

REQUEST FOR BIDS

LED Lighting Upgrades, Phase III Solicitation No. 5961

ADDENDUM NO. 2
Issue Date September 4, 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 clarifies how to get Detailed Bid Price Forms in Excel format (see Item 1 below), removes “For-Profit Subgrantee and Contractor Certifications and Assurances” form (see Item 2 below), lists questions received and SHA’s responses (see Item 3 below), provides pre-bid site meeting attendance lists (see Item 4 below), extends Bid Due Date and Time (see Item 5 below), revises submittal method/format (see Item 6 below), and provides details on electronic documents (see Item 7 below).

Item 1. Attachment E.7 Detailed Bid Price Forms in Excel format with formulas has been added to project documents available to download using the link on the solicitation page: [LED Lighting Upgrades, Phase III | Seattle Housing Authority](#).

Item 2. REMOVE “For-Profit Subgrantee and Contractor Certifications and Assurances”:

- From Attachment List: Attachment E.6; and
- Submission Checklist; and
- The form itself “Solicitation #5961 Attachment E.6 For-Profit Subgrantee and Contractor Certifications and Assurances”

This form is not required. All instances of the form or any references thereto should be **REMOVED** from this solicitation.

Item 3. The following is a list of questions received and SHA’s responses to those questions.

Question 1. We attended the SHA RFP site walks this past week and we had a question regarding the sign in sheet for contractors.

Is this something you can share with us? Or will it be published at a later date?

Response: *The sign in sheets are included with this addendum.*

Question 2. Are we needing to abide by WSEC 2021 for these upgrades?

Response: *No; Contractor needs to abide by the Seattle Energy Code.*

Question 3. Is Seattle Housing Authority okay with a wireless controls solution if we do need to abide by code and use updated lighting controls?

Response: *No.*

Question 4. Is the square footage of the affected areas in any of the project buildings going to exceed 5000 square feet?

Response: *Yes. The following buildings exceed 5000 square feet: Fremont Place, Michaelson Manor, Nelson Manor, Olmsted Manor, and Telemark Apartments, and High Point Phase I.*

Question 5. Can we leverage incentives/rebates from third parties to lower the out-of-pocket cost to Seattle Housing Authority? If so, are we able to "deduct" the portion covered by third parties from our bid? e.g.:

-Contractor #1 bids \$200,000.00

-Contractor #2 bids \$100,000.00 (\$200,000.00 minus \$100,000.00 rebate)

Response: *No. This is not allowed on a low bid solicitation. This project will be awarded to the lowest bid by a responsive responsible bidder by evaluating the base bids only.*

Question 6. If a listed fixture type (Attachment B.4 Products List) is discontinued, will SHA accept equivalent substitutes, and should substitution requests be submitted with the bid or after award?

Response: *SHA will review substitution requests after award.*

Question 7. To clarify details regarding the Wave Lighting products listed for the following properties:

- 14040 Greenwood Ave N, Seattle, WA 98133
- 1752 NW 62nd Street, Seattle, WA 98107
- Fremont Place, 4601 Phinney Ave N, Seattle, WA 98103

For the Wave Lighting fixtures specified at these locations, could you please confirm whether the requirement is for:

1. Fixtures equipped with an E26 socket to accept screw-in LED lamps; or
2. Integrated LED fixtures (non-socketed, dedicated LED units)?

Response: *Integrated LED fixtures.*

Question 8. Could SHA confirm/mark the exact locations of these parking lot and alley pole lights on a site plan (scrap plan or existing drawing [parking lot lighting at High Point Phase 1])?

Response: *See attached document "High Point Phase I Lighting Locations", included with this Addendum.*

Question 9. At properties with known asbestos (e.g., Telemark popcorn ceilings with friable asbestos around light fixtures), who is responsible for asbestos abatement costs if disturbance is required?

Will SHA arrange and pay for licensed abatement, or must the contractor include it in the bid?

