King County Housing Authority

Agenda – Pre-Bid Meeting, October 6, 2026 – 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.

Project	Sandpiper East Siding, Windows & Sliding Doors, Bldgs. 12, 22 & 28
Bid due date and time	Thursday, October 22, 2026 by 11:00 AM
Questions	Emailed to michellej@kcha.org by 9:00 am, 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 three years in business registered as a contractor under the same name 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).**
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. Contract award is contingent on contractors ability to obtain P&P bonds. A Builders Risk Policy is also required. A Builders Risk Policy is also required.
Tax (included in bid price)	Retail Sales Tax does not apply to labor costs. Tax does apply to Materials/Supplies 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 approvals.
Retainage	5% held until 45 days after final completion and release from L&I, DoR, Employment Security 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, the removal and disposal of existing siding, windows and sliding doors, and other tasks as listed in the bid documents.
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: Sandpiper East Bldgs. 12, 22 & 28. Attn: Michelle Jackson"** 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.