



ADDENDUM:

01

TODAY'S DATE: 12/01/2023

PROJECT NAME: Fire and Life Safety Services

CONTACT / TITLE: Danielle Munroe Management Analyst

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This Addendum is used to Identify Items in the Original Documents with Action as Follows:

- BID
- RFQ
- RFP
- CLARIFY
- CHANGE
- DELETE
- ADD
- SUBSTITUTE

2 Page(s) Total for this Addenda

- Q: Does KCHA have a breakdown of the devices? Some devices only need to be looked at during inspection and others need to be 'set-off'. We want to avoid over quoting the site proposal.
- A: *We do not have current access to that level of detail. We might suggest in your proposal, an approach where you assume 15% of the devices need to be 'set-off', with a * to indicate what that amount is based on with the unit price of all device options listed under "Additional Item Descriptions(s)" of Attachment J (page 86 of the RFP)*
- Q: As for monitoring conversion (assuming the monitoring company changes), there is a charge that is associated with this conversion. Where should the cost be listed in Attachment J?
- A: *Please list it as an "Additional Item Descriptions(s)" as listed on page 86 of the RFP.*
- Q: Is it possible to set up a site visit?
- A: *Yes, we have a gracious Property Manager who will be available for anyone who wishes to walk one of our larger Mid-Rise buildings on Tuesday, December 5th at 1:00 p.m. Please RSVP no later than 11:00 a.m. on Tuesday, December 5th, 2023 by emailing daniellem@kcha.org*

Southridge House 30838 14th Ave. S
Federal Way, WA 98003

Property Manager: Aklilu Eshete (206-693-6413)

Q: Do any of the sites have a DAS System (emergency system)?

A: *No.*

Q: How does invoicing/billing work?

A: *We issue PO's centrally for monitoring, testing/inspections. For non-routine or repair work, you will quote the Property Management Team and they will generate the PO for that work. All billing at this point is through USMail. We are performing a software conversion 2024/25 and electronic billing will be a feature.*

Q: Does KCHA have a written plan for specific levels of what constitutes an emergency?

A: *No, we do not however it is a great idea and we would love to work with the selected contractor on creating one.*

Q: What if we cannot fulfill the 4-hour window for responding to an emergency call?

A: *KCHA has a 4-hour response window where we expect the contractor to respond. Physical presence on site is not required within 4 hours. We should have some reassurances that our contractor is making our emergency their priority but we understand traffic and other delays can present a challenge. Communication about such delays will be required.*

Q: Does KCHA have their own labor field to respond when skilled labor is needed or will we be working with third parties?

A: *KCHA's skilled labor pool is rarely called upon for assistance with Fire and Life Safety. We hold contracts for things like Electrical and Elevator service and can coordinate schedules to meet the needs of testing/inspection or repairs.*

Q: In consideration of emergency lighting, does KCHA have a preference to put the unit into test or by the push button method?

A: *A simple push button test is acceptable.*

Q: Will we have a chaperone while on KCHA sites?

A: *Yes.*

Q: The RFP lists the need for pre-construction meeting and drawings. How often are those expected to take place?

A: *Attachment E is a part of a larger template package we utilize for our RFPs. We have no expectation with this contract that pre-construction meetings or drawings are a regular occurrence. If we request one, we will be in good communication with the selected contractor about our needs.*

Q: Are there any historical inspection reports or anything else that would tell us the make/model number of the existing fire panels?

A: *We believe that gathering this level of information would exceed the proposal deadline of December 7th, 2023. We will work with the selected contractor as diligently as possible before the new contract is put into place to be sure they have everything they need.*

END OF ADDENDUM