

# Agenda – Pre Bid Meeting, July 27, 2021 – 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	Window Replacement at Woodside East Apartments
Bid date and time	Thursday, August 5, 2021; 2:00 PM
Questions	In writing up to seven days prior to bid opening. All response 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> .
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 Bond	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(5).
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	45 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, the windows replacement 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: <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> or mail to Office at: 600 Andover Park W Seattle, WA 98188
Comments:	