

INVITATION TO BIDS

NORTHGATE ABATEMENT AND DEMOLITION

Solicitation No. 6166

ADDENDUM NO. 1

Issue Date 06/29/2026

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 provides pre-bid site meeting attendance lists (see Item 1 below), incorporates an updated Volume 3 Drawing package (see Item 2 below), adds the tree retention study (see Item 3 below), adds the planned foundation stockpile site plan (see Item 4 below), incorporates an Revised Bid Form (see Item 5 below), and lists questions received and SHA's responses (see Item 6 below).

Item 1. Attached are the attendance lists for the pre-bid site meetings held on:

- **Tuesday, June 16, 2026, at 2:00 PM Pacific Time (PT), and**
- **Tuesday, June 23, 2026, at 2:00 PM Pacific Time (PT).**

Item 2. REMOVE Volume 3 Drawing Set "NORTHGATE ABATEMENT AND DEMOLITION PLAN SET", dated 02/09/2026, issued with solicitation. **REPLACE WITH** Volume 3 Drawing Set "NORTHGATE ABATEMENT AND DEMOLITION PLAN SET, BID ADDENDUM 1", Revision No.1, dated 06/29/2026, attached and issued with this Addendum No.1.

Item 3. ADD site landscape study named "Project #3038227-LU, 11060 2nd Ave NE, Tree Retention Study", prepared by SMR Architects and dated March 18, 2022, attached and issued with this Addendum No.1.

Item 4. ADD planned foundation stockpile site plan as shown in PDF file named "NG JPV Export and Stockpile v2", attached and issued with this Addendum No.1.

Item 5. REMOVE SECTION 00300 BID FORM issued with solicitation. **REPLACE WITH** SECTION 00300 REVISED BID FORM-ADDENDUM NO.1, attached and issued with this Addendum No.1.

Item 6. The following is a list of questions received and SHA's responses to those questions.

Question 1. Would you help me to find out if this is any window filming scope of work?

Response: *There is no need for window film for this contract.*

Question 2. What is the timing from Bid opening to NTP?

Response: *The timing from bid opening to Seattle Housing Authority (SHA) issued a Notice to Proceed (NTP) can vary greatly, with a minimum time period around 30 days, but that's not typical, due to the large amounts of items that need to be accomplished during this time period.*

This period includes the legal requirement to evaluate bids, verify bidders' responsiveness and responsibility, make an internal award recommendation for the lowest responsive responsible bidder, get award recommendation and contract approved by multiple departments within SHA, publicly post the Notice of Intent to Award, wait for the protest period to end and/or resolve protests, formally award the contract, finalize compliance items (such as bonds and insurance) and have both parties sign the contract.

Question 3. Are foundations being removed?

Response: *Response: Per Note 9 on C100: "BUILDINGS SHALL BE DEMOLISHED ABOVE THE FOUNDATION LEVEL ONLY- BUILDING SLABS OR OTHER GROUND-LEVEL FOUNDATIONS SHALL REMAIN IN PLACE SO AS TO MINIMIZE SITE DISTURBANCE"*

Question 4. Where is the survey located?

Response: *The asbestos survey can be found in the 6166 Abatement and Demolition Project Manual issued with 6166 Northgate Abatement and Demolition. Plan set Northgate_Demo_Abatment Plans-v2 includes more information specific to floor plans and locations of materials to be abated.*

Question 5. Are there tunnels between buildings?

Response: *SHA is unaware of any tunnels between buildings.*

Question 6. Is there a quality of fill soil?

Response: *Soil backfill has been quantified at approximately 5,215 CY.*

Question 7. Is there no power to the buildings?

Response: *Correct. There is no power to the buildings.*

Question 8. Is the water off truck or hydrant?

Response: *Water from the buildings has been cut. There are two metered hydrants on the site and can be used for dust control.*

Question 9. Is the gas on site cut off?

