

Agenda – Pre Bid Meeting, May 2, 2023 - 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 Redevelopment 13310 NE 133rd St. Kirkland, WA 98034
Bid due date and time	Friday, May 26, 2023 by 2:00 PM
Questions	In writing up to fourteen (14) 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/
Preferred Phasing	Must be acknowledged on Bid Form.
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	Current certificate of registration as a contractor; good record of past performance; current EMR of 1.0 or less; successful completion of new construction and gut-rehabilitation project of similar scope and complexity for a minimum of 5 years
Bid Guarantee	5% Bid Guarantee (bond, cashier's 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 applies to all costs and shall be included in the bid price.
Prevailing Wages	This is NOT public works. New Kirkland Heights LLLP has provided a wage schedule in the Bid Documents. Intent to Pay Required Wages are to be filed with the Owner.
Permits	Owner has acquired the building permits; contractor is responsible for all other permits and costs associated. Contractor is responsible for coordinating all inspections with AHJ.
Payment Terms	30 days from date of invoice approval.
Retainage	5% held until 45 days after final completion and Affidavit of Wages Paid filed with Owner . Contractor may provide an appropriate bond in lieu of the retained funds.
Occupied Buildings	Buildings under construction will be vacant; all other buildings on the site will be occupied.
Contract Duration	1,000 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, building demolition, new construction, site work, water lines, sewer lines, storm water management, power infrastructure, concrete footings, slabs-on-grade, cast in place concrete, Type 5-A construction, MEP, replacement of all interior fixtures and finishes, asbestos abatement, fire sprinkler work, landscaping 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/delivery to Office at: 600 Andover Park W Tukwila, WA 98188