

INVITATION TO BIDS

Westwood Heights Window Replacement Solicitation No. 5983

ADDENDUM NO. 1
Issue Date: March 19, 2025

This Addendum containing the following revisions, additions, deletions and/or clarifications, is hereby made a part of this solicitation and Contract Documents for the above-named project. Bidders/Proposers shall take this Addendum into consideration when preparing and submitting their response to this solicitation.

This Addendum lists questions received and SHA's responses (see Item 1 below), extends Due Date (see Item 2 below), and provides sign in sheet for Pre-Bid Meeting (see Item 3 below).

Item 1. The following is a list of questions received and SHA's responses to those questions.

Question 1. Is the general contractor required to have Builders Risk insurance for this project? The general conditions say, "when applicable".

Response: *No, the contractor does not need to provide builders risk insurance for this project.*

Question 2. The Instructions to Bidders, paragraph 2.08 says "the public bid opening will only be conducted via TEAMS meeting and / or telephone", as specified in the solicitation. I do not see this information. Will you be issuing a link?

Response: *Yes. See Microsoft Teams information below.*

Microsoft Teams [Need help?](#)

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Meeting link: https://teams.microsoft.com/l/meetup-join/19%3ameeting_YjUxOGMwZGMtNmI0ZC00ODUzLThkYjMtYTZmZkNWM5%40thread.v2/0?context=%7b%22Tid%22%3a%2235376ebc-de69-4267-81ba-293f33915e86%22%2c%22Oid%22%3a%22a85d2660-ba3d-44fc-9e32-7f2d22742310%22%7d

Meeting ID: 238 975 590 148

Passcode: G2UZ7CA6

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Phone conference ID: 954 046 606#

Join on a video conferencing device

Tenant key: 507130161@t.plcm.vc

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Question 3. The specs for this contract state that window coverings are needed for windows in each residential unit, and windows with existing window coverings.

My question is, which nonresidential windows already have existing window coverings, or if it's easier, which nonresidential windows do not have existing window coverings?

Response: New window coverings are to be provided only at each new (replaced) window in Residential Units. Please only include window coverings in Residential Units.

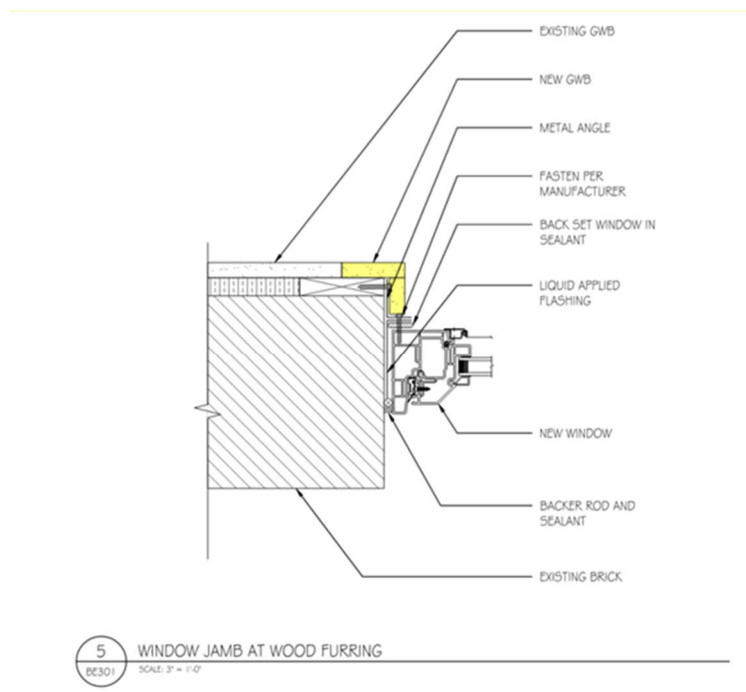
Question 4. I have seen the detail for the restored sills on page 611, but I am having trouble identifying where on the plans those details are called for. Can you help me locate that?

Response: Refer to note M 610.

1. 1/610 Solid Surface at all Residential Unit Windows.
2. 2/610 Reinstall Wood Trim at Lobby and Basement Common Room.
 - a. Common Rooms: BC-02, 03, 04, 05.
 - b. Lobby: 1L-01, 02, 03, 04, 05, 06, 07, 08.
3. 3/610 All other locations not noted above in 1 and 2.

Question 5. Will the standard detail for interior drywall demolition be 6" on each side of the window, for every window on the project?

Response: 6" drywall removal is a reasonable amount needed to remove, refasten new drywall to the furring and blend into the existing drywall. The actual amount might vary by the contractor's means and methods.



Question 6. Note L on A610 says that GC is to replace all window coverings on windows that have existing window coverings. Do you have a detail for the window covering replacement? What windows will need the window coverings replaced?

Response: See question 4 above regarding locations. We do not have a detail for the window covering replacement. Blinds are to be set within the head opening of the window with manufacturers' standard hardware.

Question 7. Corner Windows: Some windows are noted as "corner" on the windows schedule. Please note that VPI does not offer a factory 90 Degree muller corner windows as they would not test to the air/water pressures required for these types of projects. Please clarify condition in order to quote all windows as if they are going in their own separately framed openings.

Response: Correct. Two separate windows are to be installed at the corner conditions with a new post, insulation and metal flashing. See 1/BE302.

