVER SHEET
- P6-002 NOTES & SCHEDULES
- P6-201 ENLARGED UNIT PLANS
- P6-202 RISERS
- P6-301 DETAILS
- P6-302 DETAILS
- P7-001 COVER SHEET
- P7-002 NOTES & SCHEDULES
- P7-201 ENLARGED UNIT PLANS
- P7-202 RISERS
- P7-301 DETAILS
- P7-302 DETAILS
- P9-001 COVER SHEET
- P9-002 NOTES & SCHEDULES
- P9-301 DETAILS
- P9-302 DETAILS
- P10-001 COVER SHEET
- P10-002 NOTES & SCHEDULES
- P10-201 ENLARGED UNIT PLANS
- P10-202 RISERS
- P10-301 DETAILS
- P10-302 DETAILS
- P11-001 COVER SHEET
- P11-002 NOTES & SCHEDULES
- P11-201 ENLARGED UNIT PLANS
- P11-202 RISERS
- P11-301 DETAILS
- P11-302 DETAILS
- P12-001 COVER SHEET
- P12-002 NOTES & SCHEDULES
- P12-201 ENLARGED UNIT PLANS
- P12-202 RISERS
- P12-301 DETAILS
- P12-302 DETAILS
- P13-001 COVER SHEET
- P13-002 NOTES & SCHEDULES
- P13-201 ENLARGED UNIT PLANS
- P13-202 RISERS
- P13-301 DETAILS

- P13-302 DETAILS
- P14-001 COVER SHEET
- P14-002 NOTES & SCHEDULES
- P14-201 ENLARGED UNIT PLANS
- P14-202 RISERS
- P14-301 DETAILS
- P14-302 DETAILS
- P15-001 COVER SHEET
- P15-002 NOTES & SCHEDULES
- P15-201 ENLARGED UNIT PLANS
- P15-202 RISERS
- P15-301 DETAILS
- P15-302 DETAILS
- P16-001 COVER SHEET
- P16-002 NOTES & SCHEDULES
- P16-201 ENLARGED UNIT PLANS
- P16-202 RISERS
- P16-301 DETAILS
- P16-302 DETAILS
- P17-001 COVER SHEET
- P17-002 NOTES & SCHEDULES
- P17-201 ENLARGED UNIT PLANS
- P17-202 RISERS
- P17-301 DETAILS
- P17-302 DETAILS
- P18-001 COVER SHEET
- P18-002 NOTES & SCHEDULES
- P18-201 ENLARGED UNIT PLANS
- P18-202 RISERS
- P18-301 DETAILS
- P18-302 DETAILS
- P19-001 COVER SHEET
- P19-002 NOTES & SCHEDULES
- P19-201 ENLARGED UNIT PLANS
- P19-202 RISERS
- P19-301 DETAILS
- P19-302 DETAILS
- P20-001 COVER SHEET
- P20-002 NOTES & SCHEDULES
- P20-201 ENLARGED UNIT PLANS
- P20-202 RISERS
- P20-301 DETAILS
- P20-302 DETAILS
- P21-001 COVER SHEET
- P21-002 NOTES & SCHEDULES
- P21-201 ENLARGED UNIT PLANS
- P21-202 RISERS
- P21-301 DETAILS
- P21-302 DETAILS
- P22-001 COVER SHEET
- P22-002 NOTES & SCHEDULES

- P22-201 ENLARGED UNIT PLANS
- P22-202 RISERS
- P22-301 DETAILS
- P22-302 DETAILS
- P23-001 COVER SHEET
- P23-002 NOTES & SCHEDULES
- P23-201 ENLARGED UNIT PLANS
- P23-202 RISERS
- P23-301 DETAILS
- P23-302 DETAILS
- P24-001 COVER SHEET
- P24-002 NOTES & SCHEDULES
- P24-201 ENLARGED UNIT PLANS
- P24-202 RISERS
- P24-301 DETAILS
- P24-302 DETAILS
- P25-001 COVER SHEET
- P25-002 NOTES & SCHEDULES
- P25-201 ENLARGED UNIT PLANS
- P25-202 RISERS
- P25-301 DETAILS
- P25-302 DETAILS
- M1-301 DETAILS
- M2-301 DETAILS
- M3-301 DETAILS
- M4-301 DETAILS
- M5-301 DETAILS
- M6-301 DETAILS
- M7-301 DETAILS
- M9-301 DETAILS
- M10-301 DETAILS
- M11-301 DETAILS
- M12-301 DETAILS
- M13-301 DETAILS
- M14-301 DETAILS
- M15-301 DETAILS
- M16-301 DETAILS
- M17-301 DETAILS
- M18-301 DETAILS
- M19-301 DETAILS
- M20-301 DETAILS
- M21-301 DETAILS
- M22-301 DETAILS
- M23-301 DETAILS
- M24-301 DETAILS
- M25-301 DETAILS
- E2-001 COVER SHEET
- E2-002 NOTES & SCHEDULES
- E2-301 ENLARGED UNIT PLANS
- E3-001 COVER SHEET
- E3-002 NOTES & SCHEDULES

