

Agenda – Pre Bid Meeting, January 25, 2024 – 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 | Window & Sliding Door Replacement at Cottonwood Apartments |
| Bid due date and time | Thursday, February 22, 2024 by 2:00 PM |
| 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 under the same name in Washington State and a Workers Comp Experience Factor of 1.0 or better though that 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 does not apply to labor costs. Tax does 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 | 30 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 | Work consists of, but is not limited to, the replacement of windows and sliding glass doors and trim, as indicated in the plan and specifications. |
| 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 |
| Acceptable methods of Bid Submission: | Complete Bids must be received by the Due Date and Time by the following method: Email to: MichelleJ@kcha.org , or mail to: King County Housing Authority, Attn: Michelle Jackson, 600 Andover Park W., Seattle, WA 98188 |
| Comments: | |