



- Doug Barnes, Chair
- Richard Jackson
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President/CEO — Robin Walls

INVITATION TO BID

Fire Restoration
at
Ballinger Commons

March 27, 2025

ADDENDUM NO. 1

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

BID DATE: ~~April 3, 2025~~ April 17, 2025 at 1:00 pm

QUESTIONS DEADLINE: Thursday, March 27, 2025 at 9:00 am

NUMBER OF PAGES: 4

CONTRACT NUMBER: DW2403331

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

CHANGES: Due Date has changed from April 3, 2025, to April 17, 2025, at 1:00 pm

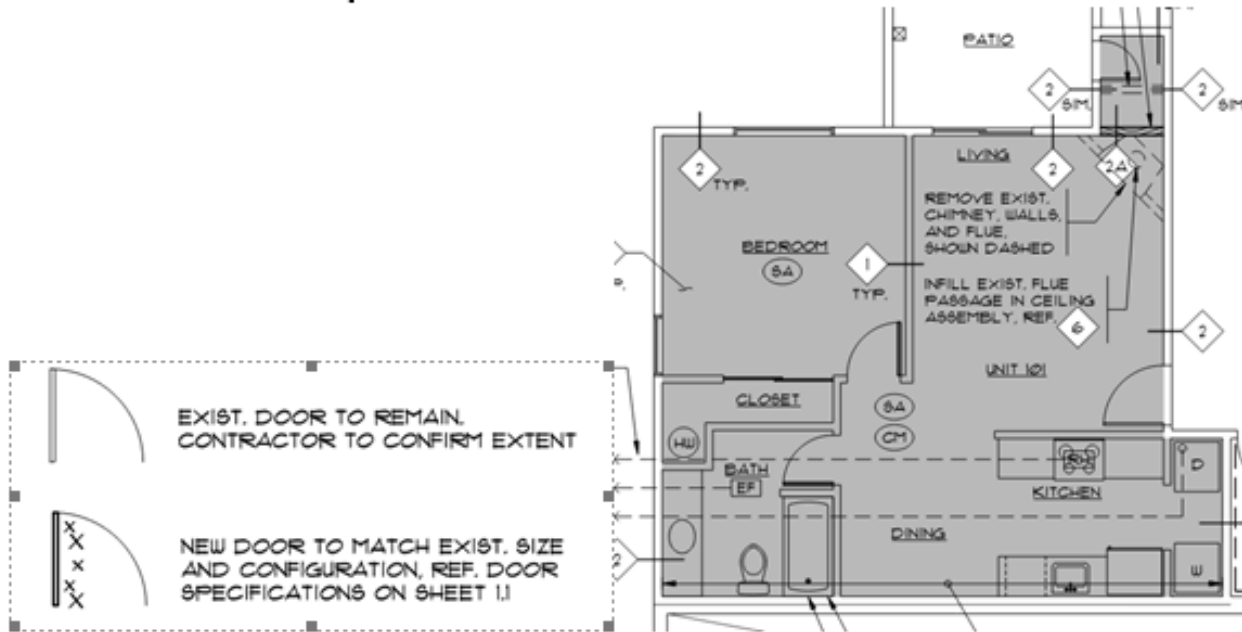
QUESTIONS:

Q1: Plans have a legend to call out existing doors to remain and new door to match existing, however information in the specifications seems contradictory.

Per snips below no doors are to be replaced in unit 101, but per the spec pictured below a bifold door that is not pictured in the plans is asking to be removed and replaced.

Please confirm that the laundry bifold door is all that is to be replaced in unit 101.

Unit 101 as shown on plans:



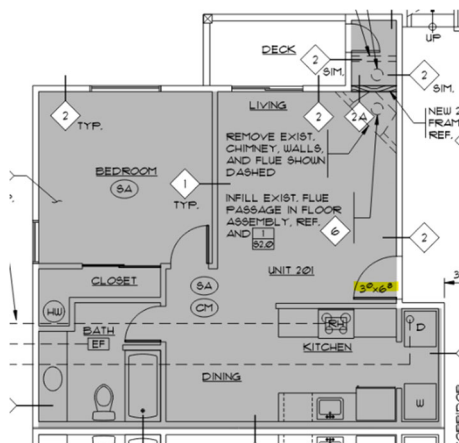
Unit 101 Description on spec page 4 :

Door

- 63. R&R Bifold door - lauan/mahogany - Single
- 64. Paint single bifold door - slab only - 1 coat (per side)

A1: All damaged doors should be removed and replaced. Any existing doors should be reviewed by the contractor to determine if they are salvageable and then have a conversation between Contractor/Insurance/Client/Owner to decide whether or not to replace them. It is hard to tell in the snip below, but in the PDF the doors being replaced are bolder than the existing and we have assumed all the doors are being replaced within the affected units. We were not aware of a bi-fold door separating the kitchen/laundry closet.

