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## INVITATION TO BID

Asphalt Replacement  
at  
Multiple Properties

April 25, 2024

### ADDENDUM NO. 1

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

BID DATE: May 23, 2024 at 2:00 pm

QUESTIONS DEADLINE: Thursday, May 16, 2024 at 9:00 am

NUMBER OF PAGES: 11

ATTACHMENTS: Ballinger Map  
Ballinger Specifications  
Estimated Quantities

CONTRACT NUMBER: DW2401931

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

CHANGES: Ballinger Map, Specifications page 1 & 3, and estimated quantities.

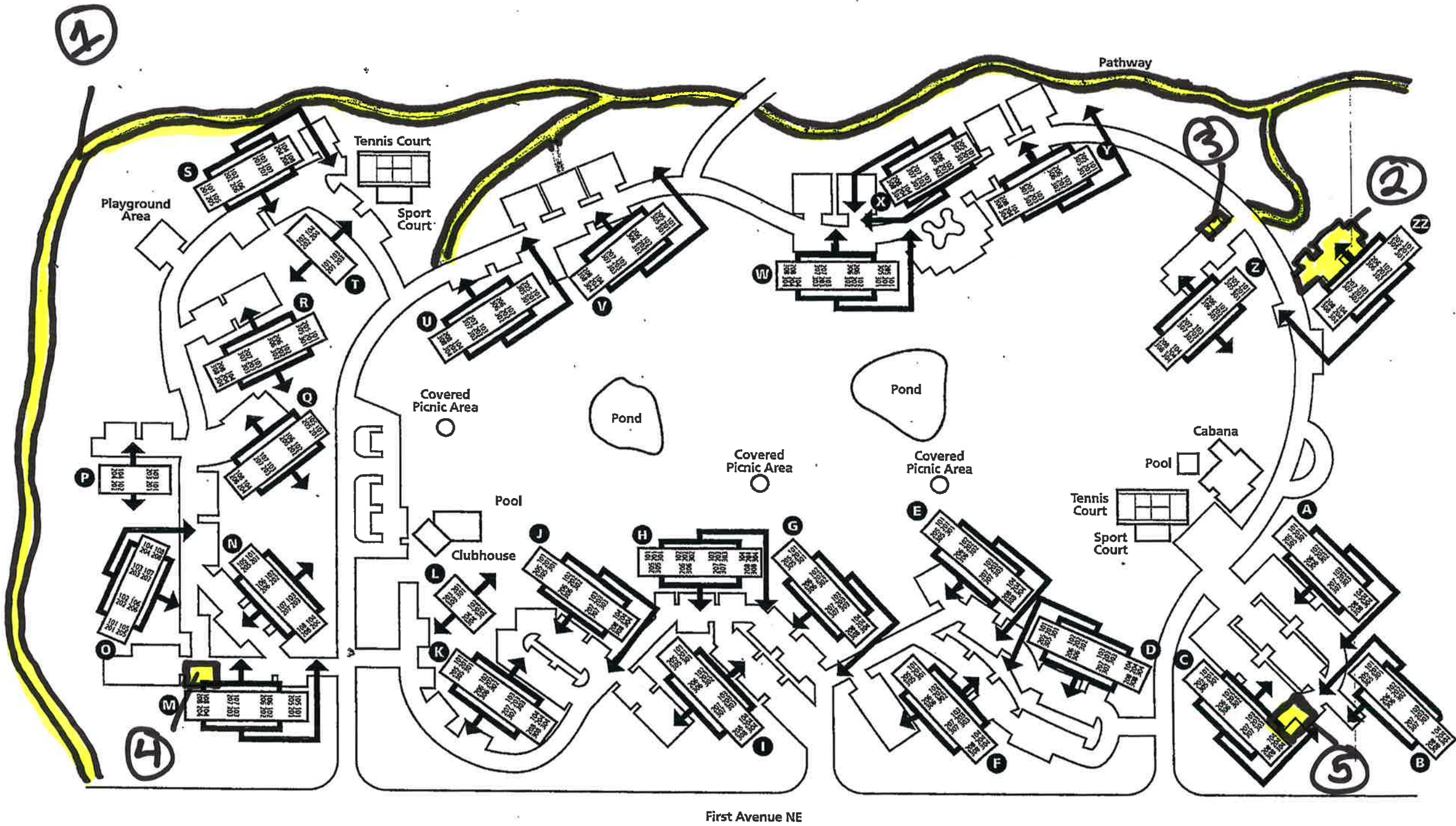
QUESTIONS:

Q1: Bid docs show Ballinger Commons to be priced into separate items per page 1 of 4, 1.1, 1b. Can you please clarify how that is to be entered onto bid form? Also can the Estimated Quantities sheet for this location be updated to accurately represent scope and breakdown?

