

## INFORMAL SOLICITATION

### 5831 Various Hope VI Shower Upgrades - Federal Funding Solicitation No. 5831

ADDENDUM NO. 1  
Issue Date October 30, 2023

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 information on pre-bid meeting (see Item 1 below), [clarifies project locations (see Item 2 below)], and lists questions received and SHA's responses (see Item 3 below).

**Item 1.** See attached attendance sheet for Pre-Bid meeting held on October 23, 2023.

**Item 2.** Replace project locations listed in Scope of Work Article 1.02.A with the below:

1. Baldwin Apartments: 1305 E Fir Street, Seattle
2. High Point: 6040 35th Ave SW, Seattle
3. NewHolly: 3815 S Othello Street, Seattle
4. Rainier Vista: 4570 Martin Luther King Jr Way S, Seattle
5. Ritz Apartments: 1302 E Yesler Way, Seattle

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

Question 1. Hello, I was hoping to inquire about understanding the project's scope. Firstly, I would like to obtain precise measurements for the existing tubs in each unit and the dimensions of the shower glass doors. Could you please direct me to where I can find this information?

Response: See answer to Question 35.

Question 2. Additionally, I need clarification on the project scope. My understanding is that it involves installing an acrylic one-piece shower wall system over the existing shower walls. Is that correct?

Response: The project scope includes both, installing an acrylic one-piece shower wall system over the existing shower walls; and removal and installing of new.

Question 3. The scope states that the walls are being removed for new tubs and tub surrounds. To better understand, could you confirm whether any preparation of the walls and floors is necessary for the installation of new acrylic walls and tubs? Is the new installation going over something specific, or will it be installed on a completely new surface?

Response: *The vendor would follow the product's requirements for preparing the walls when there is an installation over the existing tub/shower walls.*

Question 4. Site visit to units: Will there be a site visit to see these properties and units before a commitment to start the jobs?

Response: *When there is a work order for a job, the vendor will be able to do a site visit of the unit(s) before submitting a quote for the work.*

Question 5. Specs call for an ADA 36" shower: Can this be changed in the specs to read "Easy Access Showers"? (Note: on most of these properties the opening is 32" by 58", not qualifying for an ADA opening of 36" by 60".

Response: *ADA Accessible showers must meet accessibility requirements (2010 ADA Section 608, 2009 ICC A117.1 Section 608 and PHA Chapter 7.).*

Question 6. Hours of operation 8-5: Can they be expanded if the job is start, so the installer can finish the job that day?

Response: *Exceptions can be considered on a case-by-case basis.*

Question 7. Number of grab bars: There is not a clear number of grab bars required in the specs?

Response: *A minimum of one grab bar but more could be needed on a case-by-case basis.*

Question 8. Soap Dish: The description calls for a soap dish, (Shelf?), but there is no mention of it in the specs?

Response: *Soap dishes should be included in installations unless it is not possible or feasible. If there was an existing soap dish in the original tub or enclosure, then one should be included in the new installation.*

Question 9. Valves: The description does not mention a valve, but the specs mention a valve.

Response: *Thank you for calling that out. The valve should be included in the description.*

*Typically, shower valves will not need to be replaced. If this is required, then SHA will review a submittal for the extra work of installation by the contractor. If approved, a Change Order will be issued to cover the additional cost of work.*

Question 10. Properties wanting just wall surrounds: We have been doing just wall surrounds for High Point since 2016. How does this bid opportunity affect doing less?

Response: *If a work order is requested and the agreed upon work is LESS than the full scope, as long as the change is approved, there is no impact.*

Question 11. Properties and total number of units: most of these properties are doing more than 10 units per year, is there going to be a min/max per property each year?

Response: *We have an estimate of how many will be needed in a one-year period.*

*The Bid Price Form reflects this estimate. The estimated number of installations is being given only as the basis for the comparison of bids. SHA does not warrant, expressly or by implication that the actual amount of work will correspond therewith. SHA reserves the right to add or subtract installations during the contract term if determined to be in the best interest of SHA.*

Question 12. 24 hours out of service of the unit: What happens if there is some kind of plumbing or rot issue that has to be taken care of, before the job can be completed?

Response: *Timely communication with property maintenance or management should take place if this is the case so that they can assess the possible impact and communicate to the affected tenant.*

Question 13. Specs call for liner over tub/shower: Can the contractor choose to replace the tub/shower pan if needed? Rainier Vista has tubs that no liner will fit, the tub must be replaced.

Response: *The vendor can propose this for approval. Please see additional information in answer to Question 24.*

Question 14. Walk in Shower: Some of the properties are built on slab floors, these concrete floors can not have flat floor showers, due to the grade of the drain. Can we do a build up and ramp.

Response: *The feasibility within a unit to convert a tub to shower will be made by SHA prior to requesting the work.*

Question 15. Water shut off: Will the property maintenance be responsible for water shut off?

Response: *If the work requires the house main water supply to be turned off, property maintenance or management will communicate to resident and shut it off. If the work only requires the water to be shut off at the tub, contractor can shut it off.*

Question 16. Parking: Will there be parking available at each location?

Response: *Yes. All properties have free street parking except Yesler. For Yesler, parking can be arranged with the Maintenance Supervisor or Property Management.*

Question 17. Work area: Will there be a 10X10 work area at each location?

Response: *This will need to be on a case-by-case basis but typically some type of work area can be arranged with property maintenance.*

Question 18. Maintenance Wage Rate Decision sheet: Hud Form 52158 --- Plumber \$54.33 + \$22.04 = \$76.08, is this the current L&I Prevailing wage we are supposed to use for our plumbers?

Response: *Yes. As this project is federally funded by HUD, wage rates are set by HUD. HUD wage rates override any local or state wage rates. You are responsible to pay at minimum the rates listed on the HUD rate sheet.*

Question 19. How many units will be done over a period of time? How many units per year?

Response: *Unit quantity estimates are based on recent use and projected future use.*

*The Bid Price Form reflects this estimate. The estimated number of installations is being given only as the basis for the comparison of bids. SHA does not warrant, expressly or by implication that the actual amount of work will correspond therewith. SHA reserves the right to add or subtract installations during the contract term if determined to be in the best interest of SHA.*

Question 20. On Page 1/107, under "BIDDER ACKNOWLEDGES RECEIPT OF ADDENDA(S) NUMBER(S): \_\_\_\_\_"

It appears that no addenda have been provided yet. Therefore, when we submit the initial bid, should we simply fill in "zero" in the blank? Please clarify if this is correct.

Response: *This blank is to acknowledge any addenda published. You are to list the numbers of the Addenda; ex: if there were 2 addenda issued, you would fill in 1 and 2. If no addenda are issued, it is fine to put a zero (0) in the line.*

Question 21. Shower size question: Standard or measurements?

Response: *See answer to Question 35.*

Question 22. Is there a specific standard brand required?

Response: *There is not a specific brand required. We have provided some standard brands in the Scope of Work as a basis for pricing. Substitution requests can be submitted for SHA's review on equal to or better than original product to be installed.*

Question 23. The Request for Bids request says “Bid range estimated to be between \$50,000 and \$60,000 per year.” Attachment A says “\$50,000 to \$250,000”. What do the amounts on Attachment A mean?

Response: *Attachment A amounts don't refer to the specific amount of this project. Attachment A amounts refer to the range that the terms and conditions apply to. Terms and conditions below \$50,000 vary from those between \$50,000 to \$250,000.*

Question 24. If unit is different than standard size would that be handled by Change Order?

Response: *Due to the variety of showers, variances will be allowed by the contract with approval prior to start of work.*

Question 25. How are prevailing wage increases addressed?

Response: *Prevailing wages for this project are set by HUD based on the type of project and the bid due date. Prevailing wages will be reviewed annually on the contract execution anniversary date. If any HUD prevailing wages have increased, they will be incorporated into the contract through a Change Order.*

Question 26. On Page 5/107, under "Retainage" Could you please specify the percentage of retainage for this project? Additionally, what is the expected timeline for releasing the retainage upon completion of the project?

