

## **REQUEST FOR COMPETITIVE PROPOSALS**

### **6010 Job Order Contract 2024**

**PROJECT DESCRIPTION:** The Seattle Housing Authority, hereinafter referred to as SHA and/or Owner, is soliciting proposals from experienced General Contractors, hereinafter referred to as Contractor and/or Proposer to provide general construction services in accordance with RCW 39.10.

The Job Order Contract (JOC) alternative public works contracting procedure combines the commitment, expertise and skills of the Owner and the successful Job Order Contractor to achieve the completion of projects in the best interest of the public. SHA has determined that the utilization of JOC will benefit the public and the agency by providing an effective means to reducing total lead-time and cost on public works projects through the use of the unit price book and issuance of individual work orders.

Contracts will be awarded through a competitive advertised solicitation process utilizing the Request for Competitive Proposal (RFCP) in accordance with SHA's Procurement Policies and Procedures. The evaluation process will consist of two phases. SHA will notify the proposers after completion of Phase I as to whether they will be moving on to Phase II.

**LOCATION:** Various locations in Seattle

**CONTRACT TERM:** It is the intent of SHA to award two (2) contracts under this solicitation. The initial contract term is for two (2) years. SHA reserves the option of renewing one or both JOC contracts for one (1) additional year.

**CONTRACT VALUE:** The minimum contract value for this contract is \$10,000. The Contractor is guaranteed to receive the opportunity to perform Work Orders totaling at least \$10,000 during the initial contract term. The estimated annual value is \$2,000,000.

**BID SUBMITTAL:** Sealed competitive proposals **must be received no later than 2:00 pm on Thursday, August 29, 2024**, at the **First Floor SHA Reception Desk** at the street address below. Proposals sent by U.S. Mail must be addressed to the P.O. Box below and must be delivered to SHA by the deadline stated above. Faxed or e-mailed proposals will not be accepted. Bids received after **2:00 pm** will not be accepted or read.

The outside of all bid envelopes must be clearly labeled with the following information: "Bid Documents," name of project, date and time of opening, the bidder's business name, address, and telephone number.

## **PRE SUBMISSION MEETING:**

An informational meeting is scheduled for **9:00 a.m., on Thursday, August 15, 2024.**

To attend the Teams pre submission meeting follow this link:

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## **Microsoft Teams** [Need help?](#)

### **Join the meeting now**

Meeting ID: 273 650 003 739

Passcode: AR2byz

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### **Dial in by phone**

[+1 206-257-3799,,818759140#](#) United States, Seattle

[Find a local number](#)

Phone conference ID: 818 759 140#

### **Join on a video conferencing device**

Tenant key: [507130161@t.plcm.vc](#)

Video ID: 118 843 846 6

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For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

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**OBTAINING BID DOCUMENTS: PLANS, SPECIFICATIONS, ADDENDA, AND PLANHOLDER'S LIST** for this project will be available on-line through Builder's Exchange of Washington, Inc. at [bxwa.com](#). Access to project bid documents is provided to Prime Bidders, Subcontractors, and Vendors by going to [bxwa.com](#) and clicking on "Posted Projects", "Public Works", "Seattle Housing Authority", and "Projects Bidding". 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. For assistance with access or registration, contact Builders Exchange of Washington at (425) 258-1303.

**PLAN CENTERS/PROJECT DOCUMENTS:** Through Builder's Exchange as described above.

**TECHNICAL QUESTIONS:** Technical questions regarding this project must be received in writing (fax acceptable) no later than **5:00 p.m. on Monday, August 19, 2024,** and addressed to:

Veronica Sharp, Lead Sr. Contract Administrator - Construction & Design Team  
Seattle Housing Authority  
101 Elliott Ave W, Suite 100  
PO Box 79015  
Seattle, WA 98119

**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 \$25,000.

**SOCIAL EQUITY CONTRACT REQUIREMENTS – Section 3, MWBE, EEO, and Apprenticeship:** The Seattle Housing Authority strongly encourages Minority-Owned (MBEs) and Women-Owned Businesses (WBEs), socially and economically disadvantaged business enterprises, HUD Section 3 businesses, Veteran-owned and small businesses to submit proposals, to participate as partners, or to participate in other business activities in response to this RFCP. This Contract includes HUD Section 3 resident and business utilization goal requirements, WMBE utilization goal requirement, apprenticeship participation goal requirement, and an aspirational women and minority employment workforce goal.

**DIVERSITY:** SHA is an Equal Employment Opportunity Employer, and strongly encourages minority-owned and women-owned businesses, socially and economically disadvantaged businesses, HUD Section 3 businesses, and small businesses to submit bids or to participate as subcontractors and suppliers on SHA contracts.

**PREVAILING WAGES:** The General Contractor and all subcontractors will be required to comply with all prevailing wage requirements. See General Conditions and Sample Wage Schedules in Attachments.

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

Diana Peterson, Procurement and Contracts Manager