



addendum no. 03

Project: Skyway Resource Center Redevelopment
Renovation & Expansion

Schemata Project No.: 2052

Date: 13 November 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 5 pages, 2 attached building permit pages, 2 attached specification pages, and 1 attached drawing pages.

PART I: CHANGES TO INVITATION TO BID

No Changes

PART II: CHANGES TO CONTRACT REQUIREMENTS

The front end for the subject project are revised as follows:

Add enclosed King County building permit document as an additional attachment.

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

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

Replace specification section 105500 POSTAL SPECIALTIES with attached revised edition.

Include cost of material and labor to furnish and install Chargepoint model CPF50 dual electric vehicle charger in bid. See flag note 2 on sheet E4.01 for installation location.

PART IV: CHANGES TO DRAWINGS

The drawings for the subject project are revised as follows:

Replace drawing sheet P3.00 with the attached revised edition.

QUESTIONS SUBMITTED

1. Clarification - The engineer's estimate on the project that was published on the KCHA website and included in Addendum 1 (\$3,681,154) included sales tax. The project estimate excluding sales tax is approximately \$3,427,282.

2. Could you please clarify if the outdoor mailbox is to be pedestal mounted?

Response: Yes, the mailbox shall be pedestal mounted as shown on elevation B2/A201.

3. If it is pedestal mounted, could you please provide a correct specification for it?
Response: See the attached revised edition of specification section 105500 POSTAL SPECIALTIES. The basis-of-design unit has been changed to correspond with the unit type shown on the drawings.
4. Could you please provide a correct spec for the pedestal mounted parcel-only unit?
Response: A parcel-only unit is not required. The parcel-only unit has been removed from the attached revised edition of specification section 105500 POSTAL SPECIALTIES.
5. For the projector screens could you please clarify how many, where they go, size, mounting details and if they are manually or electrically operated?
Response: There are two projection screens: one in Room 128 "THE VAULT", and one in Conference Room 202. Locations are as shown on reflected ceiling plan sheets A111 and A112. Screens shall have an image length of 7'-0" and an aspect ratio of 4:3. Mounting is as specified (recess ceiling mounted in Room 128, and surface mounted to vertical face of wood beam in Room 202) and shall use manufacturer standard mounting details for substrate conditions/orientations indicated in drawings and specifications. Both screens shall be manually operated, as specified.
6. The spec mentions only two screens, but several (12) appear to be shown on the interior elevations? Are there more than two screens?
Response: Only two screens are shown in drawings. Other items shown on interior elevations are not projection screens.
7. The two screens mentioned in the spec are shown on the plans as an alternate, but there is no alternate for them on the bid form.
Response: The projector and projection screen in room 128 are included in additive alternate 1, as indicated on sheet A111. The projector and projection screen in room 202 are included in the base bid.
8. What existing area has the terrazzo flooring? Does the contractor need to provide additional terrazzo flooring / is terrazzo flooring area getting extended?
Response: Reference drawing sheet A121 for extent of existing and new terrazzo flooring.
9. What are you going to do with the faceplates of the lockboxes?
Response: Reference note on drawing sheet A101 at Room 128 for this information.
10. Do you have more photos of roof?
Response: Reference drawing sheet A027 for photos depicting typical roof conditions.
11. Is the existing electrical room getting fully demolished and relocated?
Response: Yes – existing MEP rooms and equipment are getting fully demolished and new rooms and equipment are relocated, unless noted otherwise.
12. Has all of the hazardous materials sampling been done in the building?
Response: Reference hazardous materials report for extent of sampling performed.
13. Please provide thickness required of mass loaded vinyl shown in wall types WP42 and WP43.
Response: Mass loaded vinyl thickness shall be 1/8".
14. Please provide desired product number of tile for suspended ACT and direct applied ACT.
Response: Basis-of-design product numbers are: Armstrong 1810 in white for suspended ACT, and Armstrong 741 (with tongue and groove edge) in white for direct applied ACT.
15. Please provide desired product number of woodworks grille ceiling.
Response: Basis-of-design product number is Armstrong 7091BD. Slats shall be 5/8" wide by 3 1/4" tall, and space between slats (reveal) shall be 1 3/4".

