



INVITATION TO BID

Envelope Renovations
at
Sandpiper Apartments 1312 139th Ave NE, Bellevue, WA 98005

December 16, 2025

ADDENDUM NO. 1

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

BID DATE: December 18, 2025, at 11:00 am

QUESTIONS DEADLINE: Thursday, December 11, 2025 at 9:00 am

NUMBER OF PAGES: 4

ATTACHMENT: Railing Diagram

CONTRACT NUMBER: AW2501631

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

QUESTIONS/CLARIFICATIONS:

Q1: There was talk at the walk-through about 10% retainage in lieu of the P&P bond. Could you confirm if that is an option for this bid?

A1: Payment & Performance bonds are required for all bids over 150k, reducing retainage to 5%

Q2. Plans show new handrails. All details on S2.1 show the handrail but says guardrail assembly by others. Is the railing part of the base bid? Confirm railing spec, design, and color.

A2. Yes, the railing is part of the base bid. Please see attached Sample Railing Diagram (R.1 & R.2) for example of railing design for bidding purposes. Keynote 6 in Bid Set dated 10/22/25 "Remove existing wood-framed guardrails and install new metal face-mounted picket guardrails." Color TBD, (Black, White or Burgandy) to match Leasing office colors. Contractor to provide specs for proposed railing design.

Q3. The existing hose bibs will need to be boxed around or extended for the new rainscreen. Should we box around the existing hose bibs or install new longer ones?

A3. Contractor to extend existing hose bibs.

Q4. Instructions to call out replacement of all SGDs as base bid. Drawings identify SGCs as existing to be reinstalled after flashing work is completed. Please confirm if supply of new SGDs is to be included in base bid.

A4. Complete Sliding Glass Door replacement is to be included in base bid.

Q5. Instructions to bidders indicate replacement of existing fans and ductwork at all unit interiors. Per bid walk, the intent is to install new fans and utilize existing ductwork:

Please confirm all existing ductwork is to be replaced.

Please advise on existing ductwork routing and size.

A5. For bidding purposes, assume only fans need to be replaced, and ductwork is intact and functional. Ducting is 3" and exhausts through roof.

