

**CONSTRUCTION ADDENDUM: 1**

6/18/2026

**PROJECT NAME:** RAD Briarwood Electrical Repairs**PROJECT MANAGER:** Carl Frankel**PHONE NUMBER:** 425.891.3317**EMAIL ADDRESS:** carlf@kcha.org

**This Addendum is used to Identify Items in the Original Documents with Action as Follows:**

- CLARIFY**       **CHANGE**       **DELETE**  
 **ADD**       **SUBSTITUTE**

**Page(s) Total for this Addenda including this page 4**

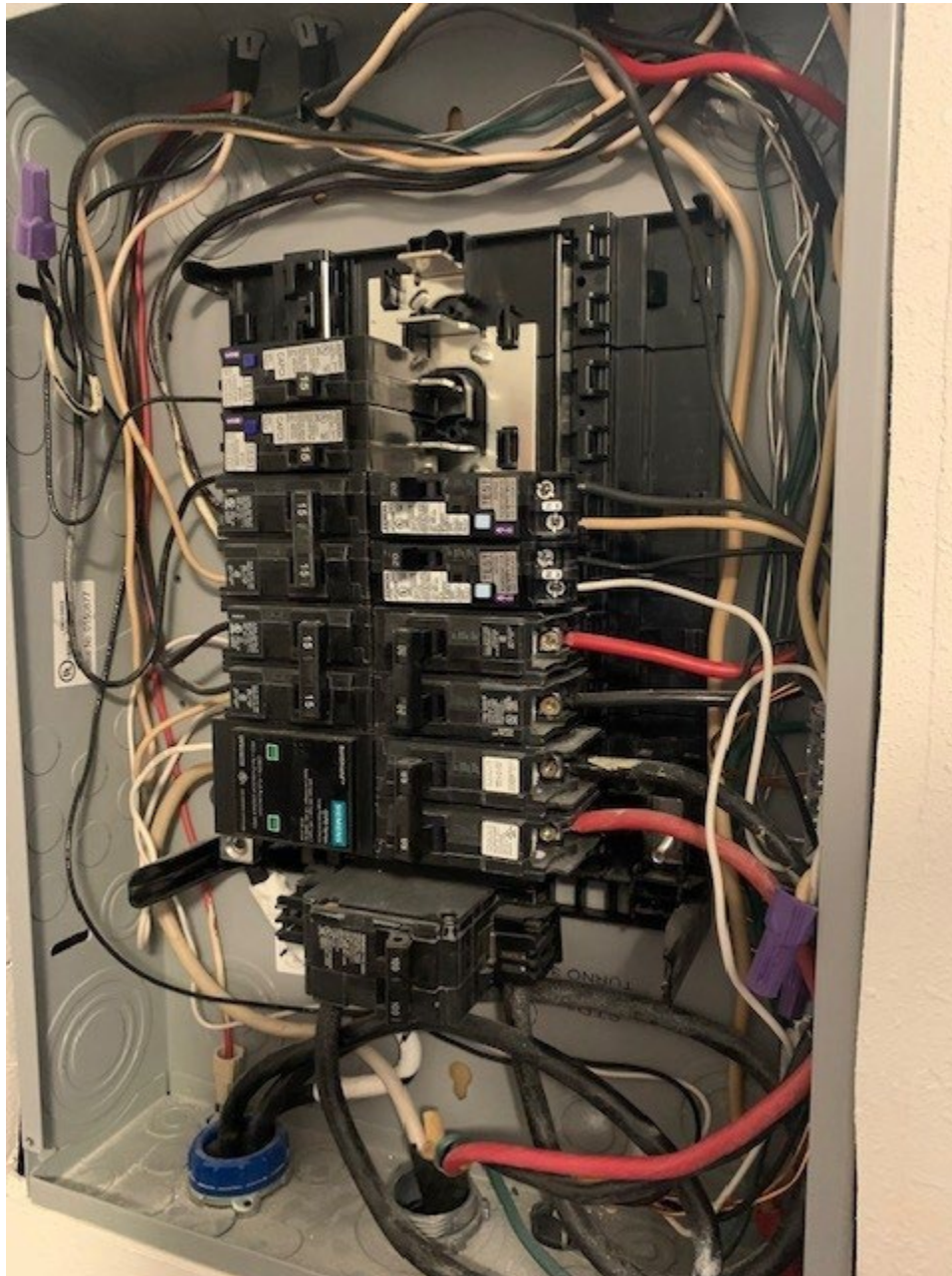
1. CLARIFY: Project duration is 60 calendar days.
2. CLARIFY: Contractor to provide and install new panels, circuit breakers and all other equipment and hardware for a fully operational code compliant electrical panel system. See Exhibit P (main breaker panel style) replacement example.
3. CLARIFY: Contractor will be responsible for all GWB patching, texture and paint. Entire wing wall where panel is located to be painted after patching and texture.
4. CLARIFY: This project requires 5% retention and 5% close-out.
5. CLARIFY: Bid Security required with bid if the value of the bid is \$150,000 or higher.
6. CLARIFY: Insurance is required for this project. If the value of the contract is greater than \$250,000, Builder's Risk insurance is also required.
7. CLARIFY: This project requires Section 3, payroll and LCP Tracker reporting.
8. CLARIFY: Alumiconn connections are only required for the 37 specified units that are to receive new panels. Bid based on a total of Forty (40) junction boxes consisting of but not limited to: outlets, switches, fire alarm devices, lights, heaters, appliances, water heater and range.
9. CLARIFY: Insurance will be required prior to Notice to Proceed.
10. CLARIFY: Performance and Payment Bonds (if \$150,000 and higher) are required prior to Notice to Proceed.
11. CLARIFY: Brand of Electrical Panel to be selected for submittal from acceptable manufacturers in Specification Section 26 24 16 in the bid documents.
12. CLARIFY Dust and debris control and clean-up will be the contractor's responsibility both at the panel, throughout the unit and throughout the building.
- 13: ADD: A diagram of typical units is included for reference. (BW Unit Layout 1) Do not scale.
- 14: ADD: Each unit has one (1) mini split heat pump and one (1) electric heater.

