

## INVITATION TO BIDS

### Primeau Place Reclad Project Solicitation No. 6033

ADDENDUM NO. 3  
Issue Date: April 21, 2026

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 ADD As-Built drawing (see Item 1 below), ADD current roof photos (see Item 2 below), REPLACE the Summary of Work (see Item 3 below), REPLACE the General Scope (see Item 4 below), REPLACE the Volume 3 drawings (see Item 5 below), REPLACE Community Participation Plan list of Exhibits (see Item 6 below), Extends the Bid Due Date (see Item 7 below), and lists the questions received along with SHA's responses (see Item 8 below).

**Item 1. ADD** As-Built drawings as attached to this addendum with file name "PRIMEAU PLACE - AS-BUILT - 1983\_Struct Framing Plans".

A. Eyebrow dimension: Per As-built drawings dimension from face of framed wall to face of framing at eyebrow is 1'-6" (add 2x framing and 2x fascia). See detail in plans.

B. As-built drawings reflect the following information:

1. Title Block:

- Project: Seattle Senior Housing Program – SSHP #1013  
53-Unit Apartment for the Elderly  
308 14<sup>th</sup> Avenue East  
Seattle, Washington
- Date: 5 DEC 83
- Project Team:
  - Harvey R. Dodd & Assoc., Inc.: Civil & Structural
  - Jerry L. Dinsdale, P.E.: Electrical
  - Edlund Associates, Inc.: Landscape

2. Sheets Included: S.3, S.4, S.5, S.6, S.7

**Item 2. ADD** current roof photos as attached to this addendum with file name "Primeau Place-Current Roof Photos"

A. Roof photos are also available through ShareFile with this link:

<https://seattlehousing.sharefile.com/public/share/web-s7f7d7f0f5ef0448280080a23fd1186be>

**Item 3. DELETE** Volume 1, SECTION 00020, Article 1.01.B. and **REPLACE** with the verbiage provided below.

B. The Contractor will be required to furnish and install, through self-performance or the management of Subcontractors, the following elements of work, including but not limited to:

1. The work for the Primeau Place Reclad Project includes removing the stucco and lap cladding and trim, weather-resistive barrier, windows, doors, low-sloped roof membrane (roof eyebrow only), and associated flashings and waterproofing components. In addition, remove all exterior shelf and half-wall architectural elements (vertical fins to remain). Repair any structural damage caused by moisture intrusion or other natural causes. Install new weather-resistive barrier and associated flashing, continuous exterior insulation, flashings, and waterproofing components, integrated with new windows and doors. Exterior materials include fiber cement siding, veneer (thin) adhered masonry units, single-ply membrane roofing, pre-finished metal coping, vinyl windows, hollow metal doors, and pre-finished aluminum window and door systems. In addition, perform interior air sealing of holes and seams.
2. Furnish and install new Ductless Heat Pump (“DHP”) units in each residential unit in living room and each common corridor. Install new Energy Recovery Ventilator (“ERV”) units in the main hallway of each residential unit and duct to vent to the exterior wall. Coordinate ventilation requirements with cladding and waterproofing.
3. The property will remain fully occupied and operational throughout construction.

**Item 4. DELETE** Volume 2, SECTION 01 0100, Article 1.03 and **REPLACE** with the verbiage provided below.

#### 1.03 GENERAL SCOPE

A. General Scope Statement:

1. The Contractor will be required to furnish and install, through self-performance or the management of Subcontractors, the following elements of work, including but not limited to: The Primeau Place Reclad Project work includes removing the stucco and lap cladding and trim, weather-resistive barrier, windows, doors, low-sloped roof membrane (roof eyebrow only) and associated flashings and waterproofing components. In addition, remove all exterior shelf and half-wall architectural elements (vertical fins to remain). Repair any structural damage caused by moisture intrusion or other natural causes. Install new weather-resistive barrier and associated flashing, continuous exterior insulation, flashings and waterproofing components, integrated with new windows and doors. Exterior materials include fiber cement siding, veneer

(thin) adhered masonry units, single-ply membrane roofing, pre-finished metal coping, vinyl windows, hollow metal doors, and pre-finished aluminum window and door systems. In addition, perform interior air sealing of holes and seams

2. Furnish and install new Ductless Heat Pump (“DHP”) units in each residential unit in living room and each common corridor. Install new Energy Recovery Ventilator (“ERV”) units in the main hallway of each residential unit and duct to vent to the exterior wall. Coordinate ventilation requirements with cladding and waterproofing.
3. The property will remain fully occupied and operational throughout construction.

**Item 5. DELETE** Volume 3 drawings issued with solicitation and **REPLACE** with the revised drawings attached to this addendum, named “2026-0406 SHA PRIMEAU PLACE\_VOL 3\_BID ADDENDUM #03”.

Drawings are posted on the Builders Exchange website, and following is the link:

[Primeau Place Reclad Project, Seattle Housing Authority, Seattle, WA #6033](#)

**Item 6. REPLACE** specification language issued with solicitation as indicated in the table below.

<b>CHANGE IN SPECIFICATIONS</b>		
<b>Section #</b>	<b>DELETE the following language:</b>	<b>And REPLACE with the language below:</b>
<b>TABLE OF CONTENTS</b>	Section 00330 *Community Participation Plan with Exhibits	Section 00330 *Community Participation Plan with Exhibits
	*Exhibit 1 Estimated Project Work Force Breakdown	*Exhibit 1 CONTRACTOR'S STATEMENT OF WMBE PARTICIPATION
	*Exhibit 2 Contractor's Statement of MWBE Participation	*Exhibit 2 HUD SECTION 3 PROGRAM BUSINESS UTILIZATION
	*Exhibit 3 Section 3 Business Utilization	

<b>CHANGE IN SPECIFICATIONS</b>		
<b>Section #</b>	<b>DELETE the following language:</b>	<b>And REPLACE with the language below:</b>
<b>SECTION 00300</b> <b>BID FORM</b>	M. Community Participation Plan with Exhibits (to be submitted with Submittal)  *Exhibit 1 Estimated Project Work Force Breakdown  *Exhibit 2 Contractor's Statement of MWBE Participation  *Exhibit 3 Section 3 Business Utilization	M. Community Participation Plan with Exhibits (to be submitted with Submittal)  *EXHIBIT 1 CONTRACTOR'S STATEMENT OF WMBE PARTICIPATION  *EXHIBIT 2 HUD SECTION 3 PROGRAM BUSINESS UTILIZATION

**Item 7.** The Bid Submittal Due Date for Solicitation No. 6033 Primeau Place Reclad Project, is extended to **02:30 PM, on Tuesday, May 05, 2026.**

**Microsoft Teams meeting link to access/attend Public Bid Opening:**

**Join:** <https://teams.microsoft.com/meet/21975205827771?p=5XvbTYEySWhK4d82ZC>

Meeting ID: 219 752 058 277 71

Passcode: ke3Yy65P

**Dial in by phone**

[+1 206-257-3799,,307056541#](tel:+12062573799,307056541) United States, Seattle

[Find a local number](#)

Phone conference ID: 307 056 541#

**Join on a video conferencing device**

Tenant key: [507130161@t.plcm.vc](https://t.plcm.vc/507130161)

Video ID: 111 777 225 9

**Item 8.** The following is a list of questions received and SHA's responses to those questions.

Question 1. Are there electrical drawings?

Response: *No. There are no electrical drawings, just a lighting schedule.*

Question 2. Are the only exterior fixtures on the elevation drawings?

Response: *Exterior fixtures as indicated in the bid plans, Sheet A-005.*

Question 3. Is there parking or walkway lighting?

Response: *Refer to Plan Sheet A-005.*

Question 4. Are we replacing all of the building light fixtures?

Response: *As indicated on bid plans, Sheet A-005.*

Question 5. Will we need to replace receptacles shown on the drawings as well?

Response: *No, not in scope.*

Question 6. Is the existing power to the baseboards sufficient power for the new heat pumps in the units?

Response: *Contractor to verify, likely yes exist. Power is sufficient for new heat pumps.*

Question 7. Is there existing power at the new heat pump locations in the corridors?

Response: *See the answer to Question 6.*

Question 8. Are there any heat pump locations in the basement?

Response: *The "Manager's Unit" will receive a new Ductless Heat Pump (DHP) and Energy Recovery Ventilator (ERV), per the typical unit plans.*

Question 9. Will the mechanical contractor be supplying and installing the thermostats?

Response: *Yes, Refer to Page #289 of Vol. 2, Project Manual. Contractor to select appropriate thermostat - to meet code requirements and have a UL-listed transformer. Prime General Contractor to manage subcontractors and coordinate materials and work sequencing.*

Question 10. Will the mechanical contractor be supplying the ERV with timer and the bathroom exhaust fan/heat fixtures?

Response: *The mechanical contractor will supply the ERV only – no work on the existing bathroom fans is included in this project's scope.*

Question 11. Does the bathroom require a timer for the exhaust fan/heat fixture?

Response: *No, but new ERV will require timer and locked control box.*

Question 12. Assuming the ERV will need its own circuit, are there electrical panels in each of the units?

Response: *Yes, existing panels per unit.*

Question 13. The fixtures symbols for the community room (basement) do not match the fixture schedule, is the fixture schedule description correct?

Response: *Fixture schedule will be updated to match plan. Updated plans will be issued as part of Addendum 03. Please refer to the document "2026-0406 SHA PRIMEAU PLACE\_VOL 3\_BID ADDENDUM #03".*

Question 14. Will any electrical work be required for any door openers?

