

Agenda – Pre-Bid Meeting, November 7, 2025 – 11:00 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.

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| Project | Auburn Square Plumbing Replacement |
| Bid due date and time | Wednesday, December 3, 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 <u>three years</u> in business registered as a contractor <u>under the same name</u> in Washington State, completed the L&I public works training, and have a Workers Comp Experience Factor of 1.0 or better (the experience factor requirement may be waived after review of written explanations). Completed prior public works projects. |
| Bid Guarantee | 5% Bid Guarantee (bond, cashiers check, or certified check) Required with Bid Submission. |
| Performance and Payment Bond | 100% Performance and Payment Bonds required upon Contract Award. A Builder's Risk Policy is also required. |
| 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 | 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 | Four parking spaces will be available for storage. Vehicles should be parked off site. |
| Scope | Work consists of but is not limited to removal/replacement of existing water supply pipes |
| Substitutions | 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: Sealed Envelope marked as " Bid Documents: Auburn Square Plumbing " must be received at KCHA Central Office located at: 600 Andover Park W Tukwila, WA 98188 and time/date stamped by the above indicated due date. No Fax or Email Bids will be accepted. |
| Comments: | Prime and subcontractors are required to pay retail sales tax upon all purchases of materials, including prefabricated and precast items, equipment, leases or rentals of tools, consumables, and other tangible personal property which is installed, applied, attached, or otherwise incorporated in their work. No tax on labor. |