

Agenda – Pre-Bid Meeting, August 6, 2025 – 11:00 AM

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 | Decks, stairs & landing replacement at Landmark Apartments |
| Bid due date and time | Thursday, August 21, 2025 by 11:00 AM |
| Questions | In writing up to seven 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 | Qualifications include three years in business registered as a contractor under the same name in Washington State, completed the L&I public works training, and have a Workers Comp Experience Factor of 1.0 or better (the experience factor requirement may be waived after review of written explanations). |
| Bid Guarantee | Not Applicable to this project. |
| Performance and Payment Bond | 100% Performance and Payment Bonds required upon Contract Award. On contracts of one hundred fifty thousand dollars (\$150,000.00) or less, at Contractors option the requirement may be waived in lieu of an additional 5% (total 10%) retainage. |
| Tax (included in bid price) | Retail Sales Tax <u>does not apply to labor</u> costs. Tax <u>does</u> apply to Materials as stated in WAC 458-20-17001. |
| Prevailing Wages | Washington State Prevailing Wages do apply to this project; residential rates may be used when available. |
| Permits | Contractor is responsible for all permits and costs associated. |
| 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 (above \$35K) and Affidavit of Wages Paid filed. |
| Occupied Buildings | Fully occupied and access must be coordinated with the Owner. |
| Contract Duration | 90 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 | Four parking spaces will be available for storage. Vehicles should be parked off site. |
| Scope | Demo & new construction of deck, stairs & landings, and other tasks as mentioned in the bid docs. |
| 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 |
| Acceptable methods of Bid Submission: | Complete Bids must be received by the Due Date and Time by the following method: Email PDF bid to: MichelleJ@kcha.org or mailed to King County Housing Authority, 600 Andover Park West, Tukwila, WA 98188, Attn: Michelle Jackson. |
| Comments: | Prime and subcontractors are required to pay retail sales tax upon all purchases of materials, including prefabricated and precast items, equipment, leases or rentals of tools, consumables, and other tangible personal property which is installed, applied, attached, or otherwise incorporated in their work. |