- E3-301 ENLARGED UNIT PLANS
- E4-001 COVER SHEET
- E4-002 NOTES & SCHEDULES
- E4-301 ENLARGED UNIT PLANS
- E5-001 COVER SHEET
- E5-002 NOTES & SCHEDULES
- E5-301 ENLARGED UNIT PLANS
- E6-001 COVER SHEET
- E6-002 NOTES & SCHEDULES
- E6-301 ENLARGED UNIT PLANS
- E7-001 COVER SHEET
- E7-002 NOTES & SCHEDULES
- E7-301 ENLARGED UNIT PLANS
- E9-001 COVER SHEET
- E9-002 NOTES & SCHEDULES
- E9-301 ENLARGED UNIT PLANS
- E10-001 COVER SHEET
- E10-002 NOTES & SCHEDULES
- E10-301 ENLARGED UNIT PLANS
- E11-001 COVER SHEET
- E11-002 NOTES & SCHEDULES
- E11-301 ENLARGED UNIT PLANS
- E12-001 COVER SHEET
- E12-002 NOTES & SCHEDULES
- E12-301 ENLARGED UNIT PLANS
- E13-001 COVER SHEET
- E13-002 NOTES & SCHEDULES
- E13-301 ENLARGED UNIT PLANS
- E14-001 COVER SHEET
- E14-002 NOTES & SCHEDULES
- E14-301 ENLARGED UNIT PLANS
- E15-001 COVER SHEET
- E15-002 NOTES & SCHEDULES
- E15-301 ENLARGED UNIT PLANS
- E16-001 COVER SHEET
- E16-002 NOTES & SCHEDULES
- E16-301 ENLARGED UNIT PLANS
- E17-001 COVER SHEET
- E17-002 NOTES & SCHEDULES
- E17-301 ENLARGED UNIT PLANS
- E18-001 COVER SHEET
- E18-002 NOTES & SCHEDULES
- E18-301 ENLARGED UNIT PLANS
- E19-001 COVER SHEET
- E19-002 NOTES & SCHEDULES
- E19-301 ENLARGED UNIT PLANS
- E20-001 COVER SHEET
- E20-002 NOTES & SCHEDULES
- E20-301 ENLARGED UNIT PLANS
- E21-001 COVER SHEET
- E21-002 NOTES & SCHEDULES

- E21-301 ENLARGED UNIT PLANS
- E22-001 COVER SHEET
- E22-002 NOTES & SCHEDULES
- E22-301 ENLARGED UNIT PLANS
- E23-001 COVER SHEET
- E23-002 NOTES & SCHEDULES
- E23-301 ENLARGED UNIT PLANS
- E24-001 COVER SHEET
- E24-002 NOTES & SCHEDULES
- E24-301 ENLARGED UNIT PLANS
- E25-001 COVER SHEET
- E25-002 NOTES & SCHEDULES
- E25-301 ENLARGED UNIT PLANS
- E29-001 COVER SHEET
- E29-002 PROJECT NOTES
- E29-050 OVERALL PROJECT SITE PLAN
- E29-051 ELECTRICAL SITE PLAN – MAINTENANCE SHED
- E29-101 MAINTENANCE SHED – POWER & LIGHTING PLAN, LUMINAIRE SCHEDULE

New Construction Buildings:

- A26-600 SCHEDULE – DOOR & HARDWARE
- A26-610 SCHEDULE – WINDOW VINYL/RELITE
- A27-600 SCHEDULE – DOOR & HARDWARE
- A27-610 SCHEDULE – WINDOW VINYL/RELITE
- A28-600 SCHEDULE – DOOR & HARDWARE
- A28-610 SCHEDULE – WINDOW VINYL/RELITE
- AV28-500 DETAILS
- AV28-611 BLOCK DIAGRAMS

REPLACE: Replace the following sheets in their entirety:

Rehabilitation Buildings:

- G001 SHEET INDEX
- G030 BUILDING CODE ANALYSIS - FLATS
- A1-101 PLAN – BUILDING 1 – LEVELS 1 & 2
- A2-101 PLAN – BUILDING 2 – LEVELS 1 & 2
- A3-101 PLAN – BUILDING 3 – LEVELS 1 & 2
- A4-101 PLAN – BUILDING 4 – LEVELS 1 & 2
- A7-101 PLAN – BUILDING 7 – LEVELS 1 & 2
- A10-101 PLAN – BUILDING 10 – LEVELS 1 & 2
- A11-101 PLAN – BUILDING 11 – LEVELS 1 & 2
- A12-101 PLAN – BUILDING 12 – LEVELS 1 & 2
- A20-101 PLAN – BUILDING 20 – LEVELS 1 & 2
- A21-101 PLAN – BUILDING 21 – LEVELS 1 & 2
- A24-101 PLAN – BUILDING 24 – LEVELS 1 & 2
- A25-101 PLAN – BUILDING 25 – LEVELS 1 & 2
- A29-101 PLANS – MAINTENANCE SHED
- A300 SECTION – 2-STORY FLATS
- A301 SECTION – 3-STORY FLATS

- A320 SECTION – WALL – 2-STORY FLATS
- A321 SECTION – WALL – 3-STORY FLATS
- A322 SECTION – WALL – TOWNHOMES
- A450.1 ENLARGED VIEWS – UNIT TYPE 2.1
- A450.2 ENLARGED VIEWS – UNIT TYPE 2.1
- A451.1 ENLARGED VIEWS – UNIT TYPE 3.1
- A451.2 ENLARGED VIEWS – UNIT TYPE 3.1
- A452.1 ENLARGED VIEWS – UNIT TYPE 4.1
- A580 DETAILS – ROOF
- A600 SCHEDULE – DOORS & WINDOWS
- FULL MECHANICAL, PLUMBING, AND MECHANICAL SETS

New Construction Buildings:

- G001 - PROJECT INFORMATION - BID SET
- C1.2 TESC AND SITE DEMO PLAN
- C2.4 DRAINAGE AND UTILITY PLAN
- C4.0 GRADING & PAVING PLAN
- C4.2 GRADING & PAVING PLAN
- C4.4 GRADING & PAVING PLAN
- C5.1 SITE DETAILS
- L101 LANDSCAPE PLAN
- L102 LANDSCAPE PLAN
- L201 SITE DETAILS
- L300 IRRIGATION PLAN
- L302 IRRIGATION PLAN
- A001 PLAN-SITE
- A26-104 PLAN – ROOF
- A26-600 SCHEDULE – DOOR & HARDWARE
- A26-610 SCHEDULE – WINDOW VINYL/RELITE
- A27-104 PLAN – ROOF
- A27-600 SCHEDULE – DOOR & HARDWARE
- A27-610 SCHEDULE – WINDOW VINYL/RELITE
- A28-101 - PLAN - LEVEL 1
- A28-102 PLAN – LEVEL ROOF
- A28-200 EXTERIOR ELEVATION – NORTH & SOUTH
- A28-201 EXTERIOR ELEVATION – EAST & WEST
- A28-450 ENLARGED PLAN – LOBBY RECEPTION
- A28-453 - ENLARGED ELEVATIONS - COMMUNITY ROOM
- A28-600 - SCHEDULE - DOOR & HARDWARE
- A28-610 - SCHEDULE - WINDOW VINYL-RELITE
- A453 - ENLARGED VIEWS - UNIT TYPE 2-0
- A500 - ASSEMBLIES – VERTICAL
- A533 - DETAILS - FIRE RATED
- A550 - DETAILS – CONCRETE
- A580 - DETAILS - ROOF
- S26-100 GENERAL STRUCTURAL NOTES
- S26-200 LEVEL 1 PLAN
- S26-201 LEVEL 2 PLAN
- S26-202 LEVEL 3 PLAN
- S26-203 ROOF FRAMING PLAN
- S300 TYPICAL CONCRETE DETAILS