Response: *Standard retainage for projects \$50,000 or more is 5%.*

*The retainage release process cannot begin until after all punch list items and project paperwork are complete and labor compliance documentation and approval are achieved. Once SHA issues Final Contract Acceptance, we file the Notice of Completion with L&I.*

*This triggers the beginning of the retainage release process. Retainage must be held a minimum of 45 days and until all releases are received from the Department of Revenue, Department of Labor & Industries, and Employment Security Department. Because other agencies are involved an exact timeline is impossible to know.*

Question 27. On Page 5/107, under "Insurance Requirement" Do subcontractors have the same insurance requirements as the general contractor?

Response: *This question is answered in section 2.03 B(3) on page 9 of the General Conditions (p.23 of 107 of solicitation).*

Question 28. Is this project Public Works or private?

Response: *Public Works*

Question 29. One unit – start to finish to include demo, any needed repairs, install, and finishes?

Response: *That is correct.*

Question 30. Replacing shower valves typically?

Response: *See answer to Question 9.*

Question 31. When replacing valves, sometimes valves are one size on fixture and another size inside wall which could lead to extensive work. How is this handled?

Response: *See answer to Question 9.*

Question 32. Prevailing wage for a plumber on your sheet is; plumber \$54.33 + \$22.04 = \$88.62 per your sheet. Our research shows the Fed L&I King Co. prevailing wage for a plumber would be \$100.69. Which is correct?

Response: *See answer to Question 18.*

Question 33. Also, on the zoom meeting there was a question about replacing the valve. Your scope of work shows that the valve will be replaced with a Moen or a Delta. Can you please specify?

Response: *There is not a specific brand required. If the valve needs to be replaced and SHA approves contractor to do this work then substitution requests can be submitted for SHA's review on equal to or better than original product to be installed.*

Question 34. On Page 1/107, under "Business Classification"

- Our company is a minority-owned business but not officially certified. Are we eligible to check the "MBE" (Minority Business Enterprise) option?
- Also, our company is a veteran-owned small business (VOSB) certified by both SBA and Washington State. Are there any advantages or considerations for us when bidding on SHA contracts?

Response: *If your business is not officially certified, you can select the "Self-Identified" box under the Ownership Status section.*

*I'm sorry to report that SHA doesn't track participation of or have special considerations for veteran-owned businesses.*

Question 35. On Page 9/107 and Page 10/107, specifically regarding the Tub and Shower Rooms

- What are the dimensions of the bathtub?
- What are the dimensions of the walk-in shower room?
- What are the dimensions of the ADA Accessible shower room?

Response: *Tubs standard size is 60" long and 30" to 31" wide and 74" tall.*

*Walk-in showers standard size is 36" long by 36" wide.*

*ADA Accessible showers may vary but must meet accessibility requirements per 2010 ADA Section 608, 2009 ICC A117.1 Section 608 and PHA Chapter 7.*

- *ADA Section 608 Shower Compartments attached for reference on measurements.*
- *For additional information, visit [2010 ADA Standards for Accessible Design website](#).*

*All measurements will be confirmed when a work order is requested.*

END OF ADDENDUM NO. 1

## Pre-Bid Meeting Sign-In Sheet

**Project Name: Various Hope VI Shower Upgrades - Federal Funding (#5831)**

Monday, October 23, 2023, 9:00 a.m.

Name of Firm/Agency	Name of Representative	Address, City, State, Zip	Telephone Number	E-mail Address
Desmond Batts	T and J's Plumbing Connections LLC			
Angela Casciato	Sova Construction LLC			
Trey Provident	Bath Fitter			
John Pfaff	Bath Fitter			
Lei Cheng	Leiland Construction LLC			



Name of Firm/Agency	Name of Representative	Address, City, State, Zip	Telephone Number	E-mail Address
Seattle Housing Authority	Cindy Sribhibhadh	101 Elliott Ave W, Suite 100 PO Box 79015 Seattle, WA 98119	(206) 423-4895	<a href="mailto:cindy.sribhibhadh@seattlehousing.org">cindy.sribhibhadh@seattlehousing.org</a>
Seattle Housing Authority	Joseph Walior	101 Elliott Ave W, Suite 100 PO Box 79015 Seattle, WA 98119	(206) 250-9335	<a href="mailto:joseph.walior@seattlehousing.org">joseph.walior@seattlehousing.org</a>
Seattle Housing Authority	Veronica Sharp	101 Elliott Ave W, Suite 100 PO Box 79015 Seattle, WA 98119	(206) 239-1553	<a href="mailto:veronica.sharp@seattlehousing.org">veronica.sharp@seattlehousing.org</a>



### **Advisory 607.6 Shower Spray Unit and Water.**

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Ensure that hand-held shower spray units are capable of delivering water pressure substantially equivalent to fixed shower heads.

