

INVITATION TO BIDS

COMMON AREA LIGHTING REPLACEMENT PHASE II LIMITED PARTNERSHIP LOCATIONS Solicitation No. 5461

ADDENDUM NO.2
Issue Date 04/27/2021

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), and provides attachment A as a separate excel file listing Lighting Project Schedule for each location in an Excel worksheet.

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

Question 1: What is the start date for construction?
Response 1: We anticipate a start date of 7/1/2021. This is not a hard start date. The awarded Contractor will submit a work schedule, which will be subject to Owner's approval.

Question 2: What is the estimated value of this project?
Response 2: The estimated value for this for this project is provided in the Invitation To Bid for this solicitation.

Question 3: Are there union requirements for this project?
Response 3: There are no union requirements for this project.

Question 4: Is there an excel version of the scope of work per building? Pages 972-981 from Volume 2 bid packet.

Response 4: Yes, an excel version of the lighting schedule is attached to this Addendum as Attachment A.

Question 5: We noticed that some of the fixtures existing are 1x4s and the proposed fixture is a 2x4, with the t-bar ceiling it is going to be very expensive to run new electrical along with the t-bars and panel replacement. Would you like us to spec a new 1x4 fixture or would you like to keep the 2x4 which are in the plans?

Response 5: It is not the project's intent to require modification of the common area's surfaces. All non-LED luminaires or bulbs in building common areas shall be replaced with an equivalent LED fixture or bulb subject to Owner's approval. Lights must be DesignLight Consortium certified or Energy Start certified. For more information,

see the General Project Description in General Requirements and Technical Specification, Volume 2.

Question 6: Regarding General Scope A Item 6, below. Is the contractor responsible to paint or repair if the proposed fixture is smaller than the existing and creates a paint shadow?

Response 6: Yes, please refer to Volume 2, Section 010100 General Description 1.03 General Scope A.

- “Repair, paint and patch-back of wall, ceiling, siding and other surfaces that are impacted by the contractor while performing this work.”

Question 7: Some of the building have notes that ACM were found. If abatement is needed will SHA take care of that?

Response 7: We do not anticipate hazardous material abatement with this scope of work. However, if abatement is required, the awarded contractor is responsible for hazardous material abatement. Contractors performing abatement work must have appropriate State certified training (i.e. EA State Lead Safe Renovations, Repairs and Painting). Please refer to Section 010100 General Description, 1.03 General Scope, A General Scope Statement: Follow State and Federal safety and health guidelines when disturbing hazardous materials during light replacement work. Section 011001 Summary of Hazardous Materials.

Question 8: How would SHA like to handle existing lights that remain not working after the lighting replacement measures prescribed are performed? Recommendation is to have a predetermined Force Account for additional troubleshooting / repairs that may be needed.

Response 8: All non-LED lights in building common areas shall be replaced with an equivalent LED fixture or bulb subject to Owner’s approval. Additionally, lights must be DesignLight Consortium certified or Energy Star certified. Please refer to Specification Section 012500 Contract Modification Procedures, Section 013300 Submittal Procedures, and Section 013500 Substitutions in General Requirements And Technical Specifications, Volume 2.

Question 9: Will SHA be able to make maintenance staff available at the various sites to de-energize circuits at the guidance of the contractor? The concern is if panels aren't labeled properly or switches/controls aren't readily available there will be additional time needed to safely make some of the upgrades.

Response 9: SHA will have maintenance staff available to safely de-energize common area work locations. For this work to be safely conducted, a written notice must be provided to the Owner’s Representative at least 48 hours in advance of the planned shutdown.

Question 10: How will SHA provide access to locked areas that are required

to fully perform work?

Response 10:

SHA will provide Contractor building-specific keys for access. In other instances, SHA may have property staff open secure locations.

Question 11:

How does SHA want to handle fixtures that have damaged/missing lenses? Some of the fixtures observed during the job walk had damaged or missing lenses. Some of these are prescribed to get a lamp replacement only. Recommendation is to have a pre-determined Force Account to upgrade lenses and miscellaneous repairs as needed.

Response 11:

Damaged luminaires that are called out for lamp-only replacements may be repaired subject to Owner's approval. Please see Specification Section 012500 Contract Modification Procedures, Section 013300 Submittal Procedures, and Section 013500 Substitutions in General Requirements and Technical Specifications, Volume 2.

Question 12:

In accordance with CFR 135.36, can you confirm how qualified, responsive, Section 3 Business will be preferred for award?

Response 12:

If a Section 3 business' bid exceeds the low bid by no more than 10%, SHA may award the contract to the Section 3 business at the price bid by the Section 3 business.

Question 13:

Who gets the available energy rebates from the power utility (if any)? Will the Owner retain credit of the rebates or how will that be handled?

Response 13:

SHA will retain an energy rebate in the form of a grant from the Seattle Office of Housing Program.

END OF ADDENDUM NO.2