

BID DUE DATE & TIME: Wednesday, September 17, 2025 at 5:00pm PST

1. **Project Address:** 14378 30th Ave. NE, Seattle, WA, 98125
2. **Project Description:** The project consists of 4 buildings over 152,000 SF, Type VA and VB construction with a total of 100 proposed units and a mix of two bed, three bed, four bed flats and townhouses. Building A consists of 86 units with 1 level of below grade parking and amenity spaces. Buildings C, D and E consist of 14 total townhouses.
3. **Schedule:** The project is scheduled to commence in December 2025 with an anticipated construction duration of 24 months. See Exhibit 4 Draft Project Schedule for more details.
4. **Bid Scopes:** Bids are requested for all scopes.
5. **Special Requirements:** Please note this project is subject to Davis Bacon Residential Prevailing Wage Rates (see Wage Schedule Decision Dated 07/18/2025). Per SHA requirements, criminal background checks are required for all employees.
6. **Community Outreach:** Please see SHA Project Manual / Proposal Requirements for complete description of goals.
 - a. Small, Minority, and Women Business Enterprises (WMBEs): The project encourages participation of WMBEs and has set a 14% WMBE subcontracting goal on the project.
 - b. Section 3 Businesses: The project encourages participation of Section 3 Businesses and has set a 10% Section 3 Business subcontracting goal on the project.
 - c. Apprenticeship: The subcontractor is required to make every effort to employ apprentices who are enrolled in an approved apprenticeship program. Specifically, at least 15% of the labor hours on the project must be completed by apprentices registered with the Washington State Apprenticeship and Training Council (WSATC).
 - d. Section 3 and Targeted Section 3 Labor Hours: The subcontractor is required to comply with Section 3 and Section 00700 - 11.07 of the 'SHA Project Manual / Proposal Requirements'. The subcontractor must make every effort to ensure that at least 25% of labor hours on project are from Section 3 workers and at least 5% of labor hours on project are from Targeted Section 3 workers.
7. **Location of Bid Information:** All pertinent bid information is available on Building Connected via the below link. Please contact Venture contacts below for any issues with accessing Building Connected. Posted items will include:
 - **Bid Packages/Forms (Required Submission with Bid)**
 - Sample Subcontract/Purchase Order/Service Agreement
 - Exhibit 2 – Supplemental Information
 - Exhibit 3 – Bid Documents
 - Building Permit Correction #1 Bid Set Drawings 08/06/2025
 - 90% SIP Plans
 - Permit Set Specifications 03/13/2025
 - 087100 Door Hardware 8.28.25
 - SHA Project Manual/Proposal Requirements
 - Construction Dewatering Design Recommendations 8.6.25
 - Geotech Report Rev1 8.4.25
 - Good Faith Survey 7.22.25
 - Remediation Plan July 2025
 - Detention Vault Structural Design 5.22.25
 - Environmental Noise Study 10.18.24
 - Jackson Park House and Village As-Built
 - Lux V Groove Steel Panels Test Report 10.11.17
 - Polygon Pavillion Structure 10.7.24
 - Property Line Noise Compliance 4.8.25
 - SPU Solid Waste Service Plan 3.19.25
 - Storm Drain Report 7.11.25
 - Structural Calculations – Corr Cycle 1 8.6.25
 - Wetland Reconnaissance Memo 4.8.19

14378 30th AVE. NE AFFORDABLE HOUSING
SEATTLE HOUSING AUTHORITY – JACKSON PARK VILLAGE
INVITATION TO BID



- Wetland Reconnaissance Memo Addendum 1.28.25
- Woodworks ACGI Linear System
- Exhibit 4 – Draft Project Schedule and Draft Logistics Plan
- Exhibit 5 – Insurance Requirements
- Exhibit 6 – Site Specific Safety Plan
- Exhibit 7 – Billing Procedures
- Exhibit 7a – GC Pay Registration Instructions
- Exhibit 8 – Change Order Log
- Exhibit 11 – BIM PxP Documents
- Davis Bacon Residential Wage Rate Decision Dated 07/18/2025

Building Connected Link: <https://app.buildingconnected.com/projects/689c9e918134d71cda019bb9/bid-packages>

- 8. Bid Submission:** All bids must be accompanied by a **Bid Form** with pertinent **Bid Packages** attached. Submit bids to: Thomas Ly tly@ventureseattle.com and Victor Roman vroman@ventureseattle.com by the bid date listed above.
- 9. Contracting:** By submitting a bid, the Subcontractor guarantees to hold pricing until January 31, 2026, to allow for owner contracting. Award of scopes will be via Letter of Intent which will lock the winning bidder into their bid price and scope, with formal subcontracting to follow.
- 10. Inquiries:** For any scope-specific or general inquiries during the bidding process, or for clarification regarding the bid documents or bid packages, bidders should email our Project Manager, Thomas Ly, at tly@ventureseattle.com and Estimator, Victor Roman, at vroman@ventureseattle.com. All questions must be submitted by Monday, September 8, 2025 by 5PM.
- 11. Site Visit:** A planned site visit is scheduled for Thursday, September 4, 2025 at 9AM.

Venture General Contracting LLC and Seattle Housing Authority 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.