- S301 TYPICAL CONCRETE DETAILS
- S400 TYPICAL WOOD DETAILS
- S401 TYPICAL WOOD DETAILS
- S500 TYPICAL STEEL DETAILS
- S27-100 GENERAL STRUCTURAL NOTES
- S27-200 LEVEL 1 PLAN
- S27-201 LEVEL 2 PLAN
- S27-202 LEVEL 3 PLAN
- S27-203 ROOF FRAMING PLAN
- S300 TYPICAL CONCRETE DETAILS
- S301 TYPICAL CONCRETE DETAILS
- S400 TYPICAL WOOD DETAILS
- S401 TYPICAL WOOD DETAILS
- S500 TYPICAL STEEL DETAILS
- S28-100 GENERAL STRUCTURAL NOTES
- S28-200 LEVEL 1 PLAN
- S28-201 ROOF FRAMING PLAN
- S28-300 CONCRETE DETAILS
- S28-400 TYPICAL WOOD DETAILS
- S28-401 WOOD DETAILS
- M28-001 COVER SHEET & NOTES
- M28-002 SCHEDULES
- M28-011 MECHANICAL SITE PLAN
- M28-101 FIRST FLOOR PLAN
- M28-102 ROOF PLAN
- M28-201 DETAILS
- E001 COVER SHEET
- E002 PROJECT NOTES AND DETAILS
- E101 ELECTRICAL SITE PLAN – OVERALL
- E102 ELECTRICAL SITE PLAN – SECTION 1
- E103 ELECTRICAL SITE PLAN – SECTION 2
- E104 ELECTRICAL SITE PLAN – SECTION 3
- E105 ELECTRICAL SITE PLAN – SECTION 4
- E106 ELECTRICAL SITE PLAN – SECTION 5
- E110 SITE LIGHTING PLAN – OVERALL & LUMINAIRE SCHEDULE
- E111 SIGHT LIGHTING PLAN – SECTION 1
- E112 SIGHT LIGHTING PLAN – SECTION 2
- E113 SIGHT LIGHTING PLAN – SECTION 3
- E114 SIGHT LIGHTING PLAN – SECTION 4
- E115 SIGHT LIGHTING PLAN – SECTION 5
- E26-001 COVER SHEET
- E26-002 PROJECT NOTES
- E26-003 SINGLE LINE DIAGRAM & LOAD CALCS
- E26-004 EQUIPMENT AND PANEL SCHEDULES
- E26-005 LIGHTING SCHEDULES
- E26-050 OVERALL PROJECT SITE PLAN
- E26-051 ELECTRICAL SITE PLAN
- E26-101 POWER AND LIGHTING PLAN – LEVEL 1
- E26-102 POWER AND LIGHTING PLAN – LEVEL 2
- E26-103 POWER AND LIGHTING PLAN – LEVEL 3
- E26-104 POWER PLAN - ROOF