Response: *Exterior Door replacements, no retrofits for automatic/electric door openings.*

Question 15. Can you provide me with a copy of the wall cladding specifications or direct me to where I can find them?

Response: *The Builders Exchange posting for this project should have the plans and specs available for your use.*

Question 16. Spec section 00830 Wage rate schedule mentions construction type as Residential and the general decision number WA20260091 refers back to residential construction as well. Does this project fall under the category of residential construction (opposed to Commercial construction)? If so, do these wage rates simply highlight the minimum wage based on the federal rates or are these wages set for this project?

Response: *Yes. This project falls under the federal **Davis-Bacon Residential** construction wage determination. The wage rates included in Section 00830 are taken directly from **U.S. Department of Labor General Decision WA20260091 Mod 0 published on 1/2/2026** and represent the **minimum prevailing wage rates** required for this project. Contractors must pay at least these published Residential wage rates; they are not project-specific rates but the applicable federal minimums for Residential construction in King County.*

Question 17. Spec Section 00700.3.07.A refers to Liquidated Damages. 00700.3.07.A.1 notes \$150 per calendar day unless otherwise specified. Please confirm \$150/calendar day is the correct amount.

Response: *Yes. The Liquidated Damages amount is **\$150 per calendar day unless otherwise specified in the Supplemental Conditions.***

Question 18. Spec Section 00700.3.07.A seems to suggest Liquidated Damages are the only possible damages for lack of performance, but then Section 00700.3.07.B goes on to say Actual Damages will be assessed, which conflicts with the spirit of the Liquidated Damages clause. Please clarify if Actual Damages are intended to be assessed. If so, will there be any caps to the Actual Damages?

Response: *Actual Damages (Section 00700.3.07.B) are quantifiable, as General Conditions outlines, and would be assessed to recoup costs related to actual fees and costs SHA incurred due to untimely completion of a project, and as such are not subject to a cap. Includes but not limited to; resident accommodations, architectural/consulting services, SHA administrative costs, etc. At SHA's election, liquidated damages (Section 00700.3.07.A) may be assessed in the daily amount specified if, e.g., SHA cannot effectively determine the exact amount of damages. SHA may only elect one remedy at a time – a contract would not be subject to both liquidated and actual damages for the same breach and time period. In the event of assessing damages, SHA will elect the greater of Actual or Liquidated Damages.*

Question 19. What is the prevailing wage determination for this bid? Residential or Commercial?

Response: *Duplicate question. Please refer to the response to Question #16*

Question 20. Re HUD 2530 Previous Participation Certification Form. Spec pg 75. Form calls for signature of principal with prior HUD participation. We have prior principal/leadership with HUD experience that were projects completed at our firm. These prior principals/leadership have retired and are no longer with the firm. Is their signature still required?

Response: *No. Only current principals are required to sign the HUD 2530 form. Retired or former principals do not need to sign.*

Question 21. I wanted to check in to confirm whether the mailboxes for this project will also be getting replaced for the following project

Response: *No mailboxes included in this project's scope or contract.*

Question 22. Is it to be assumed added power for ERV is pulled from electrical panel within existing unit?

Response: *Yes, assume power to be pulled from existing panel for new ERV.*

Question 23. Is it to be assumed power can be ran to new ERV without removal of existing ceiling?

Response: *Yes, assume minimal impact to interior finishes for electrical run from panel to new ERV. Account for some interior GWB repair, finish, painting - assume \$1,500 per unit.*

Question 24. Is it to be assumed existing gyp requires demolition at new (53) new ERV locations, or for bidding purposes, should it be assumed to be surface mounted?

Response: *New ERV should be recessed into ceiling cavity. Assume interior GWB work to duct either through existing floor joists or to create a new soffit (along line shown in drawings, or similar).*

Question 25. If gyp demo is to be assumed for install of new ERV:

- I. Is it to be assumed gyp ceiling will require patching at (53) new ERV locations?
- II. Is it to be assumed entirety of gyp ceiling will require painting?

Response: *For install of new ERV:*

- I. *Yes, to install work, minimal patching.*
- II. *No, assume painting new soffit and tie in at inside corners of soffit to ceiling/ wall.*

Question 26. Please provide details, or dimensions, for added gyp soffit/chase for new ERV venting to exterior (note 2 of sheet A-102).

- I. Soffit size (depth and width)
- II. Dimensional lumber framing sizes (2x4? 2x6?)

