

Agenda – Pre Bid Meeting, August 17, 2023 - 2:00 PM

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

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| Project | Kirkland Heights Redevelopment – Solar Installation 13310 NE 133rd St. Kirkland, WA 98034 |
| Scope | Work includes, but is not limited to, the installation of 23 solar photovoltaic arrays on 23 buildings 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. |
| Bid due date and time | Monday, August 28, 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/ |
| Phasing | Solar installations will commence after roof structures are installed by others; multiple mobilizations will be required. It will be necessary to coordinate with the Kirkland Heights Redevelopment general contractor, Allied Construction Associates, Inc. |
| 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 solar installation projects 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 applies to all costs and shall be included in the bid price. |
| Prevailing Wages | This is NOT public works. New Kirkland Heights LLLP has provided a wage schedule in the Bid Documents. Agreement to Pay Specified Wages are to be filed with the Owner. |
| Permits | Solar contractor is responsible for submitting complete permit applications for each building including any required structural engineering and electrical system component designs. New Kirkland Heights LLLP will reimburse the cost of permit fees without mark-up. Contractor is responsible for coordinating all inspections with AHJ. |
| Payment Terms | 30 days from date of invoice approval |
| Retainage | 5% held until 45 days after final completion and Affidavit of Wages Paid filed with Owner . Contractor may provide an appropriate bond in lieu of the retained funds. |
| Occupied Buildings | Buildings under construction will be vacant; all other buildings will be occupied. |
| Contract Duration | 1,085 calendar days |
| Work Hours | Between 8:00 a.m. - 6:00 p.m. Monday-Friday (excluding holidays) |
| 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. |
| Substitutions | 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 |