



King County Housing Authority

KCHA Board of Commissioners

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INVITATION TO BID

Envelope Renovation
at
Bellepark East Apartments, 16241 NE 13th Pl., Bellevue, WA 98008

February 23, 2026

ADDENDUM NO. 2

This addendum is used to clarify, change, delete, add to or substitute items in the original contract documents.

BID DATE: ~~February 26, 2026,~~ Thursday, March 5, 2026, at 11:00 am

QUESTIONS DEADLINE: Thursday, February 26, 2026 by 9:00 am

NUMBER OF PAGES: 2

CONTRACT NUMBER: TS2600131

NOTICE TO BIDDERS: Bidders are hereby notified of the following changes and/or clarifications to the Contract Documents for this project.

CHANGES/CLARIFICATIONS: Bid due date is now Thursday, March 5, 2026, at 11:00 am

QUESTIONS:

1. Please confirm liquidated damages are the sole remedy for project delays.

Answer: Confirmed.

2. Addendum 1 notes requirement for permit by GC through City of Bellevue. Contract duration is 45 days. Is the contract duration inclusive of the time it takes to get a permit? Obtaining a permit in City of Bellevue could take some time and is very unpredictable.

Answer: Schedule duration is from NTP issuance. KCHA is flexible and can either issue a limited NTP or extend project duration as needed.

3. Similar to Question 2: Some items, such as windows, will require several weeks between submittals and fabrication. Is the contract duration inclusive of the time it takes to get long lead items on site?

Answer: Yes. Similar to answer for question 2, the schedule could be extended or a limited NTP could be issued to allow for long lead items.

4. It is unclear whether gutters and downspouts are to be replaced, or just existing to be painting. Or is it new gutters and downspouts that need to be painted? Please clarify.

Answer: Paint as necessary after removal and replacement of gutters and downspouts. The intent is to only remove what is necessary to install new siding.

5. Window spec 08531.2.2.C.1.a calls for U-Value 0.30. Section 08531.2.5.A calls for U-Value of 0.27. Section 08531.2.5.B has different requirements. SHGC and VT requirements also conflict. Please clarify.

Answer: Please match the requirements in 08531.2.5.A.

6. Existing building siding appears to be a single layer type T1-11 siding. Instructions are to remove existing siding. Is there plywood underneath the existing siding? Can we use the existing siding as sheathing and apply new siding system over the top of this?

Answer: This is acceptable. Any protruding items such as trim would need to be removed to obtain a smooth, even surface. Then breathable Tyvek wrap would need to go over the existing T1-11 prior to the rainscreen system.

All other provisions of the Contract Documents remain unchanged.

END OF ADDENDUM NO. 2