Response: *Gas has been cut off in the right-of-way. There is no gas supplied to the site.*

Question 10. Are all trees/ shrubs not identified on plans going to be removed?

Response: *All shrubs within the site shall be cut to grade and debris removed from the site. SHA is providing trees report. See Item 3. All trees within the site must be retained as part of this contract.*

Question 11. Section 00020 – 1.01 Summary of the Work – Paragraphs B and C. Please further clarify whether the bidder should include soil for the unit foundations? The cost of importing soil will affect the bidder's final price.

Response: *See revised 00300 Bid Form V2 included with Addendum 1.*

Question 12. The documents indicate the Owner is to supply backfill in stockpiles. Please clarify:

- Where will the material be stockpiled?

Response: *Response: See attached site plan indicating where soil stockpiles would be placed.*

- How much material is the Owner supplying?

Response: *Owner is planning to stockpile up to 10,000 CY of soil to be used for foundation backfill.*

- Is the intent for the bid to account for all backfill being performed by the Owner, or is the Contractor responsible for placing, compacting, testing, and finish grading Owner-furnished backfill?

Response: *Contractor is required to fill all foundations and pool with either Owner the supplied soil or contractor imported soil if Owner supplied soil is not present or sufficient. Soil shall be machine compacted to a reasonably dense and unyielding condition to be verified by simple probing. No compaction testing is required. See Item 4, site diagram of where soil is planned to be placed for contractor use.*

- If Owner-furnished material is insufficient, will imported backfill be handled by add alternate or change order?

Response: *See 00300 Bid Form V2 included as Item #5 with this, Addendum 1.*

Question 13. C100 Notes 2 and 4 directly conflict. Please clarify which note governs.

Response: *Note 2 governs.*

Question 14. The specifications discuss an arborist requirement. Is the arborist requirement intended for the Contractor to create and maintain a tree protection plan? Please clarify the Contractor's required arborist scope.

Response: *Trees identified in the report provided in the Tree Retention Study (Item 3) will require tree service care and the consult of a certified arborist. See 00300 Bid Form*

V2 included as Item #5 with this Addendum 1, which includes an allowance to address saved trees.

Question 15. It does not appear possible to leave all trees and brush undisturbed given the proximity and overgrowth onto and around buildings. Please clarify vegetation removal limits:

- Are there specific trees, bushes, or vegetation areas that may not be disturbed?

Response: *See answer to question 10.*

- Is vegetation directly impeding demolition of a structure allowed to be removed?

Response: *See answer to question 10.*

Question 16. Field observations indicate there are more than three above-ground storage tanks. Please confirm the total number, size, and locations of all above-ground tanks included in the demolition scope.

Response: *Assume five (5) total above-ground storage tanks, as noted below:*

- *One (1) in the parking structure north of Building 3;*
- *Two (2) in the pool structure south of the pool; and*
- *Two (2) in the parking structure just northeast of Building 15.*

All tanks are approximately 2 feet wide by 6 feet long by 4 feet tall.

Question 17. Plan Note 10 on C100 calls out two basements. There appear to be more than two basements/basement boiler rooms on site. Please clarify why only two were called out and identify all basement areas included in the demolition/backfill scope.

Response: *Buildings 2, 8, 11, 15, 22, 25, 29, 32, and 33 have basements and reference Flag Note 10.*

Question 18. Please clarify whether above-grade concrete steps, stoops, landings, patios, and pads are to be demolished. Also confirm whether above-ground retaining walls are to remain or be removed.

Response: *All foundations, slabs, retaining walls, and stoops shall remain.*

Question 19. Please confirm the required treatment of foundations. Are foundations to be left fully intact, or are they to be cut flush with existing/final grade?

Response: *See answer to question 18. No concrete cutting is anticipated as part of this contract beyond what may be required to cap utilities.*

Question 20. The plans note an add alternate to provide imported backfill material. Will the Bid Form be updated with a line item for this add alternate?