Response: *If abatement is required, the contractor performing the abatement must have the appropriate State certified abatement training and certifications. Do not include abatement as part of the bid. Abatement may be negotiated later as a change order to the contract.*

Question 10. For lead paint concerns, does SHA require additional testing/abatement procedures?

Response: *SHA has provided Limited Good Faith Hazmat assessments for buildings where lead paint may be of concern. For further information regarding hazardous materials and safety, please refer to Volume 2, Section 010100, subsection 2.11 and Section 010100, subsection 1.03, A General Scope Statement*

Question 11. Will SHA provide tenant notifications (48-hour notices) before work, or is the contractor responsible?

Response: *SHA will provide tenant notifications.*

Question 12. Can contractors request approval for extended work hours or weekend work, or is work strictly limited to 8 AM – 5 PM weekdays?

Response: *Contractor may request approval for extended work hours and/or weekend work.*

Question 13. If multiple trades are involved (e.g., electricians and general laborers), does SHA require mixed wage reporting for each classification, or will one rate cover the scope?

Response: *SHA requires mixed wage reporting including different wage rates for the federal and non-federal properties.*

Question 14. How will SHA monitor compliance — through certified payroll submission only, or will there be additional reporting requirements?

Response: *SHA will monitor compliance through certified payroll submittals in LCPtracker.*

Question 15. Will SHA allow monthly progress payments for completed work, or only milestone/final payments? What is the payments schedule?

Response: Typically, Contractors submit monthly progress payments tied to the project schedule. At the beginning of the project, the Contractor is responsible for submitting a "Schedule of Values" with a detailed breakdown of work, to be approved by the Owner.

For more information, refer to The General Conditions of the Contract for Construction, "PART 6 - PAYMENTS AND COMPLETION".

Question 16. When is retainage released — at Final Completion or after SHA's audit period?

Response: At Final Acceptance, SHA will file the Notice of Completion with the Department of Labor and Industries. Retainage would be released after the 45 day lien expiration period, which starts when the Notice of Completion is filed, **and** after the receipt of release letters from all three (3) other agencies: the Department of Labor and Industries, the Department of Revenue, and the Employment Security Department.

Question 17. Can SHA confirm whether electronic submission of bids is allowed, or must they be hard copies delivered to the Elliott Ave office?

Response: Yes. We have changed the submittal to electronic via email in this addendum. See details in **Item 6** and **Item 7** below for additional information.

Question 18. Our company is in the process of obtaining certification as an OMWBE (Washington Office of Minority & Women's Business Enterprises), DBE (Disadvantaged Business Enterprise), and MBE (Minority Business Enterprise). Will SHA take this into consideration when evaluating our bid?

Response: This project will be awarded to the lowest bid by a responsive responsible bidder. The Owner will evaluate bids in response to this solicitation and will award a contract to the responsible bidder whose bid, conforming to the solicitation, will be most advantageous to the Owner considering only price and any price-related factors specified in the solicitation. The Seattle Housing Authority ("Owner") will award contracts only to responsible prospective contractors who can perform successfully under the terms and conditions of the proposed contract.

The Owner promotes and encourages small business participation, which also includes Section 3 and women and minority owned businesses (WMBEs). The Owner encourages bids that involve such participation as prime contractors, joint venture partners, or subcontractors, including, lower-tier subcontractors. Such participation, however, is not required to respond to this solicitation.

Question 18. Should sales tax be included for material only? I read in the paperwork that this project is tax except however on the Bid Form there is a spot to add tax on material only so just wanted to check.

Response: Yes, that's correct. We would like the bid prices, including taxes, to be with tax on materials only.

Question 19. Can you clarify Section 3 requirements for this project?

Response: For Section 3 requirements for this project, please refer to Attachment A, Version 2 Request For Bid (by E-Mail), including the SHA [General Conditions Of The Contract For Construction](#), which is incorporated by reference.

When submitting the required "Section 3 Business Concern Certification for Contracting" form, if your firm is not a Section 3 business, please return first page with "Not a Section 3 Business" in the "Name of Business" line of the form.

Question 20. Is there a preference on color of fixtures (brushed nickel, white, black, bronze, etc.)?