**607.7 Bathtub Enclosures.** Enclosures for bathtubs shall not obstruct controls, faucets, shower and spray units or obstruct transfer from wheelchairs onto bathtub seats or into bathtubs. Enclosures on bathtubs shall not have tracks installed on the rim of the open face of the bathtub.

## **608 Shower Compartments**



**608.1 General.** Shower compartments shall comply with 608.



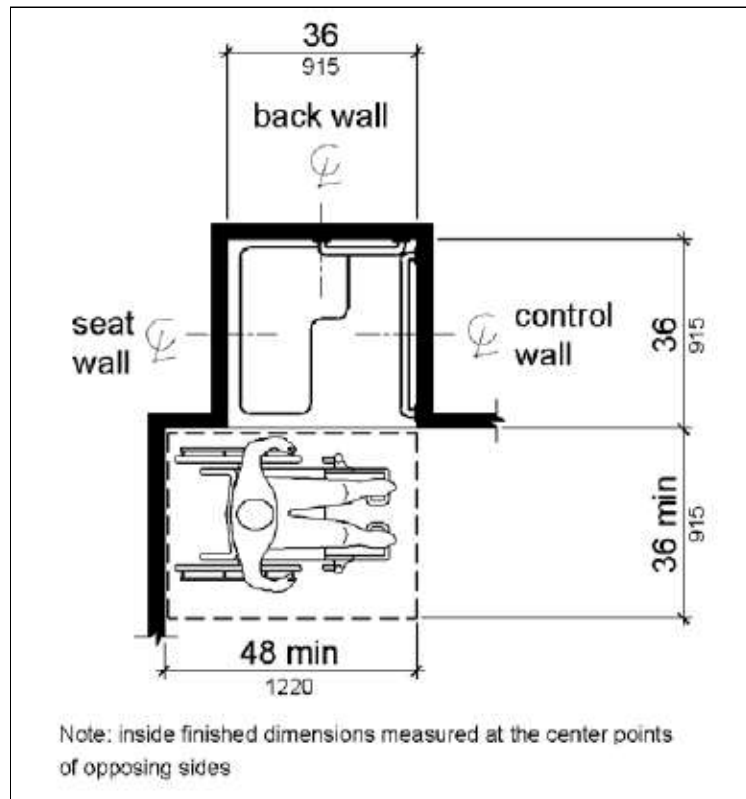
### **Advisory 608.1 General.**

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Shower stalls that are 60 inches (1525 mm) wide and have no curb may increase the usability of a bathroom because the shower area provides additional maneuvering space.

**608.2 Size and Clearances for Shower Compartments.** Shower compartments shall have sizes and clearances complying with 608.2.

**608.2.1 Transfer Type Shower Compartments.** Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment. Clearance of 36 inches (915 mm) wide minimum by 48 inches (1220 mm) long minimum measured from the control wall shall be provided.