- E26-200 UNIT ENLARGED PLANS
- E27-001 COVER SHEET
- E27-002 PROJECT NOTES
- E27-003 ONE-LINE DIAGRAM & LOAD CALCS
- E27-004 EQUIPMENT AND PANEL SCHEDULES
- E27-005 LIGHTING SCHEDULES
- E27-050 OVERALL PROJECT SITE PLAN
- E27-051 ELECTRIC SITE PLAN
- E27-101 POWER AND LIGHTING PLAN – LEVEL 1
- E27-102 POWER AND LIGHTING PLAN – LEVEL 2
- E27-103 POWER AND LIGHTING PLAN – LEVEL 3
- E27-104 POWER PLAN - ROOF
- E27-200 UNIT ENLARGED PLANS
- E28-001 COVER SHEET
- E28-002 PROJECT NOTES
- E28-003 ONE-LINE, LOAD CALCS AND SCHEDULES
- E28-004 EQUIPMENT AND PANEL SCHEDULES
- E28-050 OVERALL PROJECT SITE PLAN
- E28-051 ELECTRICAL SITE PLAN – BUILDING 28
- E28-101 BUILDING 28 – ELECTRICAL POWER PLAN
- E28-102 BUILDING 28 – ELECTRICAL POWER PLAN - ROOF
- E28-111 BUILDING 28 – PRELIMINARY LOW-VOLTAGE SYSTEMS
- E28-200 BUILDING 28 – LIGHTING SCHEDULES
- E28-202 BUILDING 28 – ELECTRICAL LIGHTING PLAN
- E28-500 DETAILS
- AV28-001 SYMBOLS, LEGEND, ABBREVIATIONS, AND GENERAL NOTES
- AV28-101 DEVICE LAYOUT FLOOR PLAN – LEVEL 1
- AV28-150 DEVICE LAYOUT CEILING PLAN – LEVEL 1
- AV28-300 SECTIONS
- P26-001 COVER SHEET
- P26-002 NOTES AND SCHEDULES
- P26-011 PLUMBING SITE PLAN
- P26-100 FOUNDATION PLAN
- P26-101 LEVEL 1 FLOOR PLAN
- P26-102 LEVEL 2 FLOOR PLAN
- P26-103 LEVEL 3 FLOOR PLAN
- P26-104 ROOF PLAN
- P26-201 ENLARGED UNIT PLANS
- P26-202 RISERS
- P26-301 DETAILS
- P26-302 DETAILS
- P27-001 COVER SHEET
- P27-002 NOTES AND SCHEDULES
- P27-011 PLUMBING SITE PLAN
- P27-100 FOUNDATION PLAN
- P27-101 LEVEL 1 FLOOR PLAN
- P27-102 LEVEL 2 FLOOR PLAN
- P27-103 LEVEL 3 FLOOR PLAN
- P27-104 ROOF PLAN
- P27-201 ENLARGED UNIT PLANS
- P27-202 RISERS

- P27-301 DETAILS
- P27-302 DETAILS
- P28-001 COVER SHEET
- P28-002 NOTES AND SCHEDULES
- P28-011 PLUMBING SITE PLAN
- P28-100 FOUNDATION PLAN
- P28-101 FIRST FLOOR PLAN
- P28-102 ROOF PLAN
- P28-201 DETAILS
- P28-202 RISERS

***** End of Addendum *****



May 19, 2023

KIRKLAND HEIGHTS REDEVELOPMENT
Owner: New Kirkland Heights LLLP

Bid Questions – Addendum 2

QUESTION 1

Question 1: To allow for more transparency for bid submission, is Contractor able to submit a clarification document stating any potential deviations from plans and spec?

ANSWER: No deviations from contract documents will be allowed except as noted. See Instructions to Bidders 1.18 EXPLANATION TO PROSPECTIVE BIDDERS.

QUESTION 2

Question 2: Due to coordination of intricacies surrounding site logistics, site improvement components and salvaging of materials, Contractor requests bid deadline extension to allow additional time for collaboration with qualified effected Subcontractors?

ANSWER: The bid deadline is extended to June 5th. Bids are due June 5, 2023 at 11:00 a.m.

QUESTION 3

Question 3: Various requests for product substitutions.

ANSWER: New Kirkland Heights LLLP will not be considering product substitutions at this time. Only the winning bidder can submit a product substitution request to the owner. Please work with the winning bidder to have your product considered for substitution.

QUESTION 4

Question 4: How is the project to be funded? How does the LLP tax credit structure affect the ability for KCHA to pay the contractor? Are sufficient funds available??

ANSWER: Most of the equity from the LIHTC structure will be put into the deal after construction is complete. For this reason, KCHA will be issuing private activity tax-exempt bonds and loaning all of the proceeds to the tax credit partnership as construction begins. The bond amount will be sufficiently large to enable the partnership to pay the entire construction contract. On top of this, KCHA will be providing the tax credit investor with a construction completion guarantee, which will require KCHA to fund any construction payments the partnership is unable to pay. KCHA has a "AA" rating from Standard & Poors and has liquid assets far in excess of the amount of the construction contract.

QUESTION 5

Question 5: Is the Builders Risk intended to cover the contract value for the Contractors scope while the Owners insurance will remain in place and cover the value of the existing assets which are outside of the Contractors scope? Or is the Builders Risk intended to cover the cost of the existing assets as well?

ANSWER: Contractor's Builder Risk is intended to cover the contract value for the Contractors scope e.g. contract value. Owners' property insurance will remain in place and cover the value of the existing assets that are not yet in scope of the Contractor.

QUESTION 6

Question 6: Is polished concrete needed in the utility sheds?

ANSWER: No, polished concrete can be omitted at the utility sheds.

QUESTION 7

Question 7: Is all flooring in existing residential units being replaced?

ANSWER: Yes.

QUESTION 8

Question 8: Is there ability to hotel current tenants to allow for a larger volume of units to be released to the General Contractor to renovate at once?

ANSWER: We are not considering relocating tenants to hotels.

QUESTION 9

Question 9: Is there ability for the General Contractor to propose alternate phasing which would include more buildings per phase than currently shown?

ANSWER: General contractors can propose alternative phasing, as long as it is consistent with the requirements laid out. If the contractor believes it can complete buildings and make them available for occupancy more quickly than the phasing plan shows, then the contractor may alter their phasing plan accordingly. There will be 165 households living at Kirkland Heights when construction starts. We expect that some of those households will be permanently relocated off site, but we will not know how many of the 165 households will remain on site until after we have completed the income verification process. We will make available to the contractor any buildings we can empty because of permanent offsite relocation, but we cannot commit to the number of additional buildings or the timing of their availability before the bid deadline. In the meantime, the phasing plan should assume that 165 units need to be available for occupancy.

QUESTION 10

Question 10: Is there a spec for the pavers at 26 & 27 breezeways?

ANSWER: SMR has added Section 07 76 00 Concrete Pavers

QUESTION 11

Question 11: Is the laminated glass at Community desk an owner provided item?

ANSWER: No, this will be provided by the contractor.

QUESTION 12

Question 12: Will bid bond be required to be submitted with Bid turn-in?

ANSWER: Yes, the Bid Guarantee is required for a bid to be considered responsive. Five (5%) Percent of the Total Bid must accompany Each Bid, payable to New Kirkland Heights LLLP.

QUESTION 13

Question 13: Confirm WSST of 10.2% to be applied to Base Bid on bid form.

ANSWER: The tax rate for the current quarter for the City of Kirkland should be used.
<https://dor.wa.gov/taxes-rates/sales-use-tax-rates/local-sales-use-tax>

QUESTION 14

Question 14: 01 50 00-4, 1.18.A Security states that Contractor must protect work and existing premises from theft, vandalism, and unauthorized entry. Will manned security be required or will security cameras meet the requirement??

ANSWER: This specification applies to contractor-controlled areas. Level of security controls is up to the contractor.

QUESTION 15

Question 15: Will Contractor be required to provide fire watch personnel?

ANSWER: Fire watch will not be required for buildings during construction.

QUESTION 16

Question 16: Specifications state that salvageable material will be identified by Owner. Are there any materials/equipment that are known to be salvaged currently?

ANSWER: Any materials deemed to be salvageable will be removed prior to building being turned over to the contractor.

QUESTION 17

Question 17: 03 54 00-3, 3.3. Specifications state that if soundmat is installed prior to drywall, 3.4 lbs./sf galvanized metal lath must be installed. Can that metal lath be omitted if gypcrete is placed prior to drywall?

ANSWER: Disregard direction as struck through. Metal lath is not required for the specified product.

QUESTION 18

Question 18: Do the stringers and landings need to be galvanized and powder coated?
Exterior concrete stair rails, do they need to be galvanized and powder coated?
Exterior concrete ramp rails, do they need to be galvanized and powder coated??

ANSWER: Stringers and landings will be galvanized, primed and field painted.
At exterior concrete Stair and ramp railings see Section 05 52 13, 2.1, A, 1: Base bid is galvanized, Alternate is powder coated. Note, specification has been revised to clarify Additive Alternate is to be galvanized with powder-coat (duplex coating).

QUESTION 19

Question 19: Specifications state that, for solid surface countertops, refer to the Quartz spec section. However, the Architectural finish schedules call for acrylic countertop. Please confirm which countertop material is to be provided and installed

ANSWER: Specification Section 12 36 61.16 - SOLID SURFACE COUNTERTOPS_ADD 2 has been included in Addendum 2 identifying LX Hausys Hi-Macs Solid Surface Acrylic as the basis of design, Color 'G004 White Quartz'.