16. Would the KCHA be willing to change the contract documents to be the KCHA standard contract that was provided at the information session?
Response: We will be using the contract that is included in the bid package.
17. Please confirm the 10.25% tax is required on all costs associated with the project, and Contractors are to carry this cost per contract documents.
Response: As stated in the Instructions to Bidders Section 1.10 Taxes, B, the retail sales tax does not apply to the gross contract price.
18. In the General Conditions, Part 3.1.C states "The Contractor shall perform on the site, and with its own organization, work equivalent to at least 12% of the total amount of work to be performed under the contract." Please confirm if the total amount of work is to be based on the total bid/contract amount. Also, please clarify if "performed" means labor only, or can it include material and equipment costs?
Response: The total amount of work referenced in General Conditions Section 3.1.C is equivalent to the contract amount. The Contractor will need to perform at least 12% of the contract amount which includes labor, materials, and equipment. This requirement would be demonstrated through the value of said work on the Schedule of Value provided by the Contractor.
19. General Conditions Part 3.2.A indicates the contractor shall obtain and pay for all permits. Please confirm if the general contractor is to pay all the building permit fees. If so, please provide amounts to include in the bid.
Response: The General Contractor does not need to pay building permit fee for permit that has already been obtained and paid for (i.e. Permit Number ADDC23-0007). See attached approved permit. All other permits and related expenses will need to be paid by the General Contractor.
20. The Owner has indicated it has a \$2M grant for the project. How is any balance in excess being funded?
Response: The project has obtained permanent funding and gap funding from various sources to complete the project. The \$2M grant was a King County grant and it was only one of the permanent sources obtained.
21. Are retention bonds permitted in lieu of the Owner holding retainage?
Response: Yes, retention bonds are permitted in lieu of the Owner holding retainage.
22. Addendum 1 indicates requirements for small business. Are these goals or requirements?
Response: These are utilization goals and not requirements.
23. 4.1 (A) of the General Conditions states that the Contractor is required to pay WSST to Department of Revenue, but 4.1 (C) states that the Prime and subcontractors are required to pay retail sales tax upon all purchases of materials. If the Contractor pays for the tax per 4.1(C), they will not be remitting to Department of Revenue per 4.1 (A). Please clarify. Does Owner have a Sales Tax exemption certificate available for the Contractor to review?
Response: King County Housing Authority is exempt from retail sales tax, and copies of documents to prove tax exemption status can be provided to the contractor during the contracting process.
24. Invitation to Bid states bid shall not be withdrawn for a period of 60 calendar days. Bid Form states the proposal shall be valid for a period of One Hundred Twenty(120) days. Please confirm correct validity period.
Response: All bids and proposals shall be valid for a period of One Hundred Twenty (120) days. Invitation to Bid will be amended accordingly.
25. For the asphalt overlay and patch sections on A002, A601, and A602, what is the depth/thickness for the sections?
Response: The asphalt patches shall match the depth of the adjacent asphalt, which will be determined once the associated asphalt cutting is performed. For purposes of bidding, assume 4" depth for patches. For overlays, the asphalt is being used to create flush transition at new doors, and depth will vary from 0" to approximately 6".
26. On A501, the Wood Interior 2x2's Wall Type's Designation calls out the nominal core thickness as 2x4, but the detail calls out for 2x2. Please clarify which is correct.

Response: The detail is correct – this is a 2x2 furring wall. The wall type designation will be updated to WP240.

27. On A501, the Wall Type Designation Legend calls out Wall Number 0-9. Please clarify what the Wall Number designation represents.

