

July 8, 2024



RFB24-017 – 5 Homes Construction Project

Addendum 1

1. Please review the RFB posting for the latest updates, attachments, and addenda regarding this project following this link: <https://www.spokanetribe.com/5-homes-construction/>
 - a. Revised plans have been replaced with the previously posted ones. Please take note of this and work off of these new revised plans and not the original ones posted.
2. The new Bid Opening Date will now be **July 24th, 2024, at 2PM PST**. Bids must be received prior to 2PM on this date to be accepted. Any late bids will not be considered.
3. The Tribe's provided blueprints, plans, and materials list do not need to be followed exactly. The Tribe is open to considering bids or proposals that include similar home models and materials for construction.
4. The 5% TERO fee is not applicable to this project.
5. West End is the same as Fruitland, WA in regards of this project. Those terms may be used interchangeably throughout the RFB and any related documents and addenda.
6. What documentation of the Buy American Act will be required from our vendors?
 - a. Here is the response I received from my Purchasing Manager: I believe if we mention in the contract that we require our contractor to comply we don't need anything further documentation. It's more of a legality and will never get audited on it. If they keep their own documentation from their suppliers that their supplies were manufactured domestically, we should all be covered.
7. Is this project considered Federal or Washington State. We understand Stevens County will inspect but do they inspect to Washington requirements or to the Federal requirements. Washington has stricter energy requirements than the Federal IBC code requires.
 - a. They will inspect based on WA State requirements.
8. Each homesite will require 200 amp of power.
9. Chain linked fencing will be required for each homesite. These will be roughly 310 feet per homesite.
10. What work will the awarded contractor be expected to complete to prepare for future solar panel installation?
 - a. The contractor shall provide a 1" electrical conduit from the peak of the roof through the attic within 2' of the service panel for solar. The electrical conduit

July 8, 2024

through the roof shall be installed with a Oatey Retro Master Flashing Boot, 8-in x 8-in Vent Pipe Roof Flashing, with 1/4-in to 4-in Adjustable Diameter.

- b. The conduit shall be strapped to the trusses every 4' max with plumbers Tape or zip ties.
11. Each home will require a 60lb roof load for the heavy snowfall we experience.
12. There was some discussion and changes to what houses will be on drain field and what houses will be connecting to sewer main. Please clarify what houses on what lots will be on drain field and which ones will hook up to sewer main.
 - a. The only homesite that will require a drain field is the following: McCoy Lake site (Fruitland, WA). All 4 homes in Kokanee Meadows (Wellpinit, WA) will be hooked to the sewer main if deemed feasible. Homesite 20B (SW home) may require a drain field if it is deemed unfeasible to connect to the sewer main.
 - b. The following homesites will be hooked up to the sewer main, if the minimum slope can be met: Kokanee Meadows sites 13, 14, 20A and 20B. If not, the back left (SW) homesite on Kokanee homesite 20B will also require a drain field. See the homesite documents on the Tribe's RFB posting for further clarification.
13. The 2 homes that will be connected to the community sewer main, what is the distance to from the location of the homes to the sewer main?
 - a. The 4 homes in Kokanee will all be connected to the sewer main (unless 20B is deemed unfeasible). The distances from the homesite to the sewer main are as follows for each:
 - i. 20A: 70ft
 - ii. 20B: 350ft
 - iii. 13: 40ft
 - iv. 14: 40ft
14. The elevation drawings show 2 step stairs in the front and back of house. Are the stairs on the back side of the house going to be concrete? will there be any concrete side walks from the front stairs to the gravel driveway at any of the houses? If yes please provide details, width, length, location so we can get an accurate concrete take off.
 - a. Yes, the material used will be concrete. There will be a 4ft X 5ft landing outside of the door with stairs built on top of that.
 - b. There will also be sidewalks from the front door to the driveway, 4ft in width by 50ft in length.
15. Will the walls be textured? If yes, is that material accounted for in the materials list and what texture type?
 - a. Yes, Orange Peel texture.
16. Will there be any sitework from Avista? What will be the responsibilities between Avista, electrical, excavation? What will Avista be providing specifically?

July 8, 2024

- a. Avista will do their own trenching at no cost if it is within 150ft of their service transformers. If the trenching is over 150ft from their services transformers, there will be an additional cost.
17. What will be the heat source for these houses?
 - a. The heating sources for the homes will be a HVAC system (forced air heat pump) and a wood stove. See the HVAC Heat Pump document attached to the original RFB post found here: <https://www.spokanetribe.com/5-homes-construction/>
18. Please provide a lighting schedule (type of lights)
 - a. We will work on providing a lighting schedule and include it in the next addendum.
19. What will be the wall finish for the bathroom around the shower/tub? I see there is a window.
 - a. Water resistant greenboard with the finishes being the same as the rest of the home (orange peel).
20. Where is the location of the electrical panel?
 - a. See Plans – 4-5 Electrical and Joist Framing Plans found here: <https://www.spokanetribe.com/5-homes-construction/>
21. Will the contractor be painting the exterior of the house? I ask because the to house that was shown to us was not painted. Please provide what sheens, colors, and paint classification (latex, acrylic, enamel, oil base, etc.) of interior and exterior paint.
 - a. Yes, contractor will paint the exterior of the homes utilizing the Color Schemes document attached to the original RFB post found here: <https://www.spokanetribe.com/5-homes-construction/>
 - b. The color schemes should not be identical in homes that are next to one another. Please use different color schemes for homes adjacent to one another.
22. Will there be any inspections needed for the septic system drain field? If yes, who will be inspecting?
 - a. Spokane Indian Housing Authority will inspect the septic systems.
23. Please provide as-builts for existing utility locations.
 - a. See attachment titled Kokanee Meadow As-Built document on the original RFB posting found here: <https://www.spokanetribe.com/5-homes-construction/>
24. What do you want for the windowsills? Drywall, wood, P-lam?
 - a. Wood windowsills with an apron and the rest will be drywall.
25. Will you want drywall wrap around the interior of windows or trim?
 - a. Drywall.
26. Please provide lighting fixture schedule (type of lights)
 - a. See #18.
27. Do you want electric heaters in the bedrooms and bathroom?
 - a. No, the installed HVAC system mentioned in #17 will suffice.

July 8, 2024

28. In the material list there are several unit numbers missing. For example: Floor has #'s 5,6,7 unit amounts missing, Framing #8.5 missing, Windows #5 missing, Fans Venting #6 missing, Appliances #'s 3,4,5,6 missing. Please advise if we are to supply any of these and amounts.
 - a. Please compare the materials list to the plans and do your best to fill in any missing areas.
29. To clarify in the materials list under foundation is the concrete cubic yards? Is gravel cubic yards or yards?
 - a. Foundation concrete: 13 cubic yards
 - b. Gravel: 21 cubic yards
30. Materials list under metal roofing screws says 0 is this a mistake or GC to supply needed screws? What size of screws?
 - a. Buy screws in bulk ¼" X 1" length
31. Will the contractor be able to utilize the Wellpinit waste management site? If yes, can you please provide a phone number so we can contact for pricing?
 - a. Yes. Please reach out to Andrea Flett at (509)458-6510 or Reggie Peone at (509)458-6546.
32. In the Scope of Work for flooring is stating Pergo laminate flooring. Is this throughout the entire house or are the bedrooms receiving carpet? If Yes, any details of carpet would be appreciated.
 - a. Use pergo laminate flooring, or similar/like materials for the entire home.
33. Are contractors to bid bathroom floor using Pergo Laminate materials?
 - a. Yes, pergo laminate or similar/like materials.
34. Please provide Building physical address for hand delivered proposals.
 - a. 6195 Ford Wellpinit Rd., Wellpinit, WA 99040 OR PO Box 100, Wellpinit, WA 99040.
35. Please provide size of septic tank for the Alternate.
 - a. 1,000 gallon, 2-compartment tank.
36. Need clarification on the eaves. Please see below comment: Sheet 1 ELEVATIONS dimensions 12" at the gable ends of the house and rear eave of the building VS Sheet 4 ROOF PLAN/TRUSS SILHOUETTES ROOF PLAN has dimensioned 18" overhangs all around the house including the eaves and the rear appears to be 18" o.h. at small front gable – gable end is 12" beyond the adj roof (which makes it 18") and 12" eaves (per truss silhouette D). Please clarify size of eaves.
 - a. Let's make this a consistent 18" on all sides of the home.
37. Need to add a place for grounding that connects rebar to ufer.
38. Interior paint will be "SIHA White" only found at Sherwin Williams.
39. Here is the revised Bid format that should be submitted that will satisfy the Schedule of Values and Total Project Cost request in the original RFB:
 - a. Kokanee Site 13 Total Cost: \$

July 8, 2024

- b. Kokanee Site 14 Total Cost: \$
 - c. Kokanee Site 20A (NE) Total Cost: \$
 - d. Kokanee Site 20B (SW) Total Cost: \$
 - e. Alternate Septic System Total Cost: \$
 - f. Grand Total Project Cost: \$
40. Final RFI's/questions are due July 12th, 2024 by COB.