

Agenda – Pre Bid Meeting, October 30, 2023 - 2:00 PM

Items below represent some of the items involved in bidding this project. Contractors must refer to the bid documents for complete specifications. Oral statements may not be relied upon and will not be binding or legally effective.

Project	Skyway Resource Center Redevelopment 12610 76th Ave S Seattle, WA 98178
Bid due date and time	Friday, November 17, 2023 by 2:00 PM
Questions	In writing up to seven (7) days prior to bid opening. All responses will be in the form of an addendum.
Addenda	Must be acknowledged on Bid Form; check KCHA’s website prior to submitting bids: http://www.kcha.org/business/construction/open/
Plan Holders List	To be added to the Plan Holders list, please go to KCHA’s website at https://www.kcha.org/business/construction/open , select the project you are interested in, provide your information, select “add me to plan holders list”, and click submit.
Bidder Qualifications	Current certificate of registration as a contractor; good record of past performance; current EMR of 1.0 or less; successful completion of gut-rehabilitation project of similar scope and complexity for a minimum of 5 years
Bid Guarantee	5% Bid Guarantee (bond, cashier’s check, or certified check) required with Bid Submission
Performance and Payment Bond	100% Performance and Payment Bond Required upon Contract Award
Tax (included in bid price)	Retail Sales Tax does not apply to the gross contract price. Refer to Instructions to Bidders Section 1.10 Taxes.
Prevailing Wages	Washington State Prevailing Wages do apply to this project. Intent to Pay Prevailing Wages are to be filed with L&I.
Permits	Owner has acquired the building permits; contractor is responsible for all other permits and costs associated. Contractor is responsible for coordinating all inspections with AHJ.
Payment Terms	30 days from date of invoice approval.
Retainage	5% or 10% held until 45 days after final completion and release from L&I, DoR, Employment Security and Affidavit of Wages Paid filed.
Occupied Buildings	The building under construction will be vacant.
Contract Duration	270 calendar days
Work Hours	Limited to those hours respective to the relevant ordinance in the controlling jurisdiction i.e. King County
Time Extension	Time extensions will be considered for outside delays such as review and inspections and weather days. Additional funds will not be paid for extensions.
Material Storage	Contractor shall confine storage of materials to Owner-approved areas.
Scope	Work includes: reconfiguring the building layout, partial demolition and abatement, building envelope improvements, build out of offices, new interior and exterior staircases, ADA lift installation, replacement of all interior fixtures and finishes including new plumbing, HVAC, and electrical, minimal site work around the parking lot, and other tasks as described in the bid documents.
Submittals	Substitution requests will be reviewed after bid opening.
Bid Documents	Available on KCHA’s website: www.kcha.org/business/construction/open/
Forms to submit with bid	Bid Form completed and signed Bidder’s Information completed and signed Bid Guarantee
Acceptable methods of Bid Submission:	Complete Bids must be received by the Due Date and Time by the following method: Email to: NathanK@kcha.org or mail/delivery to Office at: 600 Andover Park W Tukwila, WA 98188

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