Response: The designation numerically differentiates wall types with the same wall material, wall function, and core thickness, but with different substrate/sheathing layers. For example: types WP420 and WP430 for this project.

28. Please clarify where roller shades are to be installed.

Response: In accordance with glazing head details, roller shades shall be provided at exterior windows of offices (rooms 107, 108, 121, 123, 125, 127, 209 and 210) and at windows of room 202. One shade section shall be provided at each glazing bay (i.e. between each pair of vertical mullions). Reference specification section 12 24 00 paragraph 2.03.A.3 for shade cloth openness factor required at locations indicated.

29. Please provide the heights for the Ceramic Tile Wainscott for all the restrooms.

Response: Wainscott height is 5'-0", typical.

30. On Detail 3 on A801, please specify the type of wood and finish for the stair treads.

Response: Reference specification section 05 51 00 paragraph 2.04.C for this information and related requirements. Note that basis-of-design stair system uses prefabricated components.

31. On Detail A4 on A901, please specify how the wood cap over guardrail mounting hardware attaches and the type of wood.

Response: Reference specification section 05 51 00 paragraphs 2.04.B and 2.05.B. Note that basis-of-design rail system uses prefabricated components – confirm wood cap rail attachment method with basis-of-design manufacturer. Wood cap rail species and finish shall match wood tread specifications.

32. Are we supposed to tuck point all exterior CMU wall joints as it says on Sheet S100, note 20, or will CMU repair be handled on a time and materials basis once the project is awarded?

Response: The existing exterior walls need to be inspected and repaired per the requirements of the note. Tuck pointing is the last piece of the repair to deteriorated joints. Joints that are found to be in good condition do not require repair. For purpose of bid, assume 20% of existing joints require repair. After award of contract and inspection of joints, the contractor shall provide confirmation of actual percentage of joints requiring repair.

33. On P3.00, the page references Civil Drawings for the continuation of the storm, sanitary, and domestic water lines. The Civil Drawings were not included in the bid package. Please provide the referenced Civil Drawings.

Response: Reference to civil drawings has been removed from sheet P3.00. The plumbing lines shown on P3.00 will connect to existing lines outside the building. Coordination demolition of existing plumbing lines to allow for connection points indicated.

34. Will this be a public bid opening or via Teams/Zoom?

Response: We will have a zoom link available for those who are interested in joining. The Bid Opening will occur on November 17th at 3PM PST. If you are interested in joining, please join zoom meeting 5 minutes before the start time. Zoom meeting link and information is provided below:

KCHA is inviting you to a scheduled Zoom meeting.

Topic: SRC Bid Opening

Time: Nov 17, 2023 03:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://kcha-org.zoom.us/j/89270725155?pwd=ovybypmfdjOZxamipkwVo3KFp8Poa.1>

Meeting ID: 892 7072 5155

Passcode: 837881

One tap mobile
+12532158782,,89270725155# US (Tacoma)
+12532050468,,89270725155# US

Dial by your location

- +1 253 215 8782 US (Tacoma)
- +1 253 205 0468 US
- +1 669 444 9171 US
- +1 719 359 4580 US
- +1 720 707 2699 US (Denver)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 646 558 8656 US (New York)
- +1 646 931 3860 US
- +1 689 278 1000 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)

Meeting ID: 892 7072 5155

Find your local number: <https://kcha-org.zoom.us/j/89270725155>

END OF ADDENDUM NO. 03

SECTION 10 55 00

POSTAL SPECIALTIES

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Central USPS-approved mail delivery boxes.

1.02 REFERENCE STANDARDS

- A. 36 CFR 1191 - Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities; Architectural Barriers Act (ABA) Accessibility Guidelines; current edition.
- B. ADA Standards - Americans with Disabilities Act (ADA) Standards for Accessible Design; 2010.

