



Board of Commissioners
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INVITATION TO BID

Electrical Panel Replacement

at

Meadowbrook Apartments, 1408 NW Richmond Beach, Shoreline, WA 98177

September 20, 2024

ADDENDUM NO. 1

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

BID DATE: October 3, 2024 at 2:00 pm

QUESTIONS DEADLINE: Thursday, September 26, 2024 at 9:00 am

NUMBER OF PAGES: 4 pages total

CONTRACT NUMBER: DW2403031

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

All other provisions of the Contract Documents remain unchanged.

END OF ADDENDUM NO. 1

KING COUNTY HOUSING AUTHORITY
ELECTRICAL PANEL REPLACEMENT: MEADOWBROOK APARTMENTS
CONTRACT NO. DW2403031

ADDENDUM No. One (1)

BID DATE/TIME: *Prior to 2:00 PM, Thursday October 3, 2024*

NOTICE TO BIDDERS:

Please acknowledge receipt of this addendum on Part I of the Bid Proposal. The Contract Documents for the above referenced project are hereby changed as follows:

SG 1.1 Pre-bid clarification:

Permitting: The electrical inspection/permitting agency is Lnl – Bellevue.
Permit is required for each apartment unit
Lnl fees include a fee that is collected by Lnl and paid to the City of Shoreline
Bidders are responsible for permitting coordination and fees

DA 1.2 BIDDER QUESTION RESPONSES

1. Is the "light grey" text in the bid solicitation mean those requirements are not applicable to the project? Typically we would see those sections deleted or strikethrough to indicate they are not project requirements. I CAN CONFIRM THEY ARE NOT APPLICABLE.
2. What is the anticipated NTP date? NO NTP DATE IS SET, WILL BE ESTABLISHED BY MUTUAL AGREEMENT AFTER CONTRACT SIGNING.
3. Which electrical panels located within fire rated assemblies (if any)? NO FIRE ASSEMBLY ALTERATIONS ARE REQUIRED.
4. What size overcurrent protection is currently protecting each unit panel? 100-AMP
5. What size/type of wire feeder is currently feeding each unit panel? 1/0 AL
6. In the work areas identified in the Good Faith survey that have asbestos, what air monitoring requirements are you expecting? CONTRACTOR REQUIRED TO FOLLOW ALL DW REFER TO SPECIFICATIONS SECTION 01100 1.11 DEMOLITION FOR DIRECTION ON HAZARDOUS MATERIALS.
7. It is unclear from the Good Faith survey which unit electrical panels are in walls that have Asbestos, which unit electrical panels are expected to have asbestos? ASSUME ALL PANELS ARE EXPECTED TO HAVE ASBESTOS.
8. Which units (if any) have lead-based paint in the walls in which there's work to be done? SEE ABOVE.
9. Will you provide pictures of the main shut off equipment for the electrical panel? PHOTO IS NOT AVAILABLE
10. What is the age and maintenance history of the main electrical shut off equipment for the electrical panel? REQUESTED INFORMATION IS NOT BEING PROVIDED
11. Would KCHA be willing to have their maintenance staff shut down power to the unit? The concern is if the electrical equipment serving the units are old, there's a risk that those breakers may not reset,

resulting in replacement/repair of the main equipment upstream. KCHA STAFF IS NOT AVAILABLE FOR THIS TASK. ISSUES RELATED TO BREAKERS NOT RESETTING WOULD BE ADDRESSED DURING CONSTRUCTION UNDER GENERAL CONDITIONS PROTOCOLS ADDRESSING LATENT CONDITIONS.