A: Disregard the instructions to break down the bid for Ballinger Commons. Provide one line item bid for all Ballinger asphalt grind and overlay combined. See attached revised **Ballinger Commons Map**; revised **Specifications page 1** and **page 3** and revised **Estimated Quantities**.

All other provisions of the Contract Documents remain unchanged.

**END OF ADDENDUM NO. 1**



2405 North 202nd Place  
Shoreline, WA 98133

- 1) Trail: Approx. 37,200 sq. ft. & Marked Paths ≈ 500 sf
- 2) Z2 Lot: Approx. 8700 sq. ft
- 3) Z Lot: Approx. 450 sq. ft.  
55 Lft extruded Curb
- 4) M Bldg. Approx. 360 sq. ft.
- 5) C Bldg. Approx. 558 sq. ft.

Ballinger Commons



# SPECIFICATIONS

## Asphalt Replacement Multiple Properties

Contract Number: DW2401931

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### SECTION 01100 - SUMMARY

#### PART 1 - GENERAL

##### 1.1 SUMMARY

###### A. Project Identification: Asphalt Replacement 2024

###### 1. Project Locations: (See attached property maps for details.)

- a. Argyle Apartments, 2517 316<sup>th</sup> South Lane, Federal Way, WA 98003
- b. Ballinger Commons, 2405 North 202nd Place, Shoreline, WA 98133  
~~-(Breakdown bid with costs for A & B and areas 1, 2 & 3 separated. See map for details.)~~
- c. Bellepark East Apartments, 16203 13<sup>th</sup> Street, Bellevue, WA 98008
- d. Carrington Apartments 2501 148<sup>th</sup> Ave. SE, Bellevue, WA 98007
- e. Hampton Greens, 4747 148<sup>th</sup> Ave. NE, Bellevue, WA 98007
- f. Juanita View Apartments, 11800 101<sup>st</sup> Place NE, Kirkland, WA 98034
- g. Kendall Ridge, 15301 NE 20<sup>th</sup> Street, Bellevue, WA 98007
- h. Pinewood Village, 14911 NE 1<sup>st</sup> Place, Bellevue, WA 98007
- i. Riverstone, 27314 24<sup>th</sup> Ave. South, Federal Way, WA 98003
- j. Salish Place Apartments, 23641 20<sup>th</sup> Ave. South, Des Moines, WA 98198
- k. Sandpiper East Apartments, 1312 139<sup>th</sup> Ave. NE, Bellevue, WA 98005
- l. Vashon Terrace, 17206 97<sup>th</sup> Place SW, Vashon, WA 98070  
(Include any charges for travel and ferry transport in bid.)
- m. Villages at South Station, 3714 South 154<sup>th</sup> Lane, Tukwila, WA 98188
- n. Woodside East Apartments, 16240 NE 14<sup>th</sup> Street, Bellevue, WA 98008
- o. Friendly Village Mobile Home Park, 18425 Northeast 95th St, Redmond, WA 98052
- p. Tall Cedars Mobile Home Park, 401 37<sup>th</sup> Street SE, Auburn, WA 98002
- q. Vantage Glen Mobile Home Park, 18100 107th Place Southeast, Renton, WA 98055

B. Work includes 2-inch grinding, asphalt paving, extruded concrete curbs, poured in place concrete vertical curbs, poured in place curbs and gutters, speed bumps, wheel stops and painted striping at locations indicated on the plans and marked at the properties. All painted striping to match existing.

C. Properties with more than 15,000 square feet of asphalt replacement will require additional mobilizations as noted on property maps attached.

D. All mobilizations to include temporary sanitation (portable toilets).

E. Traffic control is required at all properties.

F. Advance notification is required for each property, with a minimum of 48 hours notification.

G. Normal work hours are 8:00 AM to 6:00 PM. Additional work hours may be allowed, at the discretion of KCHA, if contractor notifies KCHA a minimum of 48 hours in advance and if approved by KCHA. Without prior approval all work must cease by 6:00 PM including clean up and equipment movement.