Response: *Details as follows:*

- I. *Design build - soffit vent to be minimized but tie into 4" dia at ERV. size soffit minimally with oval-shaped ducts.*
- II. *Design build - assume 2x framing to cover duct.*

Question 27. Bathroom Fan: Please verify there is no scope at existing bathroom fans. (A-103)

Response: *Confirmed - no scope at existing bathroom fans.*

Question 28. Heat Lamp: Please verify there is no scope at existing heat lamps. (A-103)

Response: *Confirmed - no scope at existing bathroom fans and/or heat lamps.*

Question 29. Exterior Sheathing Clarification: Note B.a on sheet A-001 notes, "for bidding purposes, replace 100% of exterior gypsum sheathing)". Note 3.a on sheet S1.00 notes "for bidding purposes assume that 20% to 40% of damaged plywood sheathing must be replaced in like kind." Please verify what is to be assumed for removal/replacement of exterior sheathing.

Response: *Assume 100% new exterior gypsum sheathing.*

Question 30. Please verify that all interior lighting should be replaced with light fixtures noted on A-005 Interior Lighting schedule and per floor plan sheets A-103 & A-104.

Response: Confirmed - A-005, A-103, A-104 updated per Addendum #03.

Question 31. Please provide interior lighting specification section.

Response: Refer to Lighting Schedule Plan Sheet A-005.

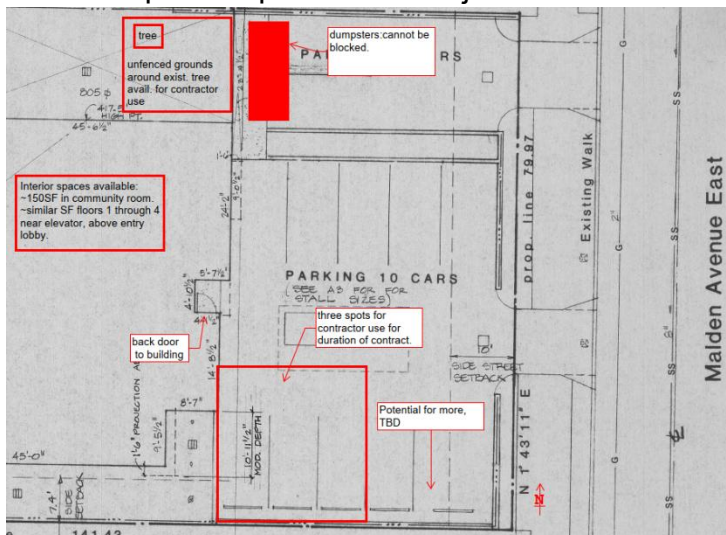
Question 32. Standing Seam Metal Roofing Clarification: Sheet A-001 "Roofing" description does not mention standing-seam metal paneling. A-002 "Roofing" note 2 states, "Perimeter Eyebrow Roof - Standing Seam Metal Panel" & note 3 states, "Basis of design: AEP Span – Span-Lok hp". The eyebrow roofing detail 6/BE-600 and R-2/A-001 show a new PVC roof membrane, but no standing seam metal paneling. Please verify intent for new standing seam metal paneling at the eyebrow roof.

Response: No standing seam metal roof - eyebrow roof should receive new PVC membrane roof. Notes updated on A-001 and A-002.

Question 33. Rooftop Parapet Siding: Detail 6/BE-600 shows new Fiber Cement Lap siding at interior side of parapet and new cladding as scheduled on the exterior. A-300 & A-301 show exterior siding to be Fiber Cement Smooth Panel "Earl Gray". Please verify interior side of parapet wall to have new lap siding, as shown in the details, and specify lap siding finish.

Response: No work on the interior side of the parapet - scope of work stops with new parapet coping. Detail and notes updated per Addendum #03.

Question 34. Please verify amount of parking spots to be available during construction. Can 2-4 spots be provided for a job trailer and material staging/trailers?



Response:

Yes, a minimum of 3 stalls available on south side. Potential for more, tbd. Reference markup.

-Also available: grounds behind dumpster area (must protect tree).

-Interior spaces available: approximately 150 square feet in Community Room; similar areas available on each floor (1 through 4), above entry in common spaces near elevator.

Question 35. Please provide "Exhibit #1 – Estimated Project Work Force". It is not included in the Volume 2 specs, but is required with bid submission.

Response: The exhibit list in the Table of Contents is a clerical mistake. There is not currently an Exhibit 3. Please refer to Item 6 for the corrected information

Question 36. Bid Due Date: Can bid due date be extended to 4/3 or 4/6?

Response: Please see **Item 7** above. The Bid Submittal Due Date is extended.

Question 37. Elevator Penthouse: Please verify scope at elevator penthouse. Are there existing walls that will require new siding?

Response: Yes, existing siding and penthouse door to be removed and new rainscreen siding to be installed per Wall Types EW-1 with new hollow metal door.

Question 38. Stairwell Penthouse Details 1&2/BE-601 show “cladding as scheduled”. Please verify if stairwell penthouse wall siding is to be replaced, and verify finish.

Response: Detail notes updated on BE-601.

Question 39. Please provide detail 10/BE-601, if applicable to the project. It is called out at the eyebrow roof on sheet A-101, but is not included in the drawings.