Response: The preference is to match the new fixtures to the existing fixture colors. Colors are typically white, black, bronze, or brushed nickel. The awarded contractor may issue substitution requests, which would be subject to Owner's approval.

Question 21. For 14040 and 14036 Greenwood, there is listed a wall pack and drum in the garage. During the walkthrough we only saw the wall pack and was wondering if the drum was located in the electrical room in the garage?

Response: Contractors should bid the advertised lighting schedule titled "14040-14036 Greenwood Ave N, Scattered Sites-50".

Question 22. For 2200:

- a. In the lounge there are two strip lights with a track light in between them. Are we leaving the track light or replacing? Attached is a picture (picture 1).
- b. Are the security lights in the stairwells needing to be replaced?
- c. Where is the new location to be for the wall packs on the east elevation?

Response:

- a. Contractors should bid the advertised lighting schedule titled "Nelson Manor, 2200 NW 58th St".
- b. Contractors should bid the advertised lighting schedule titled "Nelson Manor, 2200 NW 58th St".
- c. See attached document "Nelson Manor New Light Locations", included with this Addendum.

Question 23. We noticed there is at least one senior facility for this project, we would like to know the classification of the buildings whether they are considered residential or commercial?

Response: All locations are considered residential.

Item 4. Attached are the attendance lists for the pre-bid site meetings held at **9:00 a.m., on Tuesday, August 19, 2025**, and at **9:00 a.m., on Thursday, August 21, 2025**.

Item 5. The Due Date for 5961 LED Lighting Upgrades, Phase III is extended to **Thursday, September 11, 2025, by 3:00 PM.**

Item 6. DELETE AND REPLACE “BID SUBMITTAL” section of the *Request for Bids* with the below.

BID SUBMITTAL – EMAIL YOUR BID TO: purchasing@seattlehousing.org

The bidder is responsible for ensuring that its Bid is received prior to the deadline. Bids received after the deadline will not be considered. This document (“Request for Bids”) and ATTACHMENT E forms need to be Completed, Signed and Returned. Please refer to the Submission Checklist on next page for more details.

Maximum email size, including attachments: 35 MB. Multiple emails may be sent for each submittal. Note: Email may pass through multiple servers before arriving at its destination. Please allow sufficient time for email delivery of submittals. Timely electronic delivery is at the risk of the supplier. Seattle Housing Authority will designate the time of receipt recorded by our email server as the official time of receipt. This clock will be used as the official time of receipt of all parts of electronic bid submittals. Include the project number and name in the subject line of your email. Your submittal must be sent as an attachment, links to your electronic submittal will not be accepted.

Bids for Small Works Roster advertised projects will only be accepted from contractors who are listed on Seattle Housing Authority’s Small Works Roster at the time bid is due. SHA utilizes the Small Public Works Roster maintained by MRSC to solicit bids from contractors for this solicitation. Register for FREE at www.mrscrosters.org and select Seattle Housing Authority. All companies on the roster must meet the agency’s minimum qualifications for licensing bonding, and insurance and not be on any state or federal debarment lists.

Item 7. All documents are to be submitted electronically as described in **Item 6**.
Electronic documents are to be considered the same as wet originals as defined below.

A **bid form** may be submitted in an electronic or digital format if it meets the following criteria:

1. The version submitted by the Tenderer must be verifiable by the Owner with respect to the totality and wholeness of the bid form, including: the content and all digital signatures.
2. The version submitted must be viewable, printable and storable in standard electronic file formats acceptable to the Owner, and in a single file. Allowable formats include pdf.

A **bid bond** may be submitted in an electronic or digital format if it meets the following criteria:

1. The version submitted by the Tenderer must be verifiable by the Owner with respect to the totality and wholeness of the bond form, including: the content; all digital signatures; all digital seals; with the Surety Company, or an approved verification service provider of the Surety Company.
2. The version submitted must be viewable, printable and storable in standard electronic file formats acceptable to the Owner, and in a single file. Allowable formats include pdf.
3. The verification may be conducted by the Owner immediately or at any time during the life of the bond and at the discretion of the Owner with no requirement for passwords or fees.
4. The results of the verification must provide a clear, immediate and printable indication of pass or failure regarding Item 1.