1.03 SUBMITTALS

- A. See Division 1 Project Administration for requirements and procedures. Refer to BID PACKAGE for these GENERAL REQUIREMENTS.
- B. Product Data: Provide manufacturer's specifications and descriptive literature, installation instructions, maintenance information, and current USPS approval documentation.
- C. Shop Drawings: Indicate plans for each unit or groups of units, front elevations with compartment layout and model number, overall dimensions, rough-in opening sizes, construction and anchorage details.

1.04 WARRANTY

- A. See Division 1 Project Administration for requirements and procedures. Refer to BID PACKAGE for these GENERAL REQUIREMENTS.
- B. Provide manufacturer's warranty against defects in materials or workmanship for a period of 5 years from Date of Substantial Completion.

PART 2 PRODUCTS

2.01 CENTRAL MAIL DELIVERY BOXES

- A. Manufacturers:
 - 1. Florence Manufacturing Company: www.florencemailboxes.com/#sle.
 - 2. Postal Products Unlimited, Inc: www.postalproducts.com/#sle.
 - 3. Salsbury Industries: www.mailboxes.com/#sle.
 - 4. Substitutions: See Division 1 Project Administration for requirements and procedures. Refer to BID PACKAGE for these GENERAL REQUIREMENTS.
- B. Front-Loading, USPS-Approved Horizontal Mail Receptacles: Consisting of multiple compartments with fixed, solid compartment backs, enclosed within recessed wall box. Provide access to compartments for distributing incoming mail from front of unit by unlocking master lock and swinging side-hinged master door to provide accessibility to entire group of compartments. Provide access to each compartment for removing mail by swinging compartment door. Comply with USPS-STD-4C.

SKYWAY RESOURCE CENTER

10 55 00
POSTAL SPECIALTIES

1. Basis-of-Design Product: Subject to compliance with requirements, provide Florence "Versatile 4C Mailbox Suite D" "vital 1570-16" units. (addendum #3)
2. Materials: Aluminum with stainless steel hardware.
3. Finish: Powder coat in color selected by Architect from manufacturer's standard colors.
4. Unit Types and Sizes: As ~~12 mailboxes minimum and 1 package box minimum~~ 16 mailboxes minimum and 2 package box minimum. (addendum #3)
5. Configurations: See drawings for overall dimensions and layouts.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Do not begin installation until unacceptable conditions are corrected.

3.02 INSTALLATION

- A. Install postal specialties in accordance with approved shop drawings, manufacturer's instructions, and USPS requirements.
- B. Adjust and lubricate door hardware to operate properly.

END OF SECTION

owner
King County Housing Authority

600 Andover Park W.
Seattle, WA 98188
CONTACT: Sunnie Park
e. SunP@kcha.org
v. (206) 394.3757

SKYWAY RESOURCE CENTER

12610 76TH AVE SOUTH
BRYN-MAWR-SKYWAY,
WA 98178

BID SET

2052
25 AUGUST 2023

ISSUANCES	NO.	DATE	DESCRIPTION

REVISIONS	NO.	DATE	DESCRIPTION
△	11-13-2023		ADDENDUM 03

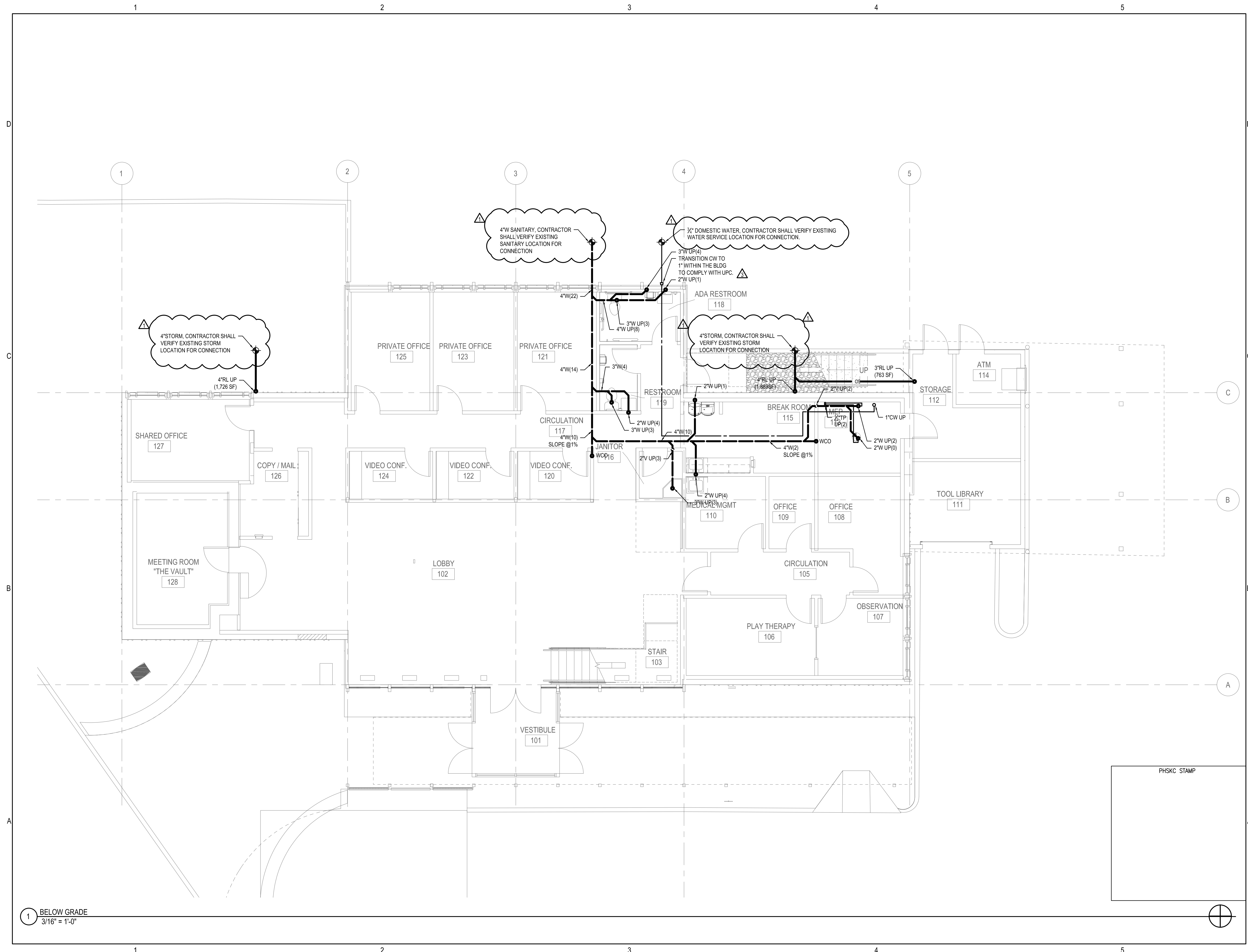
AHJ STAMP

Architect Project No: 2052
Author: TB
Checker: TM

PLUMBING PLAN -
BELOW GRADE

P3.00

Copyright Schemata Workshop, Inc.



1 BELOW GRADE
3/16" = 1'-0"

12/6/2022 1:38:47 PM



Department of Local Services
 Permitting Division
 919 SW Grady Way, Suite 300
 Renton, WA 98057

CONSTRUCTION PERMIT

Permit type, Subtype: Addition-Improvement, Tenant
 Title: (E-REV) SKYWAY ENVISION CENTER TENANT IMPROVEMENT
 Description: CONVERT EXISTING US BANK BUILDING INTO A COMMUNITY RESOURCE CENTER

Permit Number: ADDC23-0007
 Date Issued: 08/07/2023
 Expiration Date: 8/6/2025
 Permit Status: Permit Issued

List of Parcels: 7580200190
 Site Address: 12610 76TH AVE S, SEATTLE, WA 98178
 Valuation: \$2,649,000.00
 Applicant Name: GEOFF ANDERSON
 Applicant Address: 1720 12TH AVE SEATTLE, WA 98122

Comments and Conditions

1. Work Subject to Approved Plans and Conditions. Work Authorized by this permit is subject to the approved plans and corrections shown thereon and the attached conditions of permit approval. Failure to comply with all conditions once construction is begun may necessitate an immediate work stoppage until such time as compliance with the stipulated conditions is attained.