Q2: Multiple doors are called out in the specifications, however, the only door marked as remove and replace is the unit 101 laundry bifold. Per the plans it shows some unit entry doors as “New door to match existing” (pictured below). Please confirm what doors need replacing.



A2: See Item No. 1 comment. We know Unit 201 and 301 entry doors need to be replaced. We specifically call those out because they are exterior, and fire rated which require additional information for permit submittal.

Q3: Some door hardware and bath hardware is called out in the specs, but do not say remove and replace (example below). Please confirm what hardware and bath hardware need to be replaced.

Additional Items

168. Shower curtain rod	1.00 EA
169. Mirror - 1/4" plate glass	7.80 SF
170. Towel bar - Standard grade	1.00 EA
171. Toilet paper holder - Standard grade	1.00 EA

Door

157. Interior door unit - Standard grade	1.00 EA
158. Paint door slab only - 2 coats (per side)	2.00 EA
159. Paint door or window opening - 2 coats (per side)	2.00 EA
160. Door knob - interior - Standard grade	1.00 EA
161. Interior door - Detach & reset - slab only	1.00 EA

A3: When we visited the site, Units 305, 301, 201 had all the finishes removed. Unit 101 had nearly all the finishes removed. Therefore, only install would be required, not removal.

Q4: No millwork is called out on the plans or in the spec to be replaced. Please confirm if you need any of the following millwork bid and if so what size and material:

- a. Unit base board
- b. Door casing
- c. Windowsill & apron
- d. Eating bar apron

A4: There is additional information in the Scope of Work on many of the finish items including cabinets, countertops, flooring, etc. The missing details for millwork are intended to be "match existing". Since bidders were not able to tour a finished existing unit to inspect and verify millwork details, the owner will be updating this information in a separate addendum. Additional time by extension of the bid due date is part of this addendum to allow time to coordinate. Look for a follow-up addendum with millwork details.

Q5: When the project was walked with prospective bidders, only 4 units were presented. Are there 6 units (Building A, Units 101, 201, 301, 302, 305, 306) to be renovated?

A5: Units 205, 302 and 306 were originally included for minor interior renovations but this work has already been performed by the property management team. So these interiors can be excluded from the contract scope. There is some minor attic work above unit 306 that should remain as part of the scope of work in the contract.

Q6: The estimate sum listed on the Invitation for Bid reflects the cost for one apartment renovation, or the entire job ?

A6: The estimate is for the entire project cost including all units. All bids should include the cost to include all the units and all affected common areas and building structures as listed with the exception as noted in Item #5 above.

Q7: On the document “Pre-bid meeting Addenda“ paragraph “Permits” notes that “Permits Contractor is responsible for all permits and costs associated.”, yet on document “Project Manual” paragraph 1.5. A, stipulates, “KCHA is responsible for acquiring the building permit prior to Notice To Proceed.” Please clarify.

A7: The owner has secured the basic building permit. All other permits required by the municipality are the responsibility of the contractor. The permit will require the contractor to provide their company information prior to final approval and release of the permit. The truss package engineering will need to be reviewed/approved by the city prior to approval of structural components. See below for permit information included in the bid docs.

1.1 PERMITS

- A. KCHA is responsible for acquiring the building permit prior to Notice To Proceed. The plans provided in this package were submitted to the City of Shoreline for the building permit. Any changes made as a result of the permit review that involve added scope or cost will be considered as part of the Change Order process as described in General Conditions. Contractor is responsible for obtaining and paying for all other required permits and for the coordination of all required inspections. Contractor shall be reimbursed the face value of the permit fees plus overhead and profit as indicated in the specifications.

Q8: Can KCHA share the material list source, with the pricing?

A8: It is the responsibility of bidders to include their own pricing as part of the bid.

All other provisions of the Contract Documents remain unchanged.

END OF ADDENDUM NO. 1