- 15: CLARIFY: There are no drawings or panel schedules in the bid documents.
- 16: CLARIFY: The basis of design is the panel observed in unit 311 at the site walk (Exhibit P). Contractor will be responsible for providing a complete code compliant electrical panel electrical system.
- 17. CLARIFY: Alumiconn connectors are the specified connectors.
- 18: ADD: Code compliant receptacles and switches are to be re-installed unless damaged or non-functioning, including matching faceplates.
- 19. CLARIFY: The Hazardous materials report is included in the bid documents. The contractor will be responsible to determine and provide the level of abatement necessary to perform the work in accordance with all codes and laws governing working with hazardous materials.
- 20. ADD: The panel in unit 311 is not included in this project. Permit status is unknown.
- 21: ADD: The concealed raceway bonding to the panel is not known. Any deficiencies that will not pass inspection will be treated as an unforeseen condition.

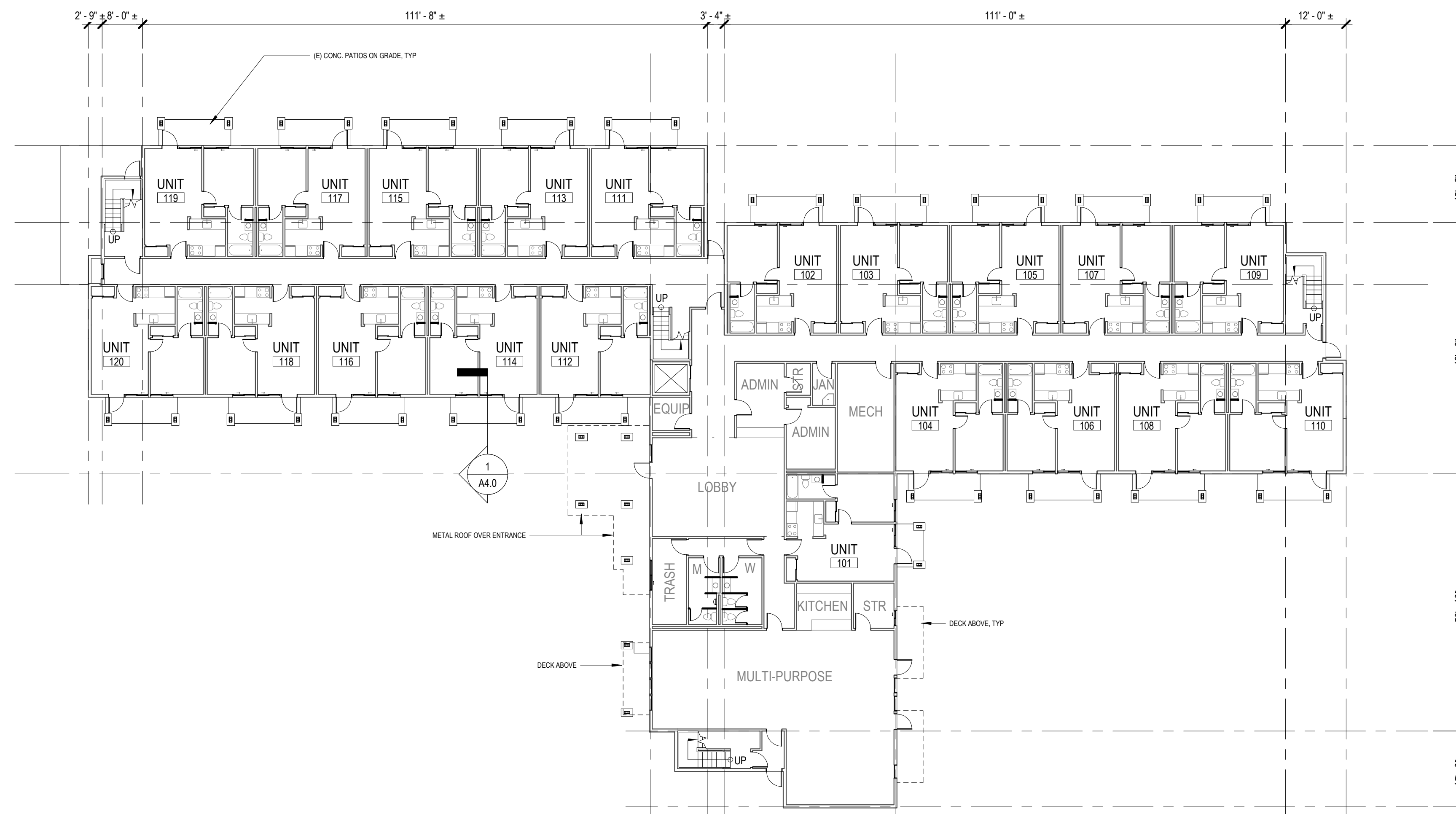
**END OF CONSTRUCTION ADDENDUM: 1**

# EXHIBIT P

Newer Panel Example Replacing Original



# BW Typical Unit Layout



18026 Midvale Ave N  
Seattle, WA 98133

CVH  
DC  
Date: 01/22/25  
Scale: As indicated  
Revisions: