



addendum no. 01

Project: Skyway Resource Center Redevelopment
Renovation & Expansion

Schemata Project No.: 2052

Date: 27 October 2023

Notice to Contractor: The Contract Documents for the Skyway Resource Center Redevelopment project is amended as noted below. This addendum forms a part of the Contract Documents and amends the original Contract Documents for the Skyway Resource Center Redevelopment posted on KCHA website on 10-23-2023.

Receipt of this Addendum must be acknowledged on the Form of Proposal.
This Addendum consists of 2 pages and 0 attached drawings.

PART I: CHANGES TO INVITATION TO BID

No Changes

PART II: CHANGES TO CONTRACT REQUIREMENTS

The Contract Requirements for the subject project are revised as follows:

- Item II.1. Add to GENERAL CONDITIONS
3.11 MATERIAL AND EQUIPMENT
- C. Substitutions: The Owner will only accept substitutions after the Contract is awarded. After a Contract is signed, submit written requests to Owner for substitutions:
1. Submit by email with attachments, covered by Substitution Request Form attached to this section or CSI Substitution Request Form 13.1A.
 2. After the contract date, the Architect, General Contractor, and Owner may, at their option, consider certain other substitutions submitted in accordance with the requirements of this section. However, unless a product has prior approval, a substitution request made after the contract date for a product may be denied even though that product is used as the basis of the bid and contract.
 3. General Contractor will consult with Architect regarding the requested substitution and will reply in writing in the space indicated on the bottom of the submitted form.

PART III: CHANGES TO DIVISIONS 2 THROUGH 33 - TECHNICAL SPECIFICATIONS

The Technical Specifications for the subject project are revised as follows:

- Item III.1. Corrections: TABLE OF CONTENTS
- | | | |
|--------------------|----|--|
| Change 12 50 50 | to | 12 50 00 - Furniture |
| Change 23 09 23-12 | to | 23 09 23.12 - Control Dampers |
| Change 26 05 33 | to | 26 05 33.13 - Conduit for Electrical Systems |
| Remove | | 26 28 16.13 – Enclosed Switches |
| Change 32 1723.13 | to | 32 17 23 - Painted Pavement Markings |

- Item III.2 Remove Section 26 28 16.16 - Enclosed Switches

PART IV: CHANGES TO DRAWINGS

No Changes

QUESTIONS SUBMITTED

1. Regarding various requests for Substitutions.

Response: The Owner will not be considering product substitutions at this time. Only the winning bidder can submit a product substitution request to the owner. Please work with the winning bidder to have your product considered for substitution..

2. What is the engineer's estimate on this project? Could you provide us with this project's engineered cost?

Response: The project estimate is \$3,681,154 including base bid and all additive alternate bids. This information has been posted on the KCHA website.

3. How do I even get a chance at working on this project if [KCHA] choose the general contractor but not the subs?
General contractors usually just bring onboard the subs that they have a relationship with already. I'm a pretty small union commercial/residential electrical shop. I hire all the quality union workers, but if the chosen GC has never worked with Tribal Electric, there is no way will stand a chance to be chosen for this project two blocks from our home. I know of another local plumbing contractor that should also get a chance at this work. It's called King County Sewer Drain and Plumbing. I don't know them personally, but I know they are in Skyway working out of their home, like us.?

Response: KCHA will have a plan holders list available starting Friday 10-27-2023 and have it updated every Friday until the bid due date, which includes all prospective general contractors who have indicated their interest in working on the Skyway Resource Center Redevelopment project. All interested subcontractors can access the plan holders list at www.kcha.org > Business > Construction & Maintenance > Open Bids > Skyway Resource Center Redevelopment. Upon entering your profile, you will be able to see the full project description. Under the Documents section, you will see a file called Plan Holders List that you can download. Subcontractors are encouraged to reach out to those general contractors to check opportunities to work on the project together. Because the project is designed to be directly contracting with a general contractor, KCHA cannot dictate which subcontractors the general contractors should engage with on the project due to State regulations. KCHA is an Equal Employment Opportunity Employer and strongly encourages minority-owned and women-owned businesses, socially and economically disadvantaged businesses, and small businesses to submit bids or to participate as subcontractors and suppliers on KCHA Contracts. Skyway Resource Center Redevelopment project has WMBE utilization goals of 14% for minority-owned businesses and 8% for women-owned businesses.

4. Will you be needing a street sweeper for this project?

Response: This is a building redevelopment project and KCHA is looking for a general contractor. KCHA will not be directly contracting with a subcontractor. Cleaning streets is not the main goal of the project, but a prospective general contractor may be in need of a street sweeper to meet the requirement of keeping the project site clean and tidy.

5. When is this project scheduled to start?

Response: The project can start as soon as the contract is finalized. The building permit has been issued, and the building is vacant. Our expectation is that Notice to Proceed could be issued before the end of the year. The only matter to follow up with is to give PSE a 3-week notice prior to the start of construction for the gas shutoff.

END OF ADDENDUM NO. 01