Response: Detail removed.

Question 40. Please verify quantity of auto operators requiring replacement.

Response: None - all auto operators are to be retained and reinstalled - main (Basement) entry door only.

Question 41. Per the lighting schedule, several fixture types and symbols are identified; however, we are having difficulty fully correlating these with the symbols shown on the floor plans. Additionally, the floor plans do not clearly identify room/area designations that align with the locations noted in the schedule.

#### **1. Fixture Symbols vs. Plans**

Some fixture types listed in the schedule do not appear to have corresponding symbols shown on the plans, on conversely, some symbols shown on the plans are not clearly defined in the schedule.

#### **2. Room/Area Identification**

The lighting schedule references specific locations (e.g., “community room,” “laundry,” “dwelling units,” etc.); however, the floor plans do not clearly label these areas in a way that allows us to confidently match fixture types to each space.

#### **3. Dwelling Unit Fixture**

The schedule references a lighting symbol for “dwelling units”, but we were unable to locate a corresponding fixture specification or manufacturer/model information.

#### **4. General Coordination**

Due to the items above, we want to confirm we are interpreting fixture types and quantities correctly for bidding.

## 5. Egress Lighting

If egress plan is available, please provide.

Response: Interior fixture schedule, floor plans/room IDs will be updated to match plan. Updated plans will be issued as part of Addendum #03.

No Egress-specific plans included - corridors and Stair #1/Stair #2 existing Egress corridors. No plan/scope to change egress lighting or signage. New ceiling fixtures to be replaced through corridors, as indicated, only.

Question 42. Request for Clarification:

- Please confirm the intended fixture types for each symbol shown on the plans.
- Provide clarification or updated plans identifying room/area names consistent with the lighting schedule.
- Provide specification information for the 'dwelling units" fixture type.
- Confirm if any fixtures listed in the schedule but not shown on plans are intended to be included.

Response: Interior fixture schedule, floor plans/room IDs will be updated to match plan. Updated plans will be issued as part of Addendum #03.

Question 43. Please provide specification sheet for new thermostat.

Response: Refer to Page #289 of Vol. 2, Project Manual. Contractor to select appropriate thermostat - to meet code requirements and have a UL-listed transformer.

Question 44. Please confirm if line voltage power is required for the new automatic doors.

Response: No new automatic doors included in scope of work.

Question 45. When do you expect to start work?

Response: If all goes smoothly, 1 month after bid opening is when contract should be executed. Thereafter, coordinate with Contractor and subs, material lead times, to determine reasonable NTP. Goal is to mobilize June/July.

Question 46. How much of the parking lot can we get for duration of project for Contractor use?

Response: Duplicate, See Response to Question 34.

Question 47. How much of courtyard is available for contractor use?

Response: None in courtyard, see answer to parking lot use Question 34. Courtyard in SW has no vehicular access to street and residents actively use.

Question 48. In lieu of protecting in place, can the glass entry and community room be removed during work then replaced? Contractor would install interim material that could preserve use.

*Response: Contractor means and methods. Need to maintain security and building heating/cooling Refer to Volume 1, Section 00700 SHA General Conditions of the Contract for Construction, Part 5 Performance.*

Question 49. Building is fully occupied, what would working inside units look like?

*Response: Similar to Question 73. No overnight relocations of residents are anticipated at this time. SHA will coordinate access to units, duration of work windows and facilitate work zone clearances. Occupants will be notified and requested to accommodate Contract work.*

Question 50. Windows discussion 1st walk: vinyl, wood or jib. Common rooms wood which is easier to place if needed.

*Response: Assume existing - wood liners to be altered to accommodate new window frames. Paint to match.*

Question 51. Neighboring Property with Cherry tree and Koi Pond: tree needs to be trimmed for scaffolding.

*Response: Added note to A-001 - Scope of Work. To protect with containment measures. SHA landscaper crew shall trim vegetation to accommodate scaffolding.*

Question 52. ERV: Zip mechanical question: specified Panasonic appears to exhaust from bathroom and fresh air back to bathroom, not living room. Is this code? There are other models that can bring fresh air to Livingroom. If soffit is a concern, there are models to vent from living room exterior wall.

*Response: ERV unit and location specified by mechanical subconsultant as part of the Design-Build scope. If there is a more efficient location and unit, please provide substitution request for consideration.*

Question 53. Include dimension of eyebrow when providing Photos of Roof at eyebrow, make sure detailing in plans is sufficient. Siding inside of parapet?

*Response: Per As-built drawings - dimension from face of framed wall to face of framing at eyebrow is 1'-6" (add 2x framing and 2x fascia) - see detail. **Refer to Item 1, at top of Page 1.***

Question 54. A101 single ply, standin stye, pvc membrane, which callout is correct?