Response: See 00300 Bid Form V2 included as Item #5 with this Addendum 1.

Question 21. Please identify all miscellaneous site improvements included in demolition, including fencing, gates, bollards, signs, light poles, mailboxes, bike racks, site furnishings, playground equipment, utility pads, and similar items.

Response: Miscellaneous site improvements are intended to remain unless they impede building demolition.

Question 22. Please confirm how undocumented underground improvements encountered during demolition, including buried slabs, abandoned foundations, utility vaults, drywells, septic systems, abandoned piping, or other buried structures, will be handled.

Response: Per Note 9 on C100: "BUILDINGS SHALL BE DEMOLISHED ABOVE THE FOUNDATION LEVEL ONLY - BUILDING SLABS OR OTHER GROUND-LEVEL FOUNDATIONS SHALL REMAIN IN PLACE SO AS TO MINIMIZE SITE DISTURBANCE".

Question 23. Please confirm whether the hazardous materials survey represents the complete known extent of regulated materials. If additional hazardous materials are encountered outside the documented survey limits, will removal be handled as a change order/differing site condition?

Response: Unforeseen conditions will be administered per 00700 General Conditions and 00800 Supplemental Conditions.

Question 24. The specifications list the bid submission as in-person or delivered by mail, but they discuss the specific subject line for emailed bid submissions. Additionally, it discusses an electronic bid bond. Can you please clarify if this is a paper copy submission for both the bid and the bid bond?

Response: No emailed bid submissions will be accepted for this solicitation. All responses should be hard copies, delivered either in-person, by mail, or through some other delivery service, properly identified, to the address specified in the solicitation.

The bidder is responsible for ensuring that its Bid is received prior to the deadline. Bids received after the deadline will not be considered.

Question 25. Will we be able to access all buildings during June 23, 2026, Site-Visit

Response: A sampling of buildings was opened to bidders on both June 16, 2026, and June 23, 2026.

Question 26. Buildings 2,8,11,15,22,25,29,32, and 33 all have basements we will have access to the basements?

Response: See response to question 17. All basements were surveyed by Terracon. All equipment and debris found in basements shall be handled using the unit and basement clean out allowance provided on 00300 Bid Form V2 included as Item #5 with this Addendum 1.

Question 27. Will we have access to buildings 36, 37, and 38?

Response: Assume similar interior conditions observed in other units opened on June 16, 2026, and June 23, 2026. No additional access will be provided prior to the bid due date of June 16 and 23, 2026.

Question 28. Is it possible to get a set emailed or mailed to us?

Response: Per solicitation SECTION 00020, Articles 1.07 and 1.08:

1.07. PLANS, SPECIFICATIONS, ADDENDA, AND PLANHOLDER'S LIST

Plans, specifications, addenda, and plan holders' list for this project will be available on-line through Builder's Exchange of Washington, Inc. at <http://www.bxwa.com>. Access to project bid documents is provided to Prime Bidders, Subcontractors, and Vendors by going to www.bxwa.com and clicking on "Posted Projects", "Public Works", and "Seattle Housing Authority". This online plan room provides Bidders with fully usable online documents with the ability to: download, view, print, order full/partial plan sets from numerous reprographic sources, and a free online digitizer/take-off tool. It is recommended that Bidders "register" in order to receive automatic e-mail notification of future addenda and to place themselves on the "Self-Registered Bidders List". Bidders that do not register will not be automatically notified of addenda and will need to check the on-line plan room for addenda issued on this project. For assistance with access or registration, contact Builders Exchange at (425) 258-1303.

1.08. PLAN CENTERS/PROJECT DOCUMENTS

A copy of the Drawings and Project Manual may be viewed at the Seattle Housing Authority's office. If you wish to view documents at SHA's office, please email purchasing@seattlehousing.org at least (2) business days in advance to arrange.

Question 29. Can I get a copy of any addenda that have been released to date?

Response: This is the first addendum. Seattle Housing Authority's (SHA's) standard practice is to send addenda to the same email distribution list as the solicitation went to. Builder's Exchange will also be distributed to all bidders on the plan holder's list. In addition, both SHA and Builders Exchange will post to their respective solicitation web pages.

Question 30. What is the estimated construction budget?

Response: *Per SECTION 00020 1.04 ESTIMATE: "This project cost is estimated to be between \$2,000,000 and \$2,750,000".*

Question 31. Can I get a copy of the plan holder's list?

Response: *Builder's Exchange is the plan holder. See the Response to Question 28 for more information.*

Question 32. Do you have Union Requirements?

Response: *We do not have union requirements related to our projects.*

END OF ADDENDUM NO. 1

Pre-Bid/Pre-Submittal Meeting/Site Visit Standards

- Topics to cover:
 - Welcome and introductions of SHA staff present
 - Plans and specs available from Builders Exchange
 - Announce that everyone should sign in on the Attendance List.
 - Notify those present that the Attendance List will be posted on SHA's web site (www.seattlehousing.org under the business opportunities tab on the main page).
 - Questions
 - Will answer only general questions now and only in presence of all attendees to ensure fairness of process.
 - Nothing said here changes the bidding/proposal documents
 - Only addenda can change bidding/proposal documents.
 - Reiterate deadline for questions
 - All questions must be in writing
 - Questions can be faxed, mailed, or e-mailed to Sr. Contract Administrator (hand out business cards of the Sr. Contract Administrator)
 - Deadline for bid/proposal submittal (re-iterate deadline time is firm)
 - If applicable, hand out a map of the site.
 - Advise that the Pre-Bid Site Visit/Pre-Submittal List will be 1) added to our webpage for the project (for construction contracts only); 2) posted to Builders Exchange; and 3) may be included in an Addendum, if issued.
 - Advise that the self-registered Bidders List is available from Builders Exchange.
- Issues to consider in planning the site visit:
 - Arrange transportation via SHA vehicle by reserving in Outlook
 - Coordinate time and place with project manager
 - Does project manager have keys/badges to any buildings where access is needed?
 - Leave instructions to the site with the front desk (optional)
 - Leave instructions to the site on your voice mail (optional)
- Attachment:
 - Sign-In Sheet

Pre-Bid/Pre-Submittal Meeting Sign-In Sheet

Project Name: NORTHGATE ABATEMENT AND DEMOLITION (#6166)
 PRE-BID SITE VISIT: Tuesday, June 16, 2026, at 2:00 PM Pacific Time (PT).
Thursday, June 23, 2026, at 2:00 PM Pacific Time (PT).

Name of Firm/Agency	Name of Representative	Address, City, State, Zip	Telephone Number	E-mail Address
Rivers Edge Environmental Services, Inc	Tanner Bjkonen	2011 Garrett St, Enumclaw	206-930 9415	bids@rivers.city
A&D QUALITY CONSTRUCTION CO.	ANNETTE DEMPS	P.O. BOX 2797 RENTON, WA 98056	425.531.0488	annette@adqualityca.com
Tacoma Abatement	Brenda Music	3829 S. m. St Tacoma WA 98418	253-380-0240	Brenda@TACabate.com
Alpine abatement	Sean Fitzgerald	195 Bridge Stn Fairview, OR 97024 P.O. Box 1557 Benson, OR 97709	5413852672	Rilet@Alpineabatement.com
AEC Anderson Environmental	Ian Chase	705 Cabrada Kelso Wa 98626	208-697-4805	ianc@aecllc.net
Demolition & Abatement Solutionz	Steve Romero	P6 Box 1447 Sultan WA	425-280-0944	Steve.Romero@AbatementSolutionz.com
DICKSON Demo	Jacob Clark	3315 S Pine St Tacoma, WA	253-255-5175	jacob@dickson.net

FIRM NAME	NAME	ADDRESS CITY - ST	PHONE	EMAIL
Alliance environmental	Jon Jennings	Puyallup	253-732-1041	JonJennings@Alliance- enviro.com
Nortstar	Mark Bond	Issaquah WA.	253-606-3779	MBOND@Nortstar.com
NW GROUND	JOHN MARCUS SAVAGE	Yelm, WA	406 261-6583	—
CGI	Dru Hoskins	Shelton, wa	425-780-1219	Druh@cgi.wa.net
Safe Asbestos Solutions	Cesar M.	Lake Stevens WA.	425-319-9816	sas11c1m@gmail.com
NW Ground,	Chris Myhr	Yelm wa.	253-837-7420	ChrisWMyhr@1229.globals.com
CDK Const.	Joe Reels	DuWall	425-788841	Bios@CDKConst.com
Tacoma Abatement Company	Ray Warr	Tacoma WA	253-985- 0165	Matt@tacabate. com
Ascendent cc	Mike Estes	211 12th St SE, Puyallup, WA	253-737-6355	MEstes@ASCdemo.com

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Name of Firm/Agency	Name of Representative	Address, City, State, Zip	Telephone Number	E-mail Address
NorthStar	KARL Grendze	8160 304 th AVE SE Issaquah, WA 98028	206-930-9411	kgrendze@northstar.com
NW Construction	Alyssa Becker Darryl Becker	22317 NE 72nd Ave Battle Ground, WA 98604	360-687-2070	admin@nwconstruction-inc.com
Affordable Abatement LLC	Uriel Medel	PO Box 2046 Everett WA 98213	425-399-0566	Info@affordable Abatement com
Pacific Northwest Demos	Slavik Nehm	25713 74 th Ave S Ste B Kent WA 98032	(206)439-8476	Sslavik@pnwdemo.net
Dyatt Construction	Ryan Sowers	9512 Stone Ave N Seattle WA	206793-4777	Ryan@dyatt.net
Titan Earthwork	Courtney Soyars	1585 Valentine Ave Pacific, WA 98047	2539851185	courtney.soyars@ TitanEarth.com
Northwest Grounds LLC	Marius Savage	16541 Deer Ridge S.E. Yelm WA 98597	(406)261-6583	northwestgroundsllc@gmail.com



Project Identification: 11200 1st Ave NE Seattle, WA 98125

Seattle Housing Authority
First Floor Reception – Attn: (Habtu Demeke)
101 Elliott Avenue W, Suite 100
Post Office Box 79015
Seattle, Washington 98119

Bid From: _____
(Contractor (PRINT NAME))

(Individual: (PRINT NAME))

Pursuant to, and in compliance with the Invitation to Bid and other documents relating thereto, and subject to all conditions thereof, the undersigned hereby proposes and agrees to furnish all labor, materials, equipment and testing necessary to perform and furnish the Work as indicated in the Contract Documents, and in accordance with the terms and conditions of the Contract Documents.

In submitting this Bid, the Bidder represents that:

- A. This Bid will remain subject to acceptance for 60 days after the day of opening.
- B. The Owner has a right to reject this Bid.
- C. Bidder will sign and submit the Agreement with Bonds, Insurance, and other documents required by the bid documents within 7 calendar days after the date of Owner's Notice of Award per Section 200.4.02.
- D. Bidder has examined copies of all the Bidding Documents and has visited the site and become familiar with the general, local, and site conditions.
- E. Bidder will ensure equal opportunity for employment and to engage in Affirmative Efforts in the solicitation of women and minorities, WMBE firms for participation on this Contract.
- F. By submission of its bid and the attached compliance certificate, Bidder represents that neither it nor its principals are presently debarred, suspended, proposed for debarment, or declared ineligible or voluntarily excluded from participation in this transaction by any federal department or agency. Where the Bidder is unable to certify to this statement, it shall attach an explanation to this bid. It further represents that by signing this bid that it will comply with the requirements regarding subcontracting, and the purchase of supplies or materials from firms or the firms' principals who are not debarred or otherwise disqualified from doing business with

the Owner. The Bidder understands that it shall provide evidence of Bidder's eligibility and eligibility of its subcontractors upon the Owner's request. A signed certification of compliance for itself and for any of its subcontractors will be required on an annual basis if the Contract extends beyond one year in duration.

