



## Agenda – Pre Bid Meeting, October 10, 2023 – 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	Exterior Lighting at Aspen Ridge Apartments
Bid due date and time	Thursday, October 26, 2023 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 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	60 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, installation of new and retrofitting existing exterior LED lighting fixtures, solar based LED floodlights, astronomical timeclocks, LED based light bollards, and all related wiring, conduits, controls, baffles, lamps and electrical panel connections to provide a complete exterior lighting system throughout the property per the plans and specifications.
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
Acceptable methods of Bid Submission:	Complete Bids must be received by the Due Date and Time by the following method: Email to: <a href="mailto:MichelleJ@kcha.org">MichelleJ@kcha.org</a> KCHA Attn: Michelle Jackson 600 Andover Park W, Tukwila, WA 98188
Comments:	