2. Posting on the job site. This permit must be posted on the job site at all times in a visible and readily accessible location.

3. Inspections Scheduling, Estimated Arrival Times* & Results. (*Building only)

Online: aca-prod.accela.com/kingco/ **IVR:** 206-971-9780 **Text:** 1-844-413-2653
For IVR Codes & Instructions: <https://www.kingcounty.gov/depts/local-services/permits/permits-inspections/inspections.aspx>

Inspection cutoff: 3:00 pm for next day inspections. Fire Inspection and land use requests will be confirmed and scheduled by a return phone call.

4. Expiration. Please note the expiration date on this permit located in the upper right corner. Permits are valid for one year from date of issuance or date of extension. Work must be substantially commenced within two years of permit issuance. Extensions beyond the third year shall only be granted to allow completion of the structure.

5. Compliance with State and Federal laws and the Endangered Species Act. The applicant is responsible for making a diligent inquiry regarding the need for concurrent state or federal permits to engage in the Work requested under this permit, and to obtain the required permits prior to issuance of this permit. It is understood that the granting of this permit shall not be construed as satisfying the requirements of other applicable Federal, State or Local laws or regulations. In addition this permit does not authorize the violation of regulations. In addition, the granting of this permit does not authorize the violation such "take" restrictions would be violated by work done pursuant to this permit, and is precluded by Federal law from undertaking work authorized by this permit if that work would violate the "take" restrictions set forth at 16 U.S.C. 8, 50 C.F.R. §17.21, 50 C.F.R. §223 and 50 C.F.R §224.



King County

Department of Local Services
Permitting Division

919 SW Grady Way, Suite 300
Renton, WA 98057

Permit: ADDC23-0007

INSPECTIONS

See reverse side for scheduling and accessing inspection results

Approved plans, documents and this Inspection Record Card must be at the job site for all requested inspections

EROSION CONTROL PROVISIONS SHALL BE IN PLACE PRIOR TO AND DURING CONSTRUCTION

Approvals: (Inspection codes for use with the DLS Permits voice Inspection Line)

1. Site Preparation (215)

2. Drainage BMP (150)

3. Critical Areas (350)

4. Final Site (355)

By: _____

By: _____

By: _____

By: _____

5. Foundation (087)

6. Under Floor (300)

7. Exterior Shear (200)

8. Framing (090)

By: _____

By: _____

By: _____

By: _____

9. Insulation Inspection (060)

10. HVAC (282)

11. Fire Inspection (266)

12. Final Building* (075)

By: _____

By: _____

By: _____

By: _____

Notes:

All Permits:

- a) Responsibility for the building's compliance with the provisions of the applicable King County Codes and for maintenance of the building rests exclusively with the permit applicants and their agents and the property owners.
- b) King County inspection of the building and real property are spot checks designed to foster and encourage compliance with the applicable codes. Neither the approvals above nor the issuance of a Certificate of Occupancy guarantees or assures compliance with all applicable codes.
- c) The owner's copy of any applicable manufacturer's installation instructions shall be available to the inspector at the time of the inspection.

***SINGLE FAMILY PERMITS**

Permission to occupy structures for residential use is authorized upon final building inspection approval.

COMMERCIAL / MULTI-FAMILY PERMITS:

No occupancy of commercial or multi-family structures is permitted until a separate "Certificate of Occupancy" has been issued.