Question 8. Reflective Glass: A few lines on the windows schedule are calling for "reflective" glass. Can we get more info on what they are looking for at these locations or what they are trying to accomplish with special glass?

Response: We are looking for a reflective layer for privacy/security.

Question 9. Installation Detail: It appears that most windows on this project are going into existing masonry opening and will not be able to use a standard nail-flange installation. The details on Page BE301 are showing a requirement for what VPI refers to as Steel and Strap. This requires the windows to have internal steel that accommodates surface mounted straps that would be used to anchor the windows into the framing without the use of a nail-flange. I've attached a couple of photos of this option used on previous project like this. See below and please confirm if this detail is needed for all windows on this project.

Response: *The project is detailed to have direct attachment at back angle into dry chamber in the window. This is the design detail in conjunction with our envelope consultant. Variances of this system may not be approved and may require additional testing.*

It may be possible to have the strap system perform as well as the way it is designed in the bid documents. The current design was our best solution for installing the windows in place with the differing installation conditions. At a minimum we would expect we would need to see:

- 1. The angle at a minimum to remain at the base of the window and potentially with a vertical leg up 6" or so.*
- 2. The straps embedded in sealant before the window is installed and then sealant applied again after installation over the strap in order to keep the air barrier seal in place.*
- 3. The contractor would need to address conditions where the straps may be exposed where the window is fastened to CMU or Brick that may need additional trim to cover the strap.*

We might ask for a mock-up test window before proceeding with this approach, if approved.

Question 10. Black Exterior Windows at SP Siding: There is a spec in Section 08 53 00 – 7 Section 2.5 A.2 calling for Black Exterior at SP Siding locations. Please clarify these locations.

Response: *Section 7 Section 2.5 A.2 to be deleted. All windows to be white per 08 53 00 2.5.A.1.*

Question 11. Installation Detail: BE302 Detail 1 does not show fastening method of wood 2x2 trim. Please advise of wood 2x2 trim fastening method for this location.

Response: *2 x 2 to be installed with construction adhesive. Notch or relieve back of 2 x 2 for flush fit over fasteners.*

Question 12. Installation Detail: BE302 Detail 2 does not show fastening method into the cmu wall. See the photos below for reference. Please advise window fastening method for these locations.

Response: *Assume powder actuated fasteners at 12" OC.*

Question 13. Please advise of fastening methods for wood grab bars at these locations.

Response: Assume 3/8" bolts threaded into the corner post or CMU with lead expansion insert.

Item 2. The Due Date for is extended to **2:00 PM on Tuesday, April 1, 2025.**

Item 3. Attached is the sign-in sheet for the Pre-Bid Meeting and site walk held at 11:00 a.m., on Tuesday, March 4, 2025.

END OF ADDENDUM NO. 1

Pre-Bid Meeting Sign-In Sheet

Project Name: Westwood Heights Window Replacement (#5983)

Tuesday, March 4, 2025, 11:00 a.m.

Name of Firm/Agency	Name of Representative	Address, City, State, Zip	Telephone Number	E-mail Address
American Water Damage Restoration	ANDREA FLORES	103 2nd Ave S Suite 230 Edmonds, WA 98020	206 203 2445	andrea@awdrestoration.com
United Union of Roofers & Waterproofers Local 54	J. J. Organizer	30245 148 Ave SE Kent, WA 98042	206-724-8881	unionrep@rooferslocal54.net
COMPASS CONSTRUCTION	JEFF SEEB	1134 NE 124th STE 300 Kirkland wa 98034	206.612.2115	jseebe@compass-gc.com

Name of Firm/Agency	Name of Representative	Address, City, State, Zip	Telephone Number	E-mail Address
TALAKAI Const	Pete talakai	9236 25th Ave SW 7th WA 98108	206 763-2635	talakaiconst@aol.com
Jon Sharpe Sharpe Works	Jon Sharpe	20710 116th Street E Bonny Lake WA 98391	206 962 9272	Jon Sharpe @ Sharpe works llc .com
American West Contracting Co.	Dylan Graef	1244 S Sprague Ave Tacoma, WA 98405	253-263-9485	dylan@americanwestcorp.com
Bear Wood Windows Inc.	K.J. Newell	12715 Pacific Hwy SW, Lakewood, WA 98499.	253-471- 1259	scott@bearconstruction group.com
Rand R Construction LLC	Roberto Rizo	9805 Avondale rd ne	425 471 834	Roberto @ rnrpnw .com
Venture General Contracting	Thomas Ly Will Parent	425 1518 1st Ave S #400, Seattle WA 98144	206 427 8027	tly@ventureseattle.com wparent@ventureseattle.com
CDK Construction	Alan Muehle	Po Box 1767 Devine	425-758-9441	BIPS @ CDK CONSTRUCTION. com
Gala Construction	Stan Borishkevich	3810 S 322nd St Federal Way 98001	253-249-5144 253-632- 44 4985	Stan.gala@propr.me
CHS	Shawn Montgomery	2002 W Valley Hwy N # 1000 Auburn	253-735-4113	Sales @ CHS WA .com
Alpha Developers	Javier Castro	1085 108th St Seattle wa	253 886 3349	Jcastro @ Alpha Developers LLC, com