

## Agenda – Pre Bid Meeting, August 8, 2022 - 10:00 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.

Project	Roofing Replacement at Landmark Apartments – Bldgs. 1-4
Bid due date and time	Tuesday, August 23, 2022 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: <a href="http://www.kcha.org/business/construction/open/">http://www.kcha.org/business/construction/open/</a>
Plan Holders List	To be added to the Plan Holders list, please go to KCHA’s website at <a href="https://www.kcha.org/business/construction/open">https://www.kcha.org/business/construction/open</a> , select the project you are interested in, provide your information, select “add me to plan holders list”, and click submit.
Bidder Qualifications	Qualifications include 3 years in business in Washington State and safety rating of 1.0 though that may be waived. SEE COMMENTS BELOW
Bid Guarantee	5% Bid Guarantee (bond, cashiers 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 labor costs. Tax does apply to Materials as stated in WAC 458-20-17001(5).
Prevailing Wages	Washington State Prevailing Wages do apply to this project; residential rates may be used where 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	Work includes but is not limited to: Removal of asphalt shingles, underlayment, flashing, roof penetration flashing, vents, gutters, downspouts and all accessories. Removal of all existing plywood decking; Repair damaged or rotted roof framing. (See 1.13 Unit Cost.); Replace damaged or rotted fascia board. (See 1.13 Unit Cost.); Provide for owner representative to inspect all attic insulation prior to covering; Install insulation baffles at all perimeter soffit locations to provide for proper attic ventilation, and additional items as noted in the bid docs..
Submittals	Substitution requests will be reviewed after bid opening.
Bid Documents	Available on KCHA’s website: <a href="http://www.kcha.org/business/construction/open/">www.kcha.org/business/construction/open/</a>
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 methods: Email to: <a href="mailto:MichelleJ@kcha.org">MichelleJ@kcha.org</a> or deliver to Office at: 600 Andover Park W Seattle, WA 98188
Comments:	<b>Contractor must be certified by the manufacturer, Versico, prior to signing contract and must submit a letter of certification from the manufacturer which certifies the roofing contractor is authorized to install the manufacturer's roofing system and lists foremen who have received training from the manufacturer along with the dates training was received.</b>