- G. Bidder is in compliance with all of the responsibility requirements under RCW 39.04.350, including, but not limited to: having a certificate of registration under RCW 18.27 prior to bidding; a UBI number; industrial insurance coverage if required under Title 51; an employment security number Title 50; and a state excise tax registration number under Title 82.
- H. The requirements imposed by Part 2, which waives, with respect to the Owner only, the Contractor's immunity under RCW Title 51, (Industrial Insurance) of the Revised Code of Washington.
- I. Bidder accepts the provisions of and represents that Bid is in accordance with the Contract Documents.

Bidder acknowledges receipt of Addenda(s) Number(s)_____.

Bidder acknowledges the requirement that Work will be Substantially Complete and ready for final payment in accordance with the General Conditions within **one hundred and seventy-five (175)** calendar days after Notice to Proceed.

Bidder will complete the Work in accordance with the Contract Documents for the following price.

	Basic Bid TOTAL COST Including Sales and Use Tax (on materials only)	IDENTIFY WA. State Sales and Use Tax on Materials only.
1. Abatement	\$	\$
2. Demolition	\$	\$
3. Unit and Basement Cleanout Allowance	\$ 200,000.00	\$
4. Cost of Imported Foundation Fill Material Est. 5,215 CY	\$	\$
5. Cost of trucking 5,215 CY of Fill Material	\$	\$
6. Tree Care Allowance	\$ 50,000.00	\$
TOTAL Lump Sum Price	\$	\$

Retail Sales Tax / Compensatory Use Tax

****Purchases of Labor.** Unless otherwise specified on the Bid Form, the Contractor's bid price shall not include Washington State retail sales tax or the compensatory use tax for labor or services in the performance of the Contract.

****Purchases of Materials.** Unless otherwise specified on the Bid Form, the Contractor's bid price should include the retail sales tax or the compensatory use tax on material only. All taxes imposed by law shall be included in the total bid price, unless otherwise specified on the Bid Form. The Contractor shall pay the WSST to the Department of Revenue and shall furnish proof of payment to the Owner if requested. (In accordance with Chapter 90, Laws of 1975, First Extra Session, all materials purchased by a contractor in the performance of a contract let by the Owner are subject to Washington State retail sales tax or the use tax, effective July 15, 1975).

The following completed and signed documents are attached to and made a condition of this Bid:

1. Required Bid Bond
2. Required Forms:
 - A. [Reserved]
 - B. Bid Form
 - C. Bidders/Subcontractors List
 - D. Certificate as to Corporate Principal
 - E. Seattle Housing Authority Vendor Fact Sheet
 - F. [Reserved]
 - G. Suspension and Debarment Compliance
 - H. Non-Collusive Affidavit
 - I. Environmental Regulation Compliance
 - J. Certification of Compliance with Wage Payment Statutes
 - K. [Reserved]
 - L. [Reserved]
 - M. Community Participation Plan (to be submitted with Submittal)
*Exhibit 1 Contractor's Statement of WMBE Participation
 - N. [Reserved]

SUBMITTED on: _____ day of _____, _____.

Bid From: _____
(Firm Name)

Submitted by: _____
(Print name)

Signature of Person Submitting Bid: _____
(Sign name)

Address: _____

City, State, Zip: _____

Business Telephone: _____

E-mail Address: _____

Contractor's number for Washington Employment Security Department as
required in Title 50: _____

END OF SECTION 00300