## SPECIFICATIONS

### Asphalt Replacement Multiple Properties

Contract Number: DW2401931

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#### 1.6 UNIT PRICES

- A. Unit prices are an amount, stated by bidders on the Form of Proposal, as a price per unit of measurement for materials or services added to or deducted from the Contract Sum if the estimated quantities of Work required by the Contract Documents are increased or decreased. Unit prices will be used to determine the adjustment to the Contract Sum.
- B. Unit prices include necessary material, plus cost for delivery, preparations, excavation, compaction, demolition, installation, disposal, insurance, and direct and indirect costs associated with the Unit Price item.
- C. The Owner reserves the right to accept or reject any Unit Prices during the term of the Contract. If the Owner rejects a Unit Price, then the Contractor shall be required to submit to the Owner a breakdown of costs for the activity covered by the Unit Price. The Owner then shall make a determination as to what costs are allowable.
- D. Unit Price List
  - 1. **Unit Price No. 1 – Asphalt Replacement**
    - a. Unit of measure – Square foot.
    - b. The base bid includes replacement of a combined estimate of **353,288** square feet of asphalt as indicated in the plans, specifications and as marked at the properties.
    - c. If, on inspection, the quantity required is reduced by the Owner, the Unit Price will be used as a deductive.
    - d. In the event that further asphalt is required the Unit Price will be used as an additive.
  - 2. Unit Price No. 2 – Extruded Curb
    - a. Unit of measure – Linear foot.
    - b. The base bid includes replacement of a combined estimate of **256** linear feet of extruded curb as indicated in the plans, specifications and as marked at the properties.
    - c. If, on inspection, the quantity required is reduced by the Owner, the Unit Price will be used as a deductive.
    - d. In the event that further asphalt is required the Unit Price will be used as an additive.
  - 3. Unit Price No. 3 – Poured in Place Vertical Curb
    - a. Unit of measure – Linear foot.
    - b. The base bid includes replacement of a combined estimate of **240** linear feet of vertical curb as indicated in the plans, specifications and as marked at the properties.
    - c. If, on inspection, the quantity required is reduced by the Owner, the Unit Price will be used as a deductive.
    - d. In the event that further curb and gutter is required the Unit Price will be used as an additive.

Argyle				
Asphalt Area No.	Width LF	Length LF	Area SF	Notes
1			29,825	
			0	
			0	
Mobilizations			2	Base Bid Includes Mobilizations
			0	
Additional as directed by Ow		0		
Total Estimated Square Feet		0	29,825	
Extruded Curb			0	
Curb and Gutter			135	
Speed Bumps			0	
Wheel Stops			0	
Ballinger Commons				
Area No.	Width LF	Length LF	Area SF	Notes
1			<b>47,768</b>	
Mobilizations			2	Base Bid Includes 2 Mobilizations
Additional as directed by Owner				
Total Estimated Square Feet			<b>47,768</b>	
Extruded Curb			<b>55</b>	
Curb and Gutter			0	
Speed Bumps			0	
Wheel Stops			0	
Bellepark East				
Area No.	Width LF	Length LF	Area SF	Notes
1			14,400	
Mobilizations			1	Base Bid Includes 1 Mobilization
Additional as directed by Owner				
Total Estimated Square Feet			14,400	
Extruded Curb			200	
Curb and Gutter			0	
Speed Bumps			0	
Remove Island			1	Lump Sum to pave over island

Carrington				
Area No.	Width LF	Length LF	Area SF	Notes
1			22,675	
Mobilizations			1	Base Bid Includes 1 Mobilization
Additional as directed by Owner				
Total Estimated Square Feet			22,675	
Extruded Curb			0	
Curb and Gutter			0	
Speed Bumps			0	
Wheel Stops			26	
Hampton Greens				
Area No.	Width LF	Length LF	Area SF	Notes
1			29,800	
Mobilizations			2	Base Bid Includes 2 Mobilizations
Additional as directed by Owner				
Total Estimated Square Feet			29,800	
Extruded Curb			0	
Curb and Gutter			0	
Speed Bumps			0	
Wheel Stops			0	
Juanita View				
Area No.	Width LF	Length LF	Area SF	Notes
1			15,900	
			0	
Mobilizations			1	Base Bid Includes 1 Mobilization
Additional as directed by Owner				
Total Estimated Square Feet			15,900	
Extruded Curb			0	
Curb and Gutter			0	
Speed Bumps			0	
Wheel Stops			0	

<b>Kendall Ridge</b>				
Area No.	Width LF	Length LF	Area SF	Notes
1			25,475	
			0	
Mobilizations			2	Base Bid Includes 2 Mobilizations
Additional as directed by Owner				
Total Estimated Square Feet			25,475	
Extruded Curb			0	
Curb and Gutter			0	
Speed Bumps			0	
Wheel Stops			23	
<b>Pinewood Village</b>				
Area No.	Width LF	Length LF	Area SF	Notes
1			16,495	
			0	
Mobilizations			1	Base Bid Includes 1 Mobilization
Additional as directed by Owner				
Total Estimated Square Feet			16,495	
Extruded Curb			0	
Curb and Gutter			0	
Speed Bumps			0	
Wheel Stops			0	
<b>Riverstone</b>				
Area No.	Width LF	Length LF	Area SF	Notes
1			29,680	
2			0	
			0	
Mobilizations			2	Base Bid Includes 2 Mobilizations
Additional as directed by Owner				
Total Estimated Square Feet			29,680	
Extruded Curb			1	
Curb and Gutter			40	
Speed Bumps			0	
Wheel Stops			0	

<b>Salish</b>				
Area No.	Width LF	Length LF	Area SF	Notes
1			11,525	
			0	
Mobilizations			1	Base Bid Includes 1 Mobilization
			0	
Additional as directed by Owner				
Total Estimated Square Feet			11,525	
Extruded Curb			0	
Curb and Gutter			65	
Speed Bumps			0	
Wheel Stops			18	
<b>Sandpiper East</b>				
Area No.	Width LF	Length LF	Area SF	Notes
1			10,235	
			0	
Mobilizations			1	Base Bid Includes 1 Mobilization
			0	
Additional as directed by Owner				
Total Estimated Square Feet			10,235	
Extruded Curb			0	
Curb and Gutter			325	
Speed Bumps			0	
Wheel Stops			8	
<b>Vashon Terrace</b>				
Area No.	Width LF	Length LF	Area SF	Notes
1			3,000	
2			0	
			0	
Mobilizations			1	Base Bid Includes 1 Mobilization
			0	
Additional as directed by Owner				
Total Estimated Square Feet			3,000	
Extruded Curb			0	
Curb and Gutter			0	
Speed Bumps			0	
Wheel Stops			0	



<b>Villages @ South</b>				
Station				
Area No.	Width LF	Length LF	Area SF	Notes
1			31,600	
			0	
Mobilizations			2	Base Bid Includes 2 Mobilizations
			0	
Additional as directed by Owner				
Total Estimated Square Feet			31,600	
Extruded Curb			0	
Curb and Gutter			0	
Speed Bumps			0	
Wheel Stops			0	
<b>Woodside East</b>				
Area No.	Width LF	Length LF	Area SF	Notes
1			25,710	
			0	
Mobilizations			2	Base Bid Includes 2 Mobilizations
			0	
Additional as directed by Owner				
Total Estimated Square Feet			25,710	
Extruded Curb			0	
Curb and Gutter			0	
Speed Bumps			0	
Wheel Stops			9	
<b>Friendly Village</b>				
Area No.	Width LF	Length LF	Area SF	Notes
1			15,200	
			0	
Mobilizations			1	Base Bid Includes 1 Mobilization
			0	
Additional as directed by Owner				
Total Estimated Square Feet			15,200	
Extruded Curb			0	
Curb and Gutter			0	
Speed Bumps			0	
Wheel Stops			0	
<b>Tall Cedars</b>				
Area No.	Width LF	Length LF	Area SF	Notes
1			9,000	
			0	
Mobilizations			1	Base Bid Includes 1 Mobilization
			0	
Additional as directed by Owner				
Total Estimated Square Feet			9,000	
Extruded Curb			0	
Curb and Gutter			0	
Speed Bumps			0	

Wheel Stops			0
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<b>Vantage Glen</b>				
Area No.	Width LF	Length LF	Area SF	Notes
1			15,000	
			0	
Mobilizations			1	Base Bid Includes 1 Mobilization
			0	
Additional as directed by Owner				
Total Estimated Square Feet			15,000	
Extruded Curb			0	
Curb and Gutter			0	
Speed Bumps			0	
Wheel Stops			0	
<b>Wonderland</b>				
Area No.	Width LF	Length LF	Area SF	Notes
1			0	
			0	
Mobilizations			0	Base Bid Includes 1 Mobilization
			0	
Additional as directed by Owner				
Total Estimated Square Feet			0	
Extruded Curb			0	
Curb and Gutter			0	
Speed Bumps			0	
Wheel Stops			0	
<b>Totals</b>				
<b>Asphalt</b>			<b>353,288</b>	
Mobilizations			24	
Extruded Curb			256	
C&G			565	
Speed Bumps			0	
Wheel Stops			85	