**Figure 608.2.1**

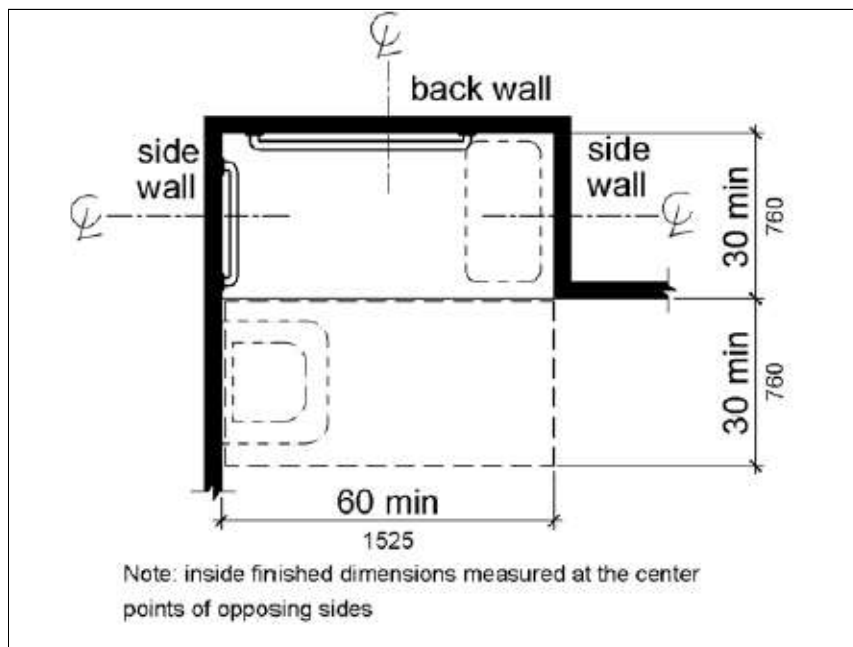
### Transfer Type Shower Compartment Size and Clearance

**608.2.2 Standard Roll-In Type Shower Compartments.** Standard roll-in type shower compartments shall be 30 inches (760 mm) wide minimum by 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides and shall have a 60 inches (1525 mm) wide minimum entry on the face of the shower compartment.

**608.2.2.1 Clearance.** A 30 inch (760 mm) wide minimum by 60 inch (1525 mm) long minimum clearance shall be provided adjacent to the open face of the shower compartment.

**EXCEPTION:** A lavatory complying with 606 shall be permitted on one 30 inch (760 mm) wide minimum side of the clearance provided that it is not on the side of the clearance adjacent to the controls or, where provided, not on the side of the clearance adjacent to the shower seat.

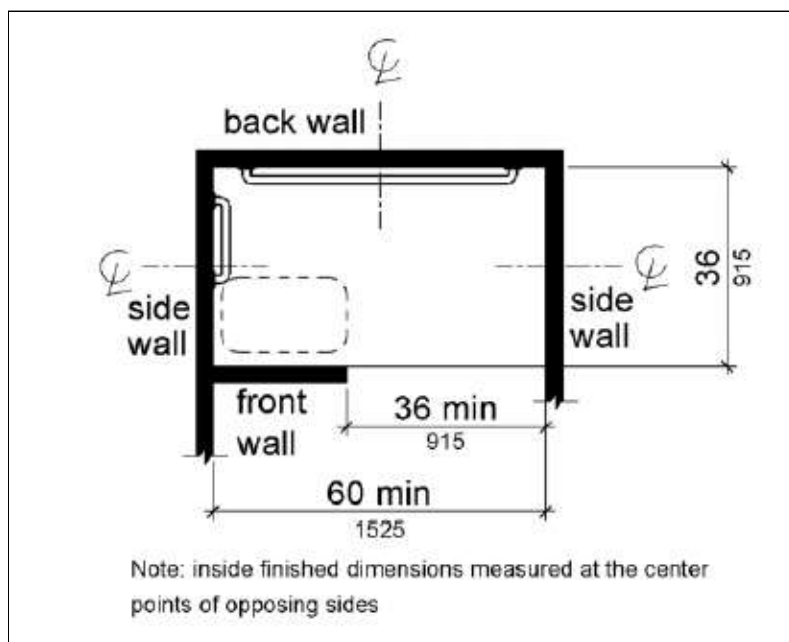
**Figure 608.2.2**



**Standard Roll-In Type Shower Compartment Size and Clearance**

**608.2.3 Alternate Roll-In Type Shower Compartments.** Alternate roll-in type shower compartments shall be 36 inches (915 mm) wide and 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides. A 36 inch (915 mm) wide minimum entry shall be provided at one end of the long side of the compartment.

