



- Jerry Lee, Chair
- Richard Jackson
- Neal Black
- Tina Keys
- Regina Elmi

INVITATION TO BID

Roof Replacement
at
Bellepark East, 16241 NE 13th Pl, Bellevue, WA 98008

May 27, 2026

ADDENDUM NO. 1

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

BID DATE: June 3, 2026, at 11:00 am

QUESTIONS DEADLINE: Wednesday, May 27, 2026, at 9:00 am

NUMBER OF PAGES: 3

CONTRACT NUMBER: TS2604531

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

QUESTIONS:

Q1:

- Section 011000 (Summary), Item 1.1.C.12 specifies: "Install new 5" K-style aluminum gutters and 2"x3" aluminum downspouts to match existing locations."
- Section 076200 (Sheet Metal Flashing and Trim), Part 2, Section 2.4.B specifies: "Downspouts: Standard 2" x 4" rectangular downspouts complete with front and side elbows."

These two sections are in direct conflict. The difference in downspout size has implications for both material costs and compatibility with existing conditions at the site.

Could you please issue an addendum clarifying the correct downspout size to be used on this project?

A1: Please follow 011000 1.1.C.12 for 2" x 3" downspouts. The 2" x 4" is in error.

Q2: I have questions about this project's scope. It calls for synthetic underlayment; however the roof pitch shows to be 3/12, which would require ice and water shield. Can you confirm which product it is calling for?

A2: PER BELLEVUE CODE:

Roof Slope

- The minimum roof slope for asphalt shingles is 2:12. Roof slopes between 2:12 and up to 4:12 require double underlayment, as detailed in IRC Table R905.1.1(2). See special installation requirements of manufacturer and IRC. (R905.2.2)

R905.2.2 Slope

Asphalt shingles shall be used only on roof slopes of two units vertical in 12 units horizontal (17-percent slope) or greater. For roof slopes from two units vertical in 12 units horizontal (17-percent slope) up to four units vertical in 12 units horizontal (33-percent slope), double *underlayment* application is required in accordance with Section R905.1.1.

TABLE R905.1.1(2)
UNDERLAYMENT APPLICATION

ROOF COVERING	SECTION	MAXIMUM ULTIMATE DESIGN WIND SPEED, $V_{ult} < 140$ MPH	MAXIMUM ULTIMATE DESIGN WIND SPEED, $V_{ult} \geq 140$ MPH
Asphalt shingles	R905.2	For roof slopes from two units vertical in 12 units horizontal (2:12), up to four units vertical in 12 units horizontal (4:12), underlayment shall be two layers applied in the following manner: apply a 19-inch strip of underlayment felt parallel to and starting at the eaves. Starting at the eave, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 19 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.	Same as Maximum Ultimate Design Wind Speed, $V_{ult} < 140$ mph except all laps shall be not less

Please add second layer of underlayment and install per table R905.2.2

Q3: Please confirm if gutter guards are to be installed on the new gutters.

A3: Please include gutter guards on new gutters. Style similar to Amerimax Snap-in Filter 3ft white vinyl micro-mesh gutter guard.

Q4: In Section 2 of the roof replacement agenda, it states: 'Removal and replacement of all existing roofing materials and 50% of plywood deck sheathing, as well as 100LF of fascia board.' Is this scope of work for each individual building, or is it the combined total for all three apartment buildings and the office building?

A4: See section 1.5.D, unit price list – sheathing is 50% of total roof area. It could be calculated for each individual roof if you prefer, but please include 50% sheathing replacement for all buildings. For fascia, please include 100lf per building.

Q5: Please confirm whether asbestos testing is required.

A5: Asbestos testing is required. This property has had asbestos tests in previous years, but they are no longer valid with the testing level adjustment in January 2025. There is no expectation of ACM, but testing shall be performed to confirm that in accordance with RCW.

Q6: Please confirm fascia board material. Specifications note two different items.

A6: Please provide 1x8 fiber cement fascia.

Q7: Please confirm plywood sheathing thickness.

A7: ½” CDX thickness, minimum.

Q8: Does KCHA have preferred method of blocking the eave vents?

A8: No methods are preferred. Bidders to devise/suggest their own means and methods.

All other provisions of the Contract Documents remain unchanged.

END OF ADDENDUM NO. 1