

**New Kirkland Heights LLLP**  
**600 Andover Park West**  
Tukwila, WA 98188

August 31, 2023

Project Name: Kirkland Heights Redevelopment – Solar Installation  
Location: Kirkland Heights Apartments  
13310 NE 133rd Street, Kirkland WA 98034  
Contract Number: TC2300331

**Addendum No. 2**

This Addendum modifies the Bid Documents dated August 14, 2023.

Documents included in this Addendum:

1) Revisions to the Kirkland Heights Redevelopment Project Manual – Invitation to Bid

Revised text changes are denoted: strikethrough are deletions, underline are additions.

**Bid Questions**

**Question 1**

*Our insurance agent has pointed out that a Builder's Risk policy does not seem applicable given our role as a subcontractor. Please confirm whether an Installation Floater in an amount equal or greater to the contract amount would satisfy the requirements in lieu of a Builder's Risk policy, or if another type of policy could be substituted.*

1) For clarification, the selected Solar Contractor will not be a subcontractor on the Kirkland Heights Redevelopment project. The Kirkland Heights Redevelopment – Solar Installation project is a separately procured contract and the Solar Contractor will be the General Contractor on the solar installation project.

2) An Installation Floater in an amount equal to the contract amount in lieu of Builder's Risk is acceptable.

**Question 2**

*Please provide the contact information for the General Contractor's Project Manager.*

The Kirkland Heights Redevelopment GC contact information will be provided to the solar contractor after award of contract.

**Question 3**

*Builder's Risk policy does not seem applicable given our role as a subcontractor. Please confirm if this requirement can be removed, or if another type of policy could be substituted.*

Please see the previous response about Builder's Risk insurance.

**Question 4**

*Will the roofing attachment flashings (weather sealing) be provided by the GC's roofing contractor?*

Firestone boots are to be provided by the Solar Contractor's roofing sub-contractor.

**Question 5**

*When is the solar contractor expected to commence the installations?*

The Solar installations must be coordinated with the General Contractor for the Kirkland Heights Redevelopment project. Roof attachment will take place as roof structures are constructed.

# INVITATION TO BID

## Kirkland Heights Redevelopment – Solar Installation

New Kirkland Heights LLLP will accept bids from qualified Solar PV Installation Contractors to furnish labor, materials and necessary equipment to perform the following:

**SCOPE OF WORK:** Work includes, but is not limited to, the installation of 23 solar photovoltaic arrays per the design specifications in the bid documents for a total average of 1,198kwh/yr of solar power generation, and other tasks as described in the bid documents.

### PROJECT MANUAL DISTRIBUTION:

Address: New Kirkland Heights LLLP, 600 Andover Park, Seattle, WA 98188  
Distribution: **Documents are available for download on KCHA's website at**  
<http://www.kcha.org/business/construction/open/>

### PRE-BID CONFERENCE:

Date and Time: August 17, 2023 at 2:00 P.M.  
Jobsite Address: Kirkland Heights Apartments, 13310 NE 133rd Street, Kirkland WA 98034.  
In Addition: Contractors are strongly encouraged to attend the Pre-Bid Conference. Failure to attend the Conference will not relieve the Contractor of any responsibility for information provided at that time.  
For Questions: Questions pertaining to the bid are to be sent via email to [NathanK@kcha.org](mailto:NathanK@kcha.org) no later than seven (7) calendar days prior to bid due date. All responses shall be in the form of Addenda.  
Posting: Addenda will be posted on KCHA's website.

### BIDS ARE DUE:

**Time:** 2:00 P.M.  
**Date:** ~~August 28, 2023~~ ~~September 4, 2023~~ September 5, 2023  
Address: New Kirkland Heights LLLP  
600 Andover Park West, Seattle, WA 98188  
Submittal Process: Bids may be sent to Nathan Kraus via mail, hand delivery, or by email to [NathanK@kcha.org](mailto:NathanK@kcha.org).  
Process: All Bids must be received by New Kirkland Heights LLLP no later than the above due date and time. No Bids will be accepted after that date and time.

### BID GUARANTEE:

Amount: Five (5%) Percent of the Total Bid must accompany Each Bid  
Payable to: New Kirkland Heights LLLP

**PERFORMANCE AND PAYMENT BONDS:** As a condition of award Performance and Payment bonds for 100% of the Contract Award Amount shall be furnished for the Work.

New Kirkland Heights LLLP is an Equal Employment Opportunity Employer and strongly encourages minority-owned and women-owned businesses, socially and economically disadvantaged businesses, and small businesses to submit bids or to participate as subcontractors and suppliers.

New Kirkland Heights LLLP reserves the right to reject any or all bids or to waive any informality in the bidding. No bid shall be withdrawn for a period of 60 calendar days subsequent to the opening of the bids without the written consent of New Kirkland Heights LLLP.

**CONTACT PERSON: Nate Kraus at [NathanK@kcha.org](mailto:NathanK@kcha.org)**