

## **REQUEST FOR COMPETITIVE PROPOSALS**

### **Rainier Vista Northeast Rental Housing Construction (SHA Solicitation #4134)**

The Seattle Housing Authority, hereafter referred to as SHA, is soliciting proposals for a General Contractor, hereafter referred to as Contractor, to subcontract, coordinate all aspects of the project, provide all labor and materials required to construct 118 Low Income Rental Housing Units as depicted in the construction documents, located in South Seattle as part of the Rainier Vista Redevelopment. Proposals will be evaluated for proposed lump sum bid amount, demonstrated team experience and project management skills with similar projects and Community Building Plan. Proposals will be evaluated and rated by SHA staff and may involve interview(s) of the Contractor's project team.

**PROJECT DESCRIPTION:** Rainier Vista Northeast includes building site development and improvements for complete construction of 118 Low Income units, in 39 buildings on 7 city blocks comprising a mixture of building styles. The units are designed to meet Evergreen Development Standards, implementing efficiencies and healthy living environments. This is a mixed finance project and includes funds from American Recovery and Reinvestment Act (ARRA) Competitive Grant. Additional job reporting will be required and Buy American provisions apply. The project area is defined as the area on the east side of Martin Luther King Jr Way to 33<sup>rd</sup> Ave S and Renton Ave S and from South Oregon Street to South Dakota Street.

**ESTIMATE:** The estimate for this project is from \$16.1 and \$18.1 million.

### **PROPOSAL SUBMISSION DEADLINE**

Sealed competitive proposals **must be received no later than April 9, 2010 @ 2:00 P.M.** at the offices of Seattle Housing Authority, at the street address below. Proposals sent by U.S. Mail should be addressed to the P.O. Box below and must be delivered to SHA by the deadline stated above. Faxed or e-mailed submittals will not be accepted.

Seattle Housing Authority  
Purchasing Division  
120 Sixth Avenue North  
P.O. Box 19028  
Seattle, Washington 98109-1028

All Proposals must be clearly marked when delivered or mailed to avoid any confusion about recording arrival dates and times. Proposers are responsible for the timely delivery of their proposals to SHA. **NOTE: A faxed or e-mailed Proposal will not be accepted.**

Upon receipt of each Proposal, SHA's Purchasing Division will date-stamp it to show the exact time and date of receipt. Upon request, SHA will provide the Proposer with an acknowledgment of receipt. The deadline is firm as to place, date, and time. SHA will not consider any proposal received after the deadline and will return all such proposals unopened.

All Proposals received will become the property of SHA and will not be returned to the Proposer.

**PRE SUBMISSION CONFERENCE:** Proposers are strongly encouraged to attend a Pre-Submission Conference on March 12, 2010 at 10 AM at the SHA Central Office at 120 Sixth Ave North, Seattle WA 98109. The Rainier Vista site is currently under infrastructure construction and under control of Gary Merlino Construction Inc. SHA will allow site access to Proposers, however, no official site visit will occur as part of the pre submission conference or prior to proposal due date. Instructions and identification necessary for accessing the site will be provided at the Pre Submission Conference. Failure to attend the Conference will not relieve the Proposers of any responsibility for information provided at that time. A portion of the pre-submission conference will be focused on the Community Participation Plan including important information on the SHA Job Connection Employment Services.

**PLANS, SPECIFICATIONS, ADDENDA, AND PLANHOLDER'S LIST** for this project will be available on-line through Builder's Exchange of Washington, inc. at <http://www.bxwa.com>. Access to project bid documents is provided to Prime Bidders, Subcontractors, and Vendors by going to [www.bxwa.com](http://www.bxwa.com) and clicking on "Posted Projects", "Public Works", and "Seattle Housing Authority". This online plan room provides Bidders with fully usable online documents with the ability to: download, view, print, order full/partial plan sets from numerous reprographic sources, and a free online digitizer/take-off tool. It is recommended that Bidders "Register" in order to receive automatic e-mail notification of future addenda and to place themselves on the "Self-Registered Bidders List". Bidders that do not register will not be automatically notified of addenda and will need to periodically check the on-line plan room for addenda issued on this project. Contact Builders Exchange of Washington at (425) 258-1303 should you require assistance with access or registration.

**PROPOSERS LIST and ADDENDA:** The list of those attending the Pre-Proposal Conference and all future Addenda will be emailed to BXWA. The SHA website will only provide the number of Addenda issued and indicate that the information is on BXWA website.

**PLAN CENTERS/PROJECT DOCUMENTS:** A copy of the Drawings and Project Manual may be viewed at the Seattle Housing Authority's office. The following Plan Centers were also notified of the opportunity and were invited to make arrangements with SHA regarding obtaining the documents. McGraw-Hill Construction Plancenter (Seattle, Tacoma); Reed Construction Data (Kirkland); Associated Subcontractors of Washington, Inc. (Tacoma); Builders Exchange of Washington (Everett); Valley Plan Center (Kent); Contractor's Resource Center (Seattle); Contractor Development and Competitiveness Center [CDCC] (Seattle).

**ADMINISTRATIVE AND TECHNICAL QUESTIONS:** Administrative and technical questions regarding this project must be received in writing no later than **3:00 PM March 23, 2010** and must be directed to Richard Olson, Development Project Coordinator at fax #: 206 615-3539 - or by email to [rolson@seattlehousing.org](mailto:rolson@seattlehousing.org)

Questions will be answered via addendum at least one week prior to proposal due date. Questions received later than the date and time above will not be answered.

**BID GUARANTY:** Each proposal must be accompanied by a surety company bid bond, or a certified or cashier's check payable to the order of Seattle Housing Authority for a sum not less than five percent (5%) of the total amount of the Proposal. No Proposer may withdraw its Proposal within 90 days following the proposal submission date.

**SOCIAL EQUITY CONTRACT REQUIREMENTS - Section 3, WMBE, EEO, and Apprenticeship:**

The Seattle Housing Authority strongly encourages minority-owned and women-owned businesses, socially and economically disadvantaged business enterprises, HUD Section 3 businesses, and small businesses to submit proposals, to participate as partners, or to participate in other business activity in response to this RFCP. This Contract includes HUD Section 3 business and resident requirements as well as aspirational women and minority employment and business goals as well as a 15% apprenticeship goal.

**PREVAILING WAGES:** The General Contractor and all subcontractors will be required to comply with all regulations and requirements of the Davis-Bacon Act.

**BIDDERS (PROPOSERS)/SUBCONTRACTORS INFORMATION:** In accordance with RCW 39.30.060, Proposers are required to submit the Bidder (Proposers)/Subcontractors List with their proposal. Failure to provide the information required on this completed form and submit it with the proposal renders the proposal void.

**RIGHTS RESERVED:** SHA reserves the right to cancel this solicitation, to waive as informality any irregularities in the proposals, to reject any and all proposals, and to accept the highest scoring proposal from a responsive, qualified and responsible Contractor.

Liz Alzeer  
Contracts & Procurement Manager