12. Who is responsible for pulling the refrigerators for the contractor to provide backup generator power? Refrigerators tend to be heavy and filled with food and potential for scratching floors. Would it be acceptable for bidding purposes that the tenant/owner, if they wish to have back up power for their refrigerator is responsible for having the refrigerator cord accessible to connect on the day of their scheduled install? REFER TO ADDENDM NOTE DA 1.1 (BELOW)
13. Would the Owner consider as a bid-alternate (and update the bid form) to install AFCI and/or GFCI protective breakers to provide a greater level of protection of the wiring in the units or should the Contractor bid standard breakers only? PER SPECIFICATIONS, THE PANELS ARE TO BE INSTALLED PER CODE, INCLUDING BUT NOT NECESSARILY LIMITED TO REQUIREMENTS FOR AFCI AND GFCI BREAKERS.
14. Will the Owner allow an extension of time due to material procurement issues identified post award? KCHA ASSUMES THE NTP WILL NOT BE ISSUED UNTIL THE CONTRACTOR HAS ACQUIRED ALL MATERIALS.
15. Is the 90 day completion anticipated by the contract inclusive of submittal reviews and pre-construction requirements mentioned in the specifications or can it commence. SUBMITTALS AND PRE-CONSTRUCTION MEASURES ARE TO BE INITIATED PRIOR TO NTP TO ALLOW FOR MATERIAL ACQUISITION.
16. Who is responsible for submitting access notices for the tenants? KCHA WILL COORDINATE ALL NOTIFICATIONS TO TENANTS AND WILL BE PRESENT DURING ALL WORK TO HELP MANAGE COMMUNICATIONS.
17. WHO IS RESPONSIBLE FOR GENERATING THE SCHEDULE AND SEQUENCE FOR ACCESS? KCHA WILL WORK WITH CONTRACTOR TO ESTABLISH THE MOST EFFICIENT SCHEDULE AND SEQUENCE BUT THE CONTRACTOR WILL BE RESPONSIBLE TO MAINTAIN THE SCHEDULE AND REPORT ON PROGRESS WEEKLY. MINIMUM 72 HOURS NOTIFICATION IS REQUIRED TO ENTER ANY UNITS.
18. Are load centers with plug on style breakers acceptable for installation?
YES, LOAD CENTERS WITH PLUG ON NEUTRAL STYLE BREAKERS ARE ACCEPTABLE
19. The drawings indicate 2 mobilizations, will a separate mobilization into a unit be acceptable for electrical inspections to allow for potential scheduling conflicts with the electrical inspector and in case work is not ready? For context, sometimes we call in for an electrical inspection to occur the same day as the Installation, however the inspector will arrive at the start of the day instead of the end of the day. THE NUMBER OF MOBILIZATIONS IS UP TO THE CONTRACTOR AND THEY SHOULD ASSUME TYPICAL INSPECTION PROCEDURES WITH TYPICAL CONFLICTS AND COORDINATION. THIS QUESTION FALLS INTO *MEANS AND METHODS*...
20. Is Type NM-B romex acceptable for the jumper wiring, indicated in the project documents? MATCH OR EXCEED EXISTING WIRING INSULATION
21. Can we assume all existing electrical panels associated with the project have proper grounding, bonding and no other existing electrical code issues? FOR BIDDING PURPOSES ASSUME BONDING AND GROUNDING ARE ACCEPTABLE.

Electrical Specification Clarification

ES 1.1 The use of “gray font color”

The electrical specifications include use of a light gray font color; information coded with the light gray color does not pertain to this project.

DRAWING CHANGE CHANGES/ CLARIFICATIONS

DA 1.1 ALL PLAN SHEETS

Scope of Work Under Legend:

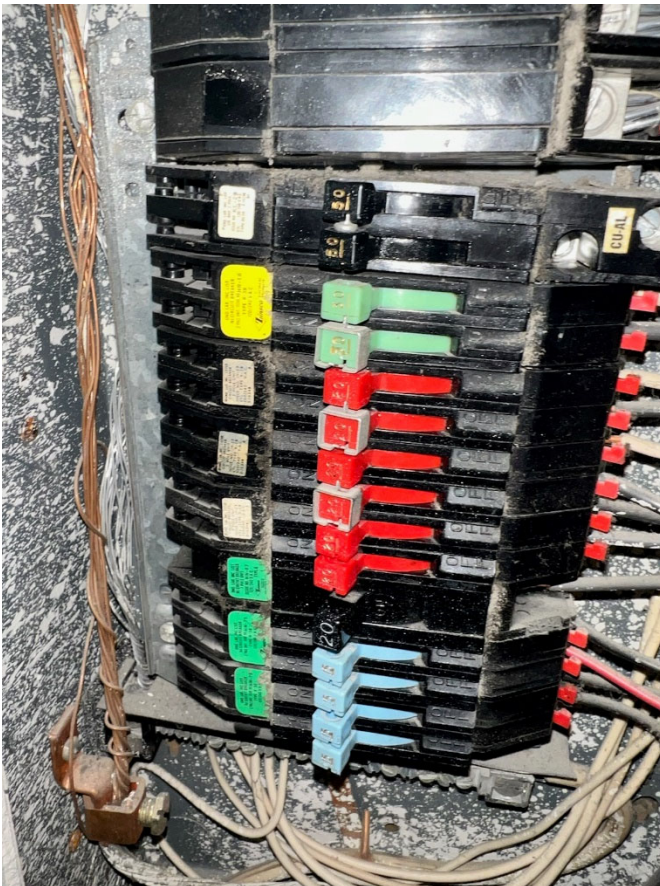
Change Note 3: as follows

3. *Replace the 100-amp breaker, located at the meter with a new 100-amp breaker meeting NEC and all local AHJ Requirements*

Change Note 4: as follows

4. *Provide temporary power to each unit to ensure temporary power is provided for each unit’s refrigerator. Contractor responsibility for disconnecting the refrigerator from the existing panel, connecting to the temporary power service, and reconnecting to the power source in the unit. Contractor may run temporary power from laundry rooms if necessary.*

DA 1.2 TYPE AND NUMBER OF BREAKERS



Bidder responsibility to determine the number and types of breakers based on the photo provided.

For bidding purposes assume one less 2-pole, 20-amp breaker the for 2-bedroom and the one-bedroom units.

Typical 3-Bedroom Unit Panel