QUESTION 20

Question 20: Specifications call for fiberglass railings. Are aluminum vertical picket railing an accepted alternate?

ANSWER: New Kirkland Heights LLLP will not be considering product substitutions at this time. Only the winning bidder can submit a product substitution request to the owner. Please work with the winning bidder to have your product considered for substitution.

QUESTION 21

Question 21: Specifications state windows and sliding doors as PVC while the plans state they're to be vinyl. Please verify window and sliding door material selection.

ANSWER: Sliding doors and windows are to be vinyl (UPVC). Schedules on A600, A601, A610, and A611 have been updated for clarity.

QUESTION 22

Question 22: King County Standard uses a Trimco Knocker Viewer combination spec calls out for viewer only and no 2nd viewer at ADA units?

ANSWER: Provide 2nd viewer at all unit entry doors as shown on sheet A600.

QUESTION 23

Question 23: Please provide level of drywall finish throughout units and community building. Contractor assumes level 3 with light orange peel texture.

ANSWER: Confirmed, Provide Level 3 with light orange-peel texture finish at drywall.

QUESTION 24

Question 24: 09 68 16-2, 1.7 Carpet Warranty requirements state there's a 10-year full replacement warranty including all labor. Labor warranty exceeds industry standard of 1-year. Please confirm that 1-year labor warranty is acceptable?

ANSWER: One year labor warranty is acceptable..

QUESTION 25

Question 25: 09 90 00-6, 3.3 Painting and Coating Specifications state that concealed surfaces (back-priming) of interior and exterior woodwork is required. Contractor requests ability to prime exposed sides only.

ANSWER: Prime exposed sides only.

QUESTION 26

Question 26: 09 90 00-6, 3.3.H.4 Painting and Coating specifications state that interior surfaces of air ducts visible through grills and louvers will receive one coat of flat black paint. Due to the inability to quantify painting requirement, Contractor requests ability to exclude interior duct painting.

ANSWER: Interior duct painting can be excluded from the bid.

QUESTION 27

Question 27: 11 31 00-2 Appliance schedule doesn't account for Dishwashers. Please provide manufacturer/model for dishwasher and indicate if it will be owner provided, contractor installed or contractor provide & install.

ANSWER: 11 31 00 has been revised to include Dishwashers. A manufacturer, GE, and Model #, GDT550PGRWW have been selected. All appliances will be Owner-provided, contractor installed.

QUESTION 28

Question 28: 11 81 29 Please provide locations for fall protection anchors if required

ANSWER: Sheets A26-104, A27-104, and A28-102 in the New Construction Building set have been amended to identify locations for fall arrest anchors. Fall protection anchor locations at Rehabilitation Buildings will be identified in the conformed set.

QUESTION 29

Question 29: 12 35 00 Specifications state that approved cabinet manufacturers are Aristokraft Cabinetry and Canyon Creek. However, the Architectural finish schedules call for Markay cabinets. Please confirm which cabinet manufacturer is to be provided and installed

ANSWER: Aristokraft Cabinetry, are the basis of design, Canyon Creek, and Markay are acceptable alternates.

QUESTION 30

Question 30: (Rehabilitation Buildings) Does Detail 1, Note 9/S1-200 for the new interior footing apply to the 2-story flat buildings similar to the 3-story flat buildings?

ANSWER: Detail 10 not required at 2-story flats.

QUESTION 31

Question 31: (Rehabilitation Buildings) Please confirm 2-story flats receive new 4" slab on grade w/ 6x6 wwm at patios similar to all 3-story flats. Do all of the patios on the 2-story flats, 3-story flats, and townhomes follow details 2 & 15/S300?

ANSWER: New slabs required at 2-story flats. See revised sheets for added notes and detail references.

QUESTION 32

Question 32: (Rehabilitation Buildings) Ok to use 7/S300 for all of the new plumbing trench slab pour-backs in 2-story flat, 3-story flat, and townhomes?

ANSWER: Confirmed, detail 7/S300 may be used at plumbing pour backs.

QUESTION 33

Question 33: (Rehabilitation Buildings) Demolition plans state that floor finishes and concrete topping will be removed throughout. Please confirm that floor sheathing is to remain in place.

ANSWER: Correct, floor sheathing is to remain.

QUESTION 34

Question 34: (Rehabilitation Buildings) A25-200 calls for the mechanical and electrical room addition roofs to be metal as opposed to TPO. Please confirm.

ANSWER: Mechanical and electrical room additions to be metal roof.

QUESTION 35

Question 35: (Rehabilitation Buildings) Please provide floor finish of maintenance shed. Contractor assumes finish of existing slab to remain.

ANSWER: Maintain existing concrete slab. Note added to 1/A29-101. Where repair is needed, finish of concrete to match existing.

QUESTION 36

Question 36: (Rehabilitation Buildings) Detail 3/A320 state to reference 1/A580 for lower roof detail. Detail calls for TPO Roofing. However, Detail 4/A300 calls for the lower roof to be metal roofing (Assembly Tag O). Please verify the lower roof areas are intended to be metal roofing in lieu of TPO.

ANSWER: Detail 3/A320 revised to reference new detail 8/A580. Lower roofs are to be metal.

QUESTION 37

Question 37: (Rehabilitation Buildings) Window schedule shows Window Type B as 20-min. rated. As vinyl windows cannot be fire rated, please confirm if this is required.

ANSWER: Window Type B does not need to be rated. A600 updated.

QUESTION 38

Question 38: (Community Building) Please provide hardware group numbers that match the door hardware specifications.

ANSWER: See revised Drawings (A28-600) and specifications (08 71 00 Door Hardware_ADD 2 & 08 71 00.02 Door Hardware Index_ADD 2_230522).

QUESTION 39

Question 39: (Community Building) Please provide hardware group numbers that match the door hardware specifications.

ANSWER: See revised Drawings (A28-600) and specifications (08 71 00 Door Hardware_ADD 2 & 08 71 00.02 Door Hardware Index_ADD 2_230522).

QUESTION 40

Question 40: (Community Building) Please clarify door and frame material required for the community building, match the units or prefinished birch.

ANSWER: See revised Drawings (A28-600) and specifications (08 71 00 Door Hardware_ADD 2 & 08 71 00.02 Door Hardware Index_ADD 2_230522).

QUESTION 41

Question 41: (Community Building) Clarify if any doors require light kits.

ANSWER: Door 119 will require a light kit.

QUESTION 41

Question 41: (NC Residential Buildings) Provide hardware group numbers that match the door hardware specifications.

ANSWER: See revised Drawings (A26-600 & A27-600) and specifications (08 71 00 Door Hardware_ADD 2 & 08 71 00.02 Door Hardware Index_ADD 2_230522).

QUESTION 42

Question 42: (NC Residential Buildings) Spec calls out for a FE410 Interconnected lock hardware groups call out for a BE Electronic deadbolt with a passage lever please clarify.

ANSWER: See revised Drawings (A26-600 & A27-600) and specifications (08 71 00 Door Hardware_ADD 2 & 08 71 00.02 Door Hardware Index_ADD 2_230522).

QUESTION 43

Question 43: (NC Residential Buildings) A610- Where are the type "K" and type "N" windows located? Window type "J" missing from schedule. Please confirm hidden windows (not shown on exterior elevations) at the corner units on West side of buildings 26 and 27 are type "H".

ANSWER: See revised Drawings (A26-610 & A27-610) for clarification.

QUESTION 44

Question 44: (Community Building) What is the bottom of footing elevation at the Community Building (see A26-200 for example of Building 26 BOF callout)?

ANSWER: See General Note #16 on sheet S28-100.

QUESTION 45

Question 45: (NC Residential Buildings) A28-102 calls for the Community Building roof to be metal standing seam. All other details appear to be TPO. Please confirm.

ANSWER: Revised note on sheet A28-102. Roof to be TPO.

QUESTION 46

Question 46: Various questions related to Door and Window Schedules for New Construction:

ANSWER: For all questions related to New Construction door schedules: See revised Drawings (A26-600 & A27-600) and specifications (08 71 00 Door Hardware_ADD 2 & 08 71 00.02 Door Hardware Index_ADD 2_230522) and revised Drawings (A26-610 & A27-610) for clarification.

***** End of Questions *****