5. Bonds failing the verification process will NOT be considered valid. Consequently, the bid will be deemed nonresponsive, and it will be rejected.
6. Bonds passing the verification process will be treated as original and authentic.

END OF ADDENDUM NO. 2

High Point Phase I Lighting Locations		
Location	General Address	Lighting Count
Back Parking in Alley	6001 30th Ave SW	2
Back Parking in Alley	6038 31st Ave SW	2
Back Parking in Alley	6054 Lanham Pl SW	2
Back Parking in Alley	3120 SW Raymond St	2
Back Parking in Alley	3202 SW Graham St	2
Back Parking in Alley	5920 32nd Ave SW	4
Back Parking in Alley	6301 High Point Dr SW	4
Adjacent Parking Lot	6304 High Point Dr SW	1
Adjacent Parking Lot	6362 High Point Dr SW	1
Parking Lot	6025 Lanham Pl SW	8
Adjacent Alley	6025 Lanham Pl SW	4
Back Parking in Alley	6317 30th Ave SW	2
Back Alley	6322 29th Ave SW	2
Back Parking in Alley	6337 30th Ave SW	2



Nelson Manor New Light Locations



Pre-Bid Site Visit Meeting Sign-In Sheet

Project Name: LED Lighting Upgrades, Phase III (#5961)

Site Visit #1: ~~Thursday, August 21, 2025, 9:00 a.m.~~

Tuesday, August 19, 2025

Name of Firm/Agency	Name of Representative	Address, City, State, Zip	Telephone Number	E-mail Address
Seattle Housing Authority	Christopher Mak, PMO Manager, Asset Management	101 Elliott Ave W, Suite 100 P.O. Box 79015 Seattle, WA 98119	(206) 615-3348	christopher.mak@seattlehousing.org
<i>Hornum Warren</i>	<i>Steele</i>	<i>13318 51st N SE Everett</i>	<i>425 381-5540</i>	
<i>Ariel Weber</i>	<i>THE Lighting Group</i>	<i>1209 S. Bailey St. Seattle</i>	<i>206 719 9613</i>	<i>AWeber@lightinggroup.com</i>
<i>Vets power electric</i>	<i>Andy Yang</i>	<i>33133 Federal Way WA 98032</i>	<i>520-281-1151</i>	<i>Vets power electric @ gmail.com</i>
<i>Lights Inc</i>	<i>Jeff Phelan</i>	<i>120 N Canal St Seattle, WA</i>	<i>206 668 6214</i>	<i>jphelan@lightsinc.com</i>
<i>Grounded Electrical</i>	<i>James Delaney</i>	<i>605 NB 143rd St Vancouver, WA 98685</i>	<i>702.981.9508</i>	<i>Grounded electrical @ hotmail.com</i>
<i>Haggard Electrical Co.</i>	<i>Doug Jones</i>	<i>415 Maple Ave Shoreline, WA 98148</i>	<i>425-275-1977</i>	<i>dougj@haggardelectric.com</i>
<i>Gold Mountain Contracting</i>	<i>Tucker Moran</i>	<i>7703 39th Ave S Seattle, WA 98118</i>	<i>360-960-2537</i>	<i>info@goldmountaincontracting.com</i>

