

INVITATION TO BID

El Centro Columbia City BIDDING ALL SCOPES OF WORK

(EXCEPT: Design-Build HVAC, Electrical/LV, Plumbing, Fire Protection, and Elevators)

100% Bid Set Dated 10/19/2022

3818 S. Angeline Street, Seattle, WA 98118

1. Bids: **DUE BY: Tuesday, January 24th, 2023 @ 3:00 pm**

2. **Project Description:**

Construction of a new 6-story, 97,852 SF affordable housing building, support & offices, childcare development center tenant improvement (concurrent buildout), and core/shell for a future church TI.

- a. Units: 87 Residential; (40) one-bedroom, (29) two-bedroom, (18) three-bedroom
- b. Parking: 18 surface, 17 structured
- c. Construction Type:
 - i. VA (Floors 3-6) over IA (Floor 1-2)
 - ii. Building to be fully automatic fire sprinklered with alarm system.

3. **Schedule:**

- a. **Bid Date/Time:** January 24th @ 3:00 pm (Electronic submittal)
- b. **Construction Start:** Anticipated start date March 2023
- c. **Construction Duration:** **19.5 months**

4. **Bid Documentation:**

02- ECCC 100% Bid Set - 10.19.2022	10- Geotechnical Report
03- ECCC Project Manual - 10.19.2022	11- Arborist Report
04- King County Wage Rates 10.31.22	12- Environmental Noise Assessment
05- Sample Insurance Requirements	13- BEC Report
06- Sample Subcontract	14- Phase 1 Environmental Site Assessment
07- Sample Purchase Order	15- Main Contract vs CDC TI Scope Outline
08- Site Logistics Plan	16- Demo & Shoring Sequence Plan
09- Project Bid Schedule 12.22.22	17- Pre-Demo Hazmat Survey

5. **Addendum:**

N/A

6. **Parking:**

Subcontractors should not assume parking will be readily available. No on-site parking will be permitted.



7. Crane and Hoisting:

WALSH will have a crane for this project. Crane use will begin during early concrete construction through material stocking for the roof. Outside of available crane duration, it is assumed that subcontractors will have hoisting for their scope of work and will be reflected within your bid. All crane utilization to be approved by WALSH site team.

Refer to the project schedule for durations and start/end dates.

8. Flagging:

Subcontractor will be responsible for providing a flagger for all deliveries associated with their work.

9. Wage Rate:

Compliance with **Washington State Residential & Commercial Prevailing Wage Rates**

Dated: October 31, 2022.

Main Contract: Residential Wages

Child Development Center TI: Commercial Wages

10. Safety:

Subcontractor will comply with all OSHA, WISHA, and WALSH Safety standards.

11. Walsh Construction Company reserves the right:

- a) To reject/cancel any or all bids;
- b) To choose bid options (base bids/alternate bids);
- c) To define and waive any informalities in the bidding;
- d) To make a final judgment whether the bids are responsive or non-responsive.

12. Location of Contract Documents:

a. Plans, specifications and bid packages are available:

- i. On Builder's Exchange (www.bxwa.com) – click on Posted Projects, General Contractors Project Areas, WA, Walsh Construction, Projects Bidding.

1. Username: walsh

2. Password: safety

- ii. As needed, documents can be downloaded via the following link to Walsh ShareFile site:

<https://walsh.sharefile.com/d-s6734ba606f3341b6893fa049d71d9a07>

13. Subcontract and Insurance Requirements: Subcontractors will be required to meet the obligation of the WCC's Insurance, Subcontract, and Safety Requirements as shown in the attachments.

14. Bid Submission: Inquiries & Bid Submission:

- a. For any questions during the bid process, or to clarify questions in the pricing, bidders are instructed to call/email:
 - Eric Brandon, ebrandon@walshconstruction.com
- b. Bid Submission:
 - Email to Karen Moon, kmoon@walshconstruction.com