

Addendum # 1

**RFI for City Manager's Office
Remodel of Former PCC in Houghton Village
Job # 23-23-CMO
Responses to Questions**

Q. Is the grid staying in the breakroom? A1.4 HV 11

A. Per Sheet A1.4 RCP Legend notes existing and new locations. Updated RCP Key Note #2 has been clarified.

Q. The new restrooms have what ceiling height? A1.4 HV 7, 8, 9

A. They will be at 9' hard lid per A1.4. There will be a transition from the most southern existing restrooms from the low lid to high lid.

Q. Will the existing mop sink be reused? A1.3 HV 1

A. Yes, per A1.3 Key Note 5, the mop sink from the east side will be used in the new janitor closet.

Q. Water coming in from the SE corner, has this been inspected? A1.3 HV 21

A. Refer to Sheet A1.3 Key Note 3 - scope deleted.

Q. The new wall located on the north end that divides the storage area from the exit, is it fire rated up to the deck above? A1.3 HV 28, 29, 30

A. Yes. Please also note clarification of legend wall type for clarity. Also clarification of rated wall condition at breakroom wall.

Q. What does "Inspected" mean for the cooler? A1.3 HV 31

A. Refer to Sheet A1.3 Key Note 9.

Q. For the lights, is there a percentage amount that is the expected target for the amount of lights or ballasts that may need to be replaced? E3.00

A. Refer to revised note 2 sheet E3.00: "CLEAN AND RELAMP EXISTING LIGHTING FIXTURES THROUGHOUT AND ENSURE ALL ARE IN WORKING CONDITION, INCLUDING BUT NOT LIMITED TO BALLAST REPLACEMENT. FOR PURPOSE OF BID CONSISTENCY, ASSUME LIKE-FOR-LIKE REPLACEMENT OF 24 LAMPS AND 12 BALLASTS."

Q. For the ADA parking spots, signs are missing or not present. Can the addendum clarify expectations? A1.0

A. Refer to Sheet A1.0 Key Note 2 for clarification.

Q. For the flooring, can the addendum clarify scope. IE floor remains as is, or floor is removed or floor is floated prior to covering it? A1.2 HV 35

A. Sheet A1.2 Key Note #6 to remain

Q. Age of Building? A4.1

A. Building was built in 1958

Q. What is the door hardware spec for the existing and new doors?

A. Refer to Sheet A4.1 Door Hardware Update.

Q. Where is Bid drop at?

A. Bid drop is by 10am on September 1st, 2023 at City Hall, 123 5th Ave, Kirkland, WA 98033

Q. Please confirm number of Calendar Days for Substantial Completion. There is a discrepancy within the bidding documents.

A. Correct timeline is 84 days.

Q. What is the roofing scope?

A. There is no roofing scope included

Q. For the extended soffit wall, will the new portion of the wall be metal framing on top of the existing wood framing? A1.3

A. Yes. See Sheet A1.3 Key Note 1 for clarification

Q. HVAC Status

A. The HVAC has been inspected & is operational.

Q. Clarify door materials A4.1

A. Refer to Sheet A4.1 for clarification of door material

Q. Is the requirement to submit a subcontractor identification form applicable only to General Contractors overseeing the entire project, especially when I'm only bidding for a single division and am unsure about the specific names of the subcontractors involved?

A. City of Kirkland should only receive full and complete bids including the entire project scope.

Q. Specification Section 00 70 00 General Conditions, Section 2.6 Builder's Risk indicates Contractor shall provide Builder's Risk Insurance. Please confirm this is correct and that the Builders Risk insurance is not provided by Owner.

A. This is correct. Builders Risk is provided by the Contractor.

Q. Please provide drawing A2.1 (enlarged plans, elevations, and casework details).

A. This page is included in the updated drawings in Addendum 1

Q. Are existing walls finishes in existing restrooms to be removed and replaced with paint?

A. Paint all walls in restrooms. Wood wainscot to remain existing in existing restrooms.