Name of Firm/Agency	Name of Representative	Address, City, State, Zip	Telephone Number	E-mail Address
New Generation Electric	Win Thant	1207 N Landing Way #1075 Renton, WA 98058	206.910-1212	admin@ngeelectric.com
Plugged-In Electrical	Steve Pollock	3919 238th St. NE Arlington, WA 98223	425-758-9888	steve@plugged-in-electrical.com
Lumena Lighting	JENN WISBE	21706 66th Ave Kent Terrace WA	425-345054	Jwisbeck@Lumena.com
Greenlighting	Tanner Boher	300 Lenora St. Seattle, WA	425-541-8375	tanner@greenlighting victoria@greenlighting
Ant Power LLC	Anthony Boer	4016 S Park Ave Tacoma WA	2065505774	info@antpower-llc
Nelson Electric	Taylor Otto	9620 5th Ave N. Seattle	206-944-1562	toroto@nelson-elect.com
Ant Power LLC	Stanley Hopkins	4016 S. Park Ave Tacoma 98408	(209) 636-3478	stanley.hopkins@antpowerllc
TECHVOLT LLC	Jeremy Darrah	3810 B St. NW AUBURN, WA 98001	(253) 737-9833	admin@Techvoltllc.com
Resound Energy	Ryan Rider	14522 NE North Woodinville Way Ste. 104	206-251-4577	ryanr@resoundenergy.com timf@resoundenergy.com
Staudt Electric	Daniel Hall	21226 100th Pl SE Kent, WA, 98031	253-740-0725	danielh@staudtelectric.com

Royal Kings
Electric

John
Thomas

7421 Mazama St SW
Olympia, WA 98512

JThomas@
RoyalKings-Electric.com

Power To The People. Energy. Ray Hall - Power To The People. Energy@gmail
206-765-8638

Lumeral Lighting

Nate Quzmundo (206)-786-9787

Pre-Bid Site Visit Meeting Sign-In Sheet

Project Name: LED Lighting Upgrades, Phase III (#5961)

Site Visit #1: Tuesday, August 19, 2025, 9:00 a.m.

#2 Thursday, Aug 21st

Name of Firm/Agency	Name of Representative	Address, City, State, Zip	Telephone Number	E-mail Address
Seattle Housing Authority	Christopher Mak, PMO Manager, Asset Management	101 Elliott Ave W, Suite 100 P.O. Box 79015 Seattle, WA 98119	(206) 615-3348	christopher.mak@seattlehousing.org
Lights Inc	Lights Inc Jeff Phelan	12000 Canyon St Seattle	206 608 0214	jphelan@lightsinc.com
GEG	Georgina Energy Pete Bottling	15602 22 nd SE Mill Creek	206-718-7444	Pete.b@georginaenergy.com
Steel	Steele Norman Warren	13318 1st Dr SE Everett	425- 381-5590	normw@steeltee.com
New Generation Electric	Win Thant	12303 SE 191st St Renton WA 98057	206- 910-1212	Admin@ngelectr.com
mcmullen electric	Jeanine Laurzon Aaron mcmullen	Puyallup, wa. 98375 1520 147th Ct. E.	253-405- 2462	mcmullen@electric.com
Lumeral Lighting	Nate Quizmundo	21706 66th Ave W Mountlake terrace WA 98043	(206)-786- 9787	nquizmundo@lumeralighting.com
Green Lighting	Tanner Bucher	300 Lenora St #1292 Seattle	425 541 8375	tanner@greenlighting.com

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Name of Firm/Agency	Name of Representative	Address, City, State, Zip	Telephone Number	E-mail Address
Edw LIGHTING + CONTROLS	KALYN RINK	5811 6th Ave S Seattle WA 98148	253 797 9916	kalynp@edwlighting.c
Gold Mountain Contracting	Tucker Moran	7703 39th Ave S Sea, WA 98118	360-950 2537	info@goldmountain contracting.com
Techvolt LLC	Jeremy Darrah	3810 B. St. NW Auburn, WA 98001	(253) 737- 9833	admin@tehvoltllc.co
stacolt Electric	Daniel Hahl	21226 100th Pl SE Kent, WA 98031	253-740- 0725	danielh@stacolt electric.com
Resound Energy	Ryan Rider	14522 NG North Woodinville Way, 98014 WA, 98072	206-251-4577	ryan@resoundenergy.c
Power to the People Energy	Ray Hill	8635 45th Ave S Sea, WA 98118	206 765-8638	Power to the People.Ene @gmail
Plugged-In Electrical	Steve Pollock	3919 238th St. NE Arlington, WA 98223	425-758-9888	steve@plugged-inelectr