

REQUEST FOR COMPETITIVE PROPOSALS
West Seattle Affordable Housing Project
(SHA Solicitation #4949)

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, fully capable to construct, perform, subcontract and coordinate all Work required for the exterior and interior renovations, and associated site-improvements for the West Seattle Affordable Housing Project, which includes the following three (3) apartment complexes in the Delridge neighborhood of West Seattle: Longfellow Creek Apts., Roxhill Court Apts., and Wisteria Court Apts.

Proposals will be evaluated on Proposed Costs, Proposer's Project Team, Contractor and Team Qualifications and Experience, Project Approach and Community Participation Program. Proposals will be evaluated and scored by SHA staff representing the Project Development Team and may involve interview of Proposer(s) in determining contract award.

LOCATION: The project is made up of wood framed 2 and 3-story buildings in 3 apartment complexes in West Seattle;

- Longfellow Creek (7 bldgs. 3-stories, 84 units) 5915 Delridge Way SW
- Roxhill Court (6 bldgs. 2-stories, 24 units 9440 27th Ave SW
- Wisteria Court (12 bldgs. 3-stories, 96 units) 7544 24th Ave SW

ESTIMATE: The estimate for this project is between \$8 million and \$14 million

BID-PROPOSAL SUBMITTAL: Sealed bids-proposals will be received for this project by the Seattle Housing Authority (SHA) at its offices at 190 Queen Anne Avenue North (5th Floor), Seattle, Washington 98109, only up to 2:00 PM on Tuesday, August 29, 2017. Bids-proposals received after 2:00 PM will not be accepted.

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-BID-PROPOSAL SITE VISITS: Bidders/proposers should plan to attend one of two scheduled Pre-Proposal Site Visits and sign an attendance sheet. The first Pre-Proposal Site Visit will be held at 10:00 A.M. on Tuesday, August 8, 2017 and the second Pre-Proposal Site Visit will be held at 10:00 A.M. on Tuesday, August 15, 2017. The location of the Site Visit will be Longfellow Creek Apts., 5915 Delridge Way SW Seattle WA 98106. Bidders are to meet at the main entrance to the building. All prospective bidders are strongly encouraged to attend. Non-attendance on the part of the Bidder shall not relieve the bidder of any responsibility for adherence to any of the provisions of the bid documents or any Addenda.

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 <http://www.bxwa.com>. Access to project bid documents is provided to Prime Bidders, Subcontractors, and Vendors by going to <http://www.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: 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: McGraw-Hill Construction Plan Center (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).

TECHNICAL QUESTIONS: Technical questions regarding this project must be received in writing (fax acceptable) or email no later than 1:00 PM on Monday, August 21, 2017 and addressed to: Marilyn.westman@seattlehousing.org or faxed to 2016 615-3410

BID GUARANTY: Each bid must be accompanied by a surety company bid bond, or a certified or cashier's check payable to the order of the Seattle Housing Authority for a sum not less than five percent (5%) of the total amount of the bid. No bidder may withdraw its bid within 60 days after the required bid submission date.

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 bids, to participate as partners, or to participate in other business activities in response to this solicitation. 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 contractor and all subcontractors will be required to pay prevailing wages as specified in the Bid Documents.

BIDDERS/SUBCONTRACTORS INFORMATION (for projects estimated over \$1 million): The Bidder is required to provide information for a Bidder/Subcontractors List. Failure to provide the information required on the completed form and submit it with the bid renders the bid void.

RIGHTS RESERVED: SHA reserves the right to cancel this invitation to bid, to waive as an informality any irregularities in bids, to reject any and all bids, and accept the lowest responsive bid from a qualified and responsible bidder.

Jena Richmond
Contracts & Procurement Manager