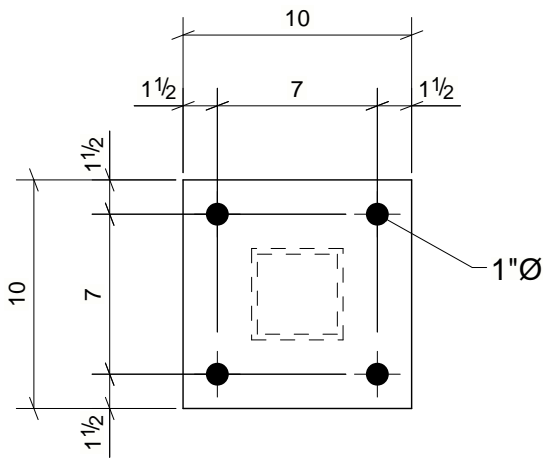
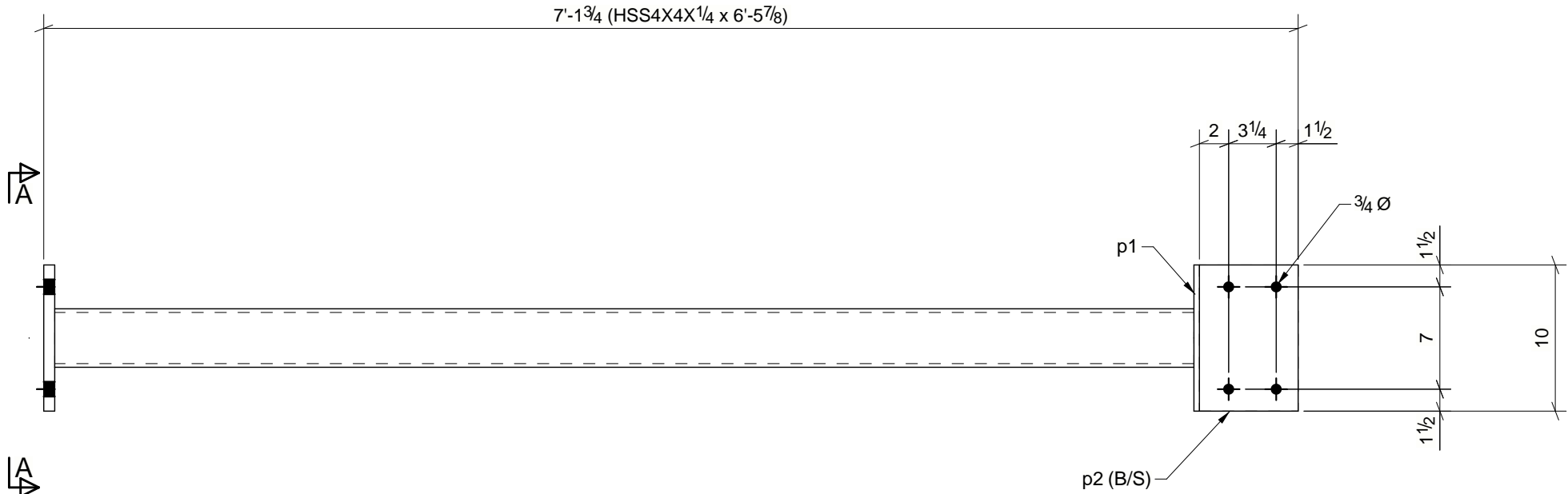
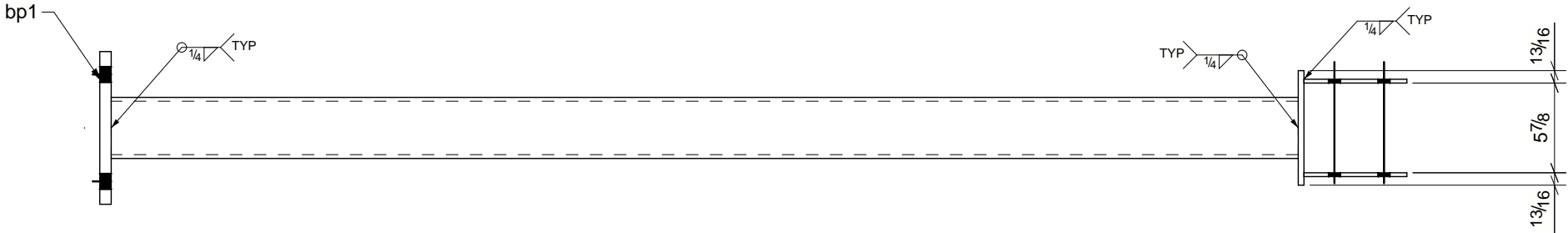
All other provisions of the Contract Documents remain unchanged.

END OF ADDENDUM NO. 1

GRID LOCATION	BOTTOM ELEVATION
1/A	1'-1"
1-2/A	1'-1"

BILL OF MATERIAL

DESCRIPTION		LENGTH (IN.)	MATERIAL GRADE	WEIGHT (LBS)
HSS4X4X1/4	2	6'-5 7/8"	A500-GR.B	149
FL3/4"X10"	2	0'-0'-10"	A36	43
FL3/8"X7 1/2"	2	0'-0'-10"	A36	16
FL1/4"X6 3/4"	4	0'-0'-10"	A36	19
TOTAL WEIGHT THIS DRAWING				226



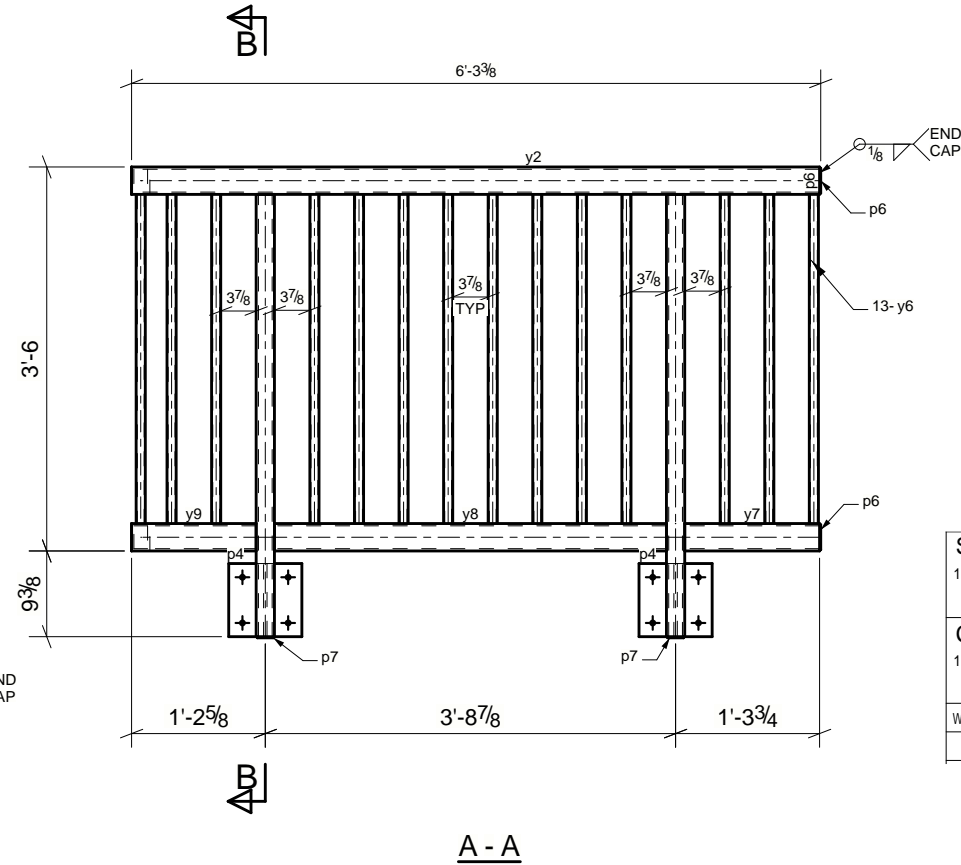
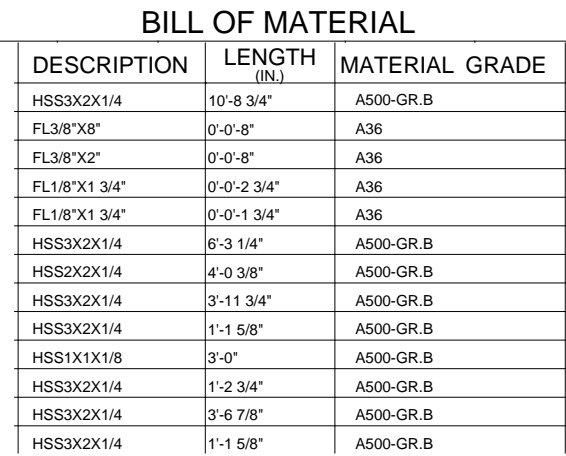
SPECIAL INSTRUCTIONS:

1: ALL WELDS TO BE 1/4" CONT. FILLETS U.N.O.

COATING INSTRUCTIONS:

1: SHOP PRIMED

WELD FILLER:	E70-XX	TOLERANCE:	1/16" U.N.O.
BOLTS:	A307	HOLES:	3/4"



SPECIAL INSTRUCTIONS:			
1: ALL WELDS TO BE 3/16" CONT. FILLETS U.N.O.			
COATING INSTRUCTIONS:			
1: SHOP PRIMED			
WELD FILLER:	E70-XX	TOLERANCE:	1/16" U.N.O.
BOLTS:	A307	HOLES:	3/4"