

Agenda – Pre Bid Meeting, August 27, 2025 - 10:00 A.M.

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	Structural Repairs at Woodland North Apartments
Bid due date and time	Thursday, September 11, 2025 by 11:00 AM
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 with acceptable explanation.
Bid Guarantee	NOT applicable on 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 applies to all costs and shall be included in the bid price.
Prevailing Wages	This is NOT public works; Woodland North LLLP's required wage schedule is provided with the Bid Documents. Intents to Pay Required Wage to be filed with Owner .
Permits	Contractor is responsible for all permits and costs associated. Owner has applied for building permits.
Payment Terms	30 days from date of invoice approval.
Retainage	5% or 10% held until after final completion and Affidavit of Wages Paid filed to owner.
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	Area for laydown will be designated.
Scope	Work consists of but is not limited to the replacement and repair of the structural members at the entry walkway to units F-6 & F-7, replacement of the WRB system at the entry walkway to units F-6 & F-7, abatement of any organic growth on wood surfaces, installation of liquid applied flashing, deck metal flashings and waterproof membrane, replacement and repairs of siding and trim where removed, removal and re-installation of the guardrails, and exterior painting of all surfaces affected by repairs.
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 Woodland North LLLP/KCHA located at: 600 Andover Park W Tukwila, WA 98188, Attn: Michelle Jackson.

Comments: