

Agenda – Pre Bid Meeting, February 17, 2022 - 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.

Project	Kirkland Heights Apartments Building 8 Renovation 13321 NE 133rd St. Kirkland, WA 98034
Bid due date and time	Friday, March 11, 2022 by 11:59 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 3 years in business in Washington State and safety rating of 1.0 though that may be waived.
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)	All taxes imposed by law shall be included in the bid amount. Contractor shall pay the WSST to the Department of Revenue. The retail sales tax does not apply to the gross contract price. Prime and subcontractors are required to pay retail sales tax upon all purchases of materials.
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	Building 8 will be vacant. All other buildings on the site will be occupied.
Contract Duration	120 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.
Scope	Work includes, but is not limited to, the renovation of and addition to Building 8; site and utility work; building envelope improvements consisting of a ventilated rainscreen system, firestopping, insulation board, weather resistive barrier, fiber cement board siding, and vinyl windows; roofing, decks and stairways; asbestos abatement; replacement of all interior fixtures and finishes including, cabinets, countertops, flooring, painting, GWB, plumbing, HVAC, and electrical; and other tasks as described in the bid documents.
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 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 to Office at: 600 Andover Park W Seattle, WA 98188
Comments:	