**Figure 608.2.3**



## Alternate Roll-In Type Shower Compartment Size and Clearance

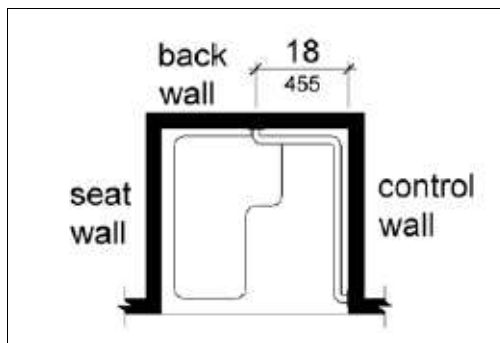
**608.3 Grab Bars.** Grab bars shall comply with 609 and shall be provided in accordance with 608.3. Where multiple grab bars are used, required horizontal grab bars shall be installed at the same height above the finish floor.

### EXCEPTIONS:

1. Grab bars shall not be required to be installed in a shower located in a bathing facility for a single occupant accessed only through a private office, and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 608.3.
2. In residential dwelling units, grab bars shall not be required to be installed in showers located in bathing facilities provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 608.3.

**608.3.1 Transfer Type Shower Compartments.** In transfer type compartments, grab bars shall be provided across the control wall and back wall to a point 18 inches (455 mm) from the control wall.

**Figure 608.3.1**

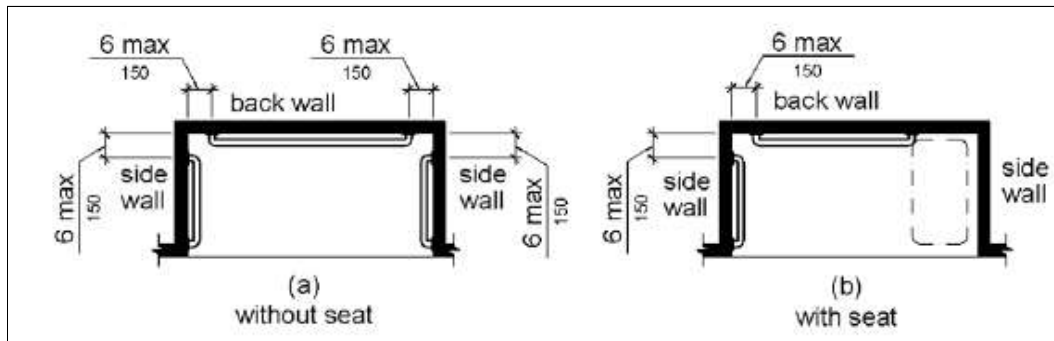


**Grab Bars for Transfer Type Showers**

**608.3.2 Standard Roll-In Type Shower Compartments.** Where a seat is provided in standard roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall opposite the seat. Grab bars shall not be provided above the seat. Where a seat is not provided in standard roll-in type shower compartments,

grab bars shall be provided on three walls. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.

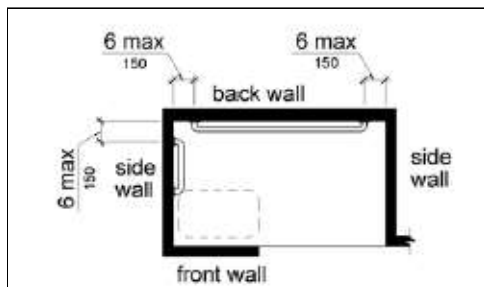
**Figure 608.3.2**



### Grab Bars for Standard Roll-In Type Showers

**608.3.3 Alternate Roll-In Type Shower Compartments.** In alternate roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall farthest from the compartment entry. Grab bars shall not be provided above the seat. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.

**Figure 608.3.3**



### Grab Bars for Alternate Roll-In Type Showers

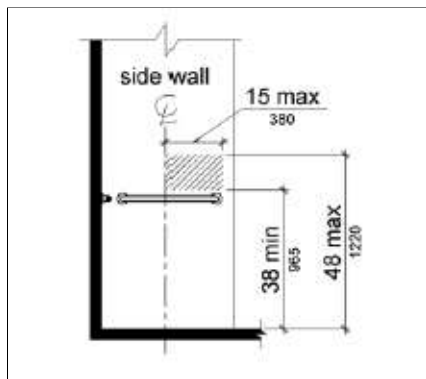
**608.4 Seats.** A folding or non-folding seat shall be provided in transfer type shower compartments. A folding seat shall be provided in roll-in type showers required in transient lodging guest rooms with mobility features complying with 806.2. Seats shall comply with 610.

**EXCEPTION:** In residential dwelling units, seats shall not be required in transfer type shower compartments provided that reinforcement has been installed in walls so as to permit the installation of seats complying with 608.4.

**608.5 Controls.** Controls, faucets, and shower spray units shall comply with 309.4.

**608.5.1 Transfer Type Shower Compartments.** In transfer type shower compartments, the controls, faucets, and shower spray unit shall be installed on the side wall opposite the seat 38 inches (965 mm) minimum and 48 inches (1220 mm) maximum above the shower floor and shall be located on the control wall 15 inches (380 mm) maximum from the centerline of the seat toward the shower opening.

**Figure 608.5.1**



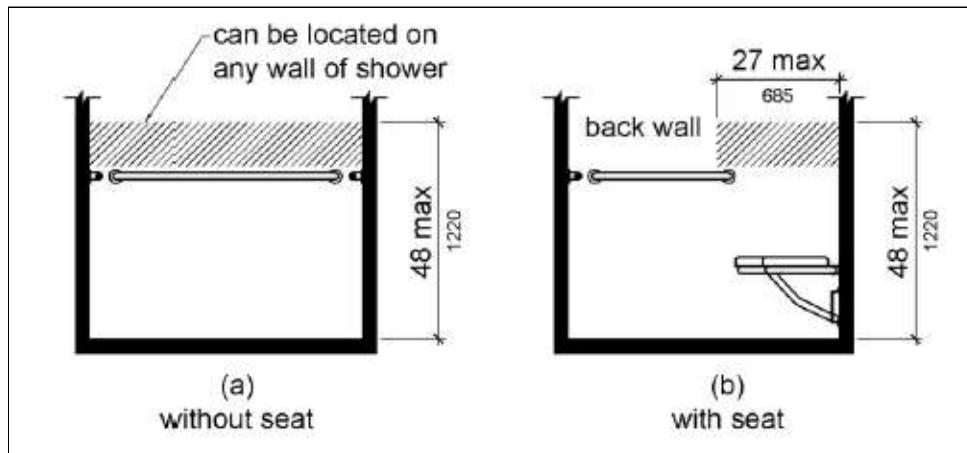
#### **Transfer Type Shower Compartment Control Location**

**608.5.2 Standard Roll-In Type Shower Compartments.** In standard roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be installed on the back wall adjacent to the seat wall and shall be located 27 inches (685 mm) maximum from the seat wall.



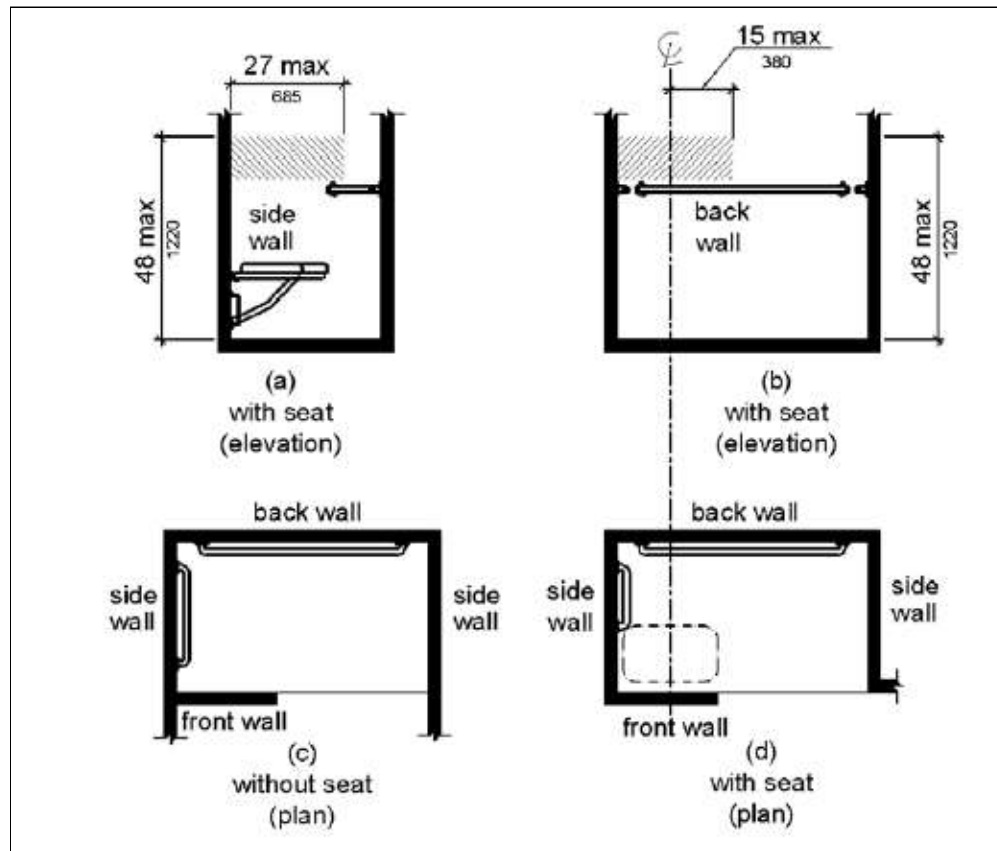
#### **Advisory 608.5.2 Standard Roll-in Type Shower Compartments.**

In standard roll-in type showers without seats, the shower head and operable parts can be located on any of the three walls of the shower without adversely affecting accessibility.

**Figure 608.5.2****Standard Roll-In Type Shower Compartment Control Location**

**608.5.3 Alternate Roll-In Type Shower Compartments.** In alternate roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be located on the side wall adjacent to the seat 27 inches (685 mm) maximum from the side wall behind the seat or shall be located on the back wall opposite the seat 15 inches (380 mm) maximum, left or right, of the centerline of the seat. Where a seat is not provided, the controls, faucets, and shower spray unit shall be installed on the side wall farthest from the compartment entry.



**Figure 608.5.3**

### Alternate Roll-In Type Shower Compartment Control Location

**608.6 Shower Spray Unit and Water.** A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Shower spray units shall deliver water that is 120°F (49°C) maximum.

**EXCEPTION:** A fixed shower head located at 48 inches (1220 mm) maximum above the shower finish floor shall be permitted instead of a hand-held spray unit in facilities that are not medical care facilities, long-term care facilities, transient lodging guest rooms, or residential dwelling units.

### **Advisory 608.6 Shower Spray Unit and Water.**

Ensure that hand-held shower spray units are capable of delivering water pressure substantially equivalent to fixed shower heads.

**608.7 Thresholds.** Thresholds in roll-in type shower compartments shall be 1/2 inch (13 mm) high maximum in accordance with 303. In transfer type shower compartments, thresholds 1/2 inch (13 mm) high maximum shall be beveled, rounded, or vertical.

**EXCEPTION:** A threshold 2 inches (51 mm) high maximum shall be permitted in transfer type shower compartments in existing facilities where provision of a 1/2 inch (13 mm) high threshold would disturb the structural reinforcement of the floor slab.

**608.8 Shower Enclosures.** Enclosures for shower compartments shall not obstruct controls, faucets, and shower spray units or obstruct transfer from wheelchairs onto shower seats.

## 609 Grab Bars



**609.1 General.** Grab bars in toilet facilities and bathing facilities shall comply with 609.

**609.2 Cross Section.** Grab bars shall have a cross section complying with 609.2.1 or 609.2.2.

**609.2.1 Circular Cross Section.** Grab bars with circular cross sections shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

**609.2.2 Non-Circular Cross Section.** Grab bars with non-circular cross sections shall have a cross-section dimension of 2 inches (51 mm) maximum and a perimeter dimension of 4 inches (100 mm) minimum and 4.8 inches (120 mm) maximum.