



Board of Commissioners
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INVITATION TO BID

Cabana/Office Renovations

at

Sandpiper East Apartments 1312 139th Avenue NE, Bellevue, WA 98005

May 27, 2023

ADDENDUM NO. 1

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

BID DATE: ~~May 31, 2023~~ 2:00 pm on Wednesday, June 7, 2023

NUMBER OF PAGES: 3

ATTACHMENT: 35

CONTRACT NUMBER: DW2301831

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

Changes:

1. The sunken area in the center needs to be framed in level with the existing floors to allow for an accessible route to the bathroom from the office and overall use of the space.
2. Delete the North concrete patio at the maintenance door where a small ramp exists. This is not an accessible public route and does not require an alteration.
3. See additional documentation that is attached. Includes:
 - a) Sandpiper East Revised Bid Set Plans
 - b) Sandpiper East Fixture Schedule.
 - c) ROOFING SECTION 07311
 - d) SECTION 02751 Concrete Deck
 - e) Sandpiper-Addendum1 Kilburn
4. Send Bids to: Darrellw@kcha.org and MichelleJ@kcha.org
5. Bid Due Date is now Wednesday, June 7, 2003 at 2:00 pm

Questions:

1. Question: There is a water meter located underground in the area where construction will take place. Advise us on how we should handle this.

Answer: The water meter needs to be relocated and is included in the scope of work. There is also a hose bib and a light pole that will need to be relocated and should be included in the scope.

2. Question: The walkway level appears to be elevated to eliminate ramps or steps, but the plans indicate otherwise, can you clarify the correct approach for this matter?

Answer: The accessible ramp will be sloping down slightly, not up. Refer to the plans.

3. Question: Should we request 811 mark out for utilities?

Answer: It is the responsibility of the contractor to have utility mark outs performed and insure proper measures are taken to avoid any damage to existing utilities.

4. Question: Has there been a HVAC inspection performed?

Answer: No HVAC inspections have been performed. Note the following added information: The existing chimney is to be removed. This chase was abandoned when the electric fireplace was installed. Both bathrooms have two existing fans that are to be replaced with one new as shown on the reflected ceiling plan. Both bathrooms have floor registers (forced air) that will need to be relocated and replaced with new as part of the flooring installation. Add a new floor register to the new office.

5. Question: The bid package permit drawings are missing electrical, mechanical and plumbing drawings. Are these drawings available? Also are missing restroom fixture specifications and stall divider doors.

Answer: Electrical should be installed per minimum code requirements and follow the new layout as shown in the plans. There are no new specialty electrical scopes, no internet in the office. Just install per code minimum and very near desks per plans. Plumbing should be adjusted to meet new layout per code and as shown in the plans.

6. Question: Is the short rockery on the South to remain?

Answer: This rockery wall will need to be modified slightly to allow for final grading as shown.

7. Question: Where is new GWB required?

Answer: Any new spaces, garage, 2 offices and 2 bathrooms all require new GWB. In the main interior area approx. 8' x 20' on the second floor is to be taped and finished to match all new areas. All areas including the main Cabana area are to be primed and painted.

8. Question: What roofing material are to be installed?

Answer: See ROOFING SECTION 07311 attached.

9. Question: There are no interior finish schedules.

Answer: See answers above and attached Fixture Schedule. Includes flooring, bath accessories and more.

10. Question: Drawing shows combination washer/dryer, are appliances included?

Answer: Contractor to install all rough-in and trim items for a full connection per plans. Owner to provide and install appliances separately.

11. Question: What is the dimension of the pool pour back area? What kind of rock needs to be used to fill in the pool and do we need to drill holes in the bottom of the pool for water drainage? Sheet AB-1.1 Attachment 1

Answer: The new concrete deck area layout in the pool area should match existing. The existing pool walls are to be demolished and removed to 24 inches below finish grade. The bottom of the remaining pool will require punching holes for drainage prior to being backfilled with crushed rock, placed in 12” lifts up to rough grade and compacted to 90%. See attached SECTION 02751 Concrete Deck for additional information on the concrete deck replacement.

12. Question: Is there a rebar detail for the pool concrete slab?

Answer: See attached Sandpiper-Addendum1 Kilburn and SECTION 02751 Concrete Deck for details.

13. Question: Is there a thickened footing detail callout for the main walkway and does the main walkway call for rebar or fiber mesh? SO.1 Attachment 2

Answer: See attached Sandpiper-Addendum1 Kilburn and SECTION 02751 Concrete Deck for details.

14. Question: It doesn't show the existing front entrance stairs/patio being demoed. Is this staying?

Answer: See attached Sandpiper-Addendum1 Kilburn

All other provisions of the Contract Documents remain unchanged.

END OF ADDENDUM NO. 1