*Response: Per A-001, eyebrow roof to receive new PVC membrane. Note corrected on A-101.*

Question 55. During the installation of heat pumps, ERV units, and other interior work, drywall repairs will likely be required. Are these drywall repairs included in the project scope? If so, how should the painting of those repaired areas be handled—would it be limited to touch-up painting, or would a full wall repaint be required?

Response: *Yes, assume an allowance for interior GWB repairs, patching and painting - Assume \$1,500 per unit.*

Question 56. During the pre-bid meeting, when we and other contractors asked about the window installation, we were informed that the existing window trim would remain and would only need to be cut back if the new windows sit further inside. However, the plans indicate that new solid surface window sills and aprons will be installed. Could you please clarify which scenario will apply?

Response: *Existing liners should be cut back at head and jambs to receive new windows; it is SHA standard for solid surface sills and aprons. Please account for new solid surface sills and aprons, per the construction documents.*

Question 57. During the meeting about access to the small parking lot behind the building during the project, primarily for dumpster placement. Will access to that area be available during the project?

Response: *Duplicate, See Response to Question 34.*

Question 58. Regarding the ERV units:

- Will they be installed inside the ceiling cavity or simply placed above the ceiling?
- How will the ERV ducting be covered?
- Will a dedicated power line be pulled from the electrical panel for the ERV units and heat pumps?

Response:

- *New ERV should be recessed into ceiling cavity. Assume interior GWB work to duct either through existing floor joists or to create a new soffit (along line shown in drawings, or similar).*
- *Design build - assume 2x framing to cover duct. Assume impact to existing GWB to install work, minimal patching. Assume painting new soffit and tie in at inside corners of soffit to ceiling/ wall. Design build - soffit vent to be minimized but tie into 4" dia at ERV. size soffit minimally with oval-shaped ducts.*
- *Yes, dedicated line from panel to ERV - See Floor Plans A-103 and A-104 and A-102 for typical Unit Plan/locations. Assume power at existing baseboard heater is sufficient to power new DHP units.*

Question 59. Since the heat pumps and windows will need to be ordered promptly at the start of the project, will a down payment be provided to help cover these significant upfront material costs?

Response: After Submittals reviewed and approved and as part of progress payment, Materials on Hand payment made per specifications: conditions apply such as approved location, proof of insurance, shipping/order documents in accordance with General Conditions.

Question 60. There is a parking lot on the East side of the building that belongs to Seattle Housing Authority. Confirm the entire parking lot will be available for a laydown area during the project.

Response: Duplicate, See Response to Question 34.

Question 61. Please clarify scope of work for exterior doors. Please provide hardware schedule for the 5ea new doors. Please clarify door hardware allowance extent (supply and install?). Please confirm if only the front entry door will need automatic opener hardware.

Response: New doors per A-004; Refer to Spec 08 7111 for hardware requirements. Replace hardware in-kind, meeting specifications. At main west entry storefront, assume re-use of existing opener. Install new push bar exits at all egress doors (main entry, stair #1, stair #2, and stair #3).

Question 62. Please advise location and configuration of glass sliding door in the project. Per A001 scope of work all glass sliding doors are to be removed and need new vertical blinds. Door schedule does not include any glass sliding doors.

Response: This is a general note - no sliding glass doors as a part of this project.

Question 63. South green house glazing has existing horizontal blind on the interior. Please advise if the horizontal blind is to be removed and if should be kept and reinstalled after solar control film is completed. Or if new blind is needed. If so, please provide specification.

Response: Assume for bid purposes to remove to install new work and re-installation. SHA will determine at later date if required.

Question 64. Conflicting information shown between A001 and A101/A300. A001 specified new PVC roofing membrane at exterior eyebrow roof. A101/A300 called out standing seam metal roofing, AEP SPAN SPAN-LOK HP, dark bronze. Please advise which dictates.

Response: Notes corrected - exterior eyebrow roof should receive new PVC membrane roof, 60-mil Versico Versiflex PVC (color-gray) as BOD.

Question 65. Please clarify if the intention is to have the new heat pump condensate to tie in to the downspout showing in roof plan A-101, or if the downspout noted in A-101 is a separate downspout system than condensate drain line / downspout (6/BE-503). The

heat pump drain piping locations and the DS locations are different and do not seem to connect to the roof eyebrow gutter in the elevation drawings.

*Response: Roof drainage (gutters and downspouts) are separate from condensate lines. Refer to elevations A-200 - A-202 for design approach for condensate drain lines, Detail 6/BE-503, typ. Condensate lines should drain to planting areas at grade.*

Question 66. West elevation in A-300 and A-201 show different configurations for “Earl Grey” fiber cement panels. Please advise which dictates.

*Response: A-200-series elevations govern. Panel layout intended to maximize panel size and minimize waste - will be addressed in field at time of installation.*

Question 67. East Elevation in 01/A-300 and 03A-200 show different configuration for siding at existing green house. Please advise which one dictates.

*Response: A-200-series elevations govern.*

Question 68. Please advise if all existing interior wood trim at window perimeters are to be removed and disposed.

*Response: Existing liners should be cut back at head and jambs to receive new windows; it is SHA standard for solid surface sills and aprons. Please account for new solid surface sills and aprons, per the construction documents.*

Question 69. Please clarify detail call out on 02/A202 between fiber cement panel and brick veneer. 12/BE505 does not match the condition.

*Response: Detail callout should be 12/BE-504. Corrected on 02/A-202.*

Question 70. Please provide detail 11/BE601 as called out on 02/BE201.

*Response: Typo - should be 1/BE-601. Corrected on 02/BE-201.*

Question 71. Please clarify callout location for 24GA standing seam metal coping dark bronze and confirm the intention is to call out parapet coping instead of below windows.

*Response: Pre-finished metal coping should be around the entirety of the perimeter of the main roof parapet only.*

Question 72. Please clarify: lap siding on A300 and A-301 is called out to be Allura Fiber Cement Lap with “Mahogany on Traditional lap”, spec called out two products for lap siding: pre-primed James Hardie HZ10 and pre-finished Woodtone Rustic series, old cherry. Please advise which to be used and clarify intent of Mahogany finish.

Response: Basis of design is standard James Hardie HZ10 products and Woodtone Rustic Series, as indicated. BOD finish of the Woodtone is "Old Cherry" - corrected on A-300 - A-301. Final color will be approved by SHA during submittal process.

Question 73. Please confirm if tenant relocation is required or if work is to be completed with residents in place.

Response: Similar to Question 49. No overnight relocations of residents are anticipated at this time. SHA will coordinate access to units, duration of work windows and facilitate work zone clearances. Occupants will be notified and requested to accommodate Contract work.

Question 74. Please specific if there is a limited amount of unit and window replacement can happen at once as that impact productivity significantly.

Response: Contractor means and methods - subject to tenant notifications and manpower to complete window replacements fully. Refer to Volume 1, Section 00700 SHA General Conditions of the Contract for Construction, Part 5 Performance.

Question 75. Please confirm swing stage is structurally acceptable to provide access.

Response: Assume no unless contractor provides engineering study for existing roof structure as to what is desired.

Question 76. Please confirm GC will have access to the building parking lot for laydown and parking.

Response: A portion only. Duplicate, see response to Question 34.

Question 77. Please confirm GC is not required to have a job office that can held meeting onsite due to limited space.

Response: Not required. Can use Community room which is available except on Tuesdays' Recurring Resident Event.

Question 78. Please confirm weekly meeting is to be held in person inside the building or online.

Response: Yes, confirmed is to be held in person inside the building, in the Community Room.

Question 79. Please confirm interior painting for patched is limited to the impacted area, not the entire space.

Response: Correct, impacted wall only, inside corner to inside corner, as necessary.

Question 80. Please confirm GC is to assume electrical upgrades are not required to support new HVAC systems. No electrical info is available during the job walk.

Response: *Correct.*

Question 81. Please provide pictures of the existing roof and area where new roof is desired and confirm there is no new siding needed above the eyebrow.

Response: *Per As-built drawings - dimension from face of framed wall to face of framing at eyebrow is 1'-6" (add 2x framing and 2x fascia) - see detail in plans BE-601*

Question 82. Please confirm GC is not responsible to trim existing tree around the property. Owner to coordinate with neighbor.

Response: *Coordination with SHA landscape crew at preconstruction meeting or before scaffolding.*

- *SHA to remove/reduce shrubs on the west side of the building along the wheelchair ramp; cut back shrubs on the north side.*
- ***Important:*** *Protect 4 smallish maples on the North side of the building that should be well out of the way of any construction activity and ABSOLUTELY MUST NOT BE DAMAGED! These trees were planted as part of a costly damage settlement between a tree service we hired and the City and must not be damaged.*
- *SHA PM to coordinate with Resident for relocation of trellis on the side of the greenhouse window in the common area room by the patio. SHA crew can assist with the transplanting/potting if necessary.*

Question 83. The current plan specifies the Panasonic FV-06VE1, a single-point ERV. Since this unit is slated for the hallway, it will not effectively distribute fresh air to the living room or bedrooms. As the mechanical code requires fresh air in both living room and bedroom, please confirm Broan VLP150E75NS-HW (or equal) would better fit the owner's intent. This ducted model allows us to run hard piping directly to the primary living spaces with soffit to house the ductwork.

Response: *Bid per project documents.*

Question 84. Please confirm builder's risk insurance is not required.

Response: *Confirming that the Contractor is not required to provide builders risk insurance for this project.*

Question 85. Please share job walk sign-in sheet.

Response: *Refer to the sign-in sheets from site visits issued with Addendum No. 1.*

Question 86. Please provide locations for new hosebibs.

Response: No new hosebibs. Replace existing.

Question 87. A-001, HVAC HEAT PUMP “HP” UNITS, item G.3 specifies at wall affected by HP installation, repaint entire wall. Please advise extent of repaint for ceilings affected by ERV install

Response: Wall with new HP unit to be re-painted inside corner to inside corner. Assume painting for new soffit only at ERV soffit (not full ceiling).

Question 88. Please confirm if window covering is to be removed and disposed by owner

Response: Contractor to remove and dispose of existing window coverings; replace with new slat blinds, per Scope of Work.

Question 89. Document has discrepancy on rather power is by owner or GC to provide generator. Please confirm.

Response: Typically, Contractor can tap into house panel for power.

Question 90. The current plan specifies the Panasonic FV-06VE1, a single-point ERV. Since this unit is slated for the hallway, it will not effectively distribute fresh air to the living room or bedrooms. As the mechanical code requires fresh air in both living room.

Response: Bid per project documents.

Question 91. Table of contents in Spec Vol 1., please confirm the documents listed under section 00330 is not required at time of bid even though they are marked with\*

Response: This assumption is incorrect. The documents listed under Section 00330 \*Community Participation Plan with Exhibits **are required** to be submitted at time of bid as they are part of the Bid Review process outlined in SECTION 00200 INSTRUCTIONS TO BIDDERS as well as being listed on the SECTION 00300 BID FORM as part of “the following completed and signed documents are attached to and made a condition of this Bid”. Please refer to Item 3 for the corrected list of Exhibits.

Question 92. Is there an option to deviate from the 22ga commercial gutter at the West Entry Greenhouse, Parapet/Eyebrow roof and replace with industry standard 27ga aluminum 5” or 6” k-style gutter. Reasoning: A. Easier to repair or replace standard 27ga gutter in the future, as there are limited suppliers/vendors having the appropriate machines to work on 22ga gutters. B. More cost-effective now and in the future for maintenance and replacement needs.

Response: Yes, this is acceptable. Conflicting notes (called for K-style gutters on A-001 “Roofing”, Section D). Note updated.

Question 93. Is this Davis Bacon wage rates and not "Non-Routine Maintenance wage rates"?

Response: Duplicate question. Please refer to the response to Question #16.

Question 94. Has the ERV and Heat Pump been approved by the City of Seattle for permitting? Zip Mechanical has stated, "ERV model/type may not be permissible. The current plan specifies the Panasonic FV-06VE1, a single-point ERV. Since this unit is slated for the hallway, it will not effectively distribute fresh air to the living room or bedrooms. As the mechanical code requires fresh air in both living room and bedroom, we recommend upgrading to the Broan VLP150E75NS-HW. This ducted model allows us to run hard piping directly to the primary living spaces. Please note that this installation will require a soffit to be built to house the ductwork".

Response: Bid per project documents.

Question 95. On A-001 H #5 the drawings mention Green Girt System. Wanted to verify that this is not part of the system and that it is 1" nominal borate furring strips over 2" continuous foam panel

Response: This has been corrected on A-001 "Rainscreen Cladding" H #5 - changed to 1" (nominal) borate-treated furring. Furring should be installed over Rockwool Comfortboard 110, per the BOD. Wall Type EW-1 correct. All detail sheets adjusted to reflect this.

Question 96. Please clarify detail call outs on 01/A-202 below/around the two type C windows stack. 1/BE-505 and 2/BE-505 callout does not match the condition.

Response: Detail callout should be 6/BE-504. Corrected on 01/A-202.

Question 97. What to do about window blinds?

Response: Per Spec 12 4920; Sheet A-001, under "Windows", Note G indicates new vertical slat blinds to be installed at all windows and sliding glass doors.

Question 98 What to do with existing flower boxes of façade, they would be difficult to replace/rebuilt.

Response: Remove.

Question 99. What type of replacement windows?

Response: Windows specified to be VPI Endurance series, double pane with low-e coating, same as South Park Manor. Substitutions can be considered after contractor selection, during the submittal process.

Question 100. Concern for sequencing. When will units have new heaters.

*Response: Contractor means and methods - subject to lead times and contractor-owned schedule. Refer to Volume 1, Section 00700 SHA General Conditions of the Contract for Construction, Part 5 Performance.*

Question 101. Why is only the living room getting a new DHP and not the bedrooms which could do with benefit of cooler nights?

*Response: In addition to budget constraints, Washington State Energy Code (WSEC) Residential code requires that the DHP be installed in the "largest zone" of the apartment which is the living room. Placing the DHP in bedrooms can lead to noise and short-cycling issues as even smallest models can be overpowered for single bedrooms.*

END OF ADDENDUM NO. 3