

INVITATION TO BID

Contract #5780
South Park Manor Reclad

PROJECT DESCRIPTION: The project includes removing the existing lap siding and trim, weather-resistive barrier, windows, doors, steep- and low-sloped roof membranes and associated flashings and waterproofing components. Repair any structural damage caused by moisture intrusion or other natural causes. Install new weather-resistive barrier and associated flashing, continuous exterior insulation, flashings and waterproofing components, integrated with new windows and doors. Install new vapor barrier/ underlayment, insulation and roof membranes at steep- and low-slope roof conditions. Exterior materials include fiber cement siding, adhered stone veneer, pre-finished metal coping, vinyl windows and sliding glass doors, hollow metal doors, and pre-finished aluminum window and door systems. The perimeter fences around unit patios are to be repaired and re-clad or re-painted.

LOCATION: South Park Manor, 520 South Cloverdale Street, Seattle, WA 98108

ESTIMATE: The estimate for this project is between \$1,775,000 and \$1,960,000

BID SUBMITTAL: Sealed bids will be received for this project by the Seattle Housing Authority (SHA) at its offices at 190 Queen Anne Avenue North (1st Floor), Seattle, Washington 98109, **only up to 1:00pm on August 15, 2023**, after which time bids will be publicly opened and read.

If sealed bids are being mailed to SHA's Post Office Box, the address is:

Seattle Housing Authority
Attn: Veronica Sharp, Design and Construction Contract Administrator
(ITB #5780)
190 Queen Anne Ave North
Post Office Box 19028
Seattle, WA 98109-1028

Bids received after 1:00 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.

Bids that are properly submitted will be publicly opened and read aloud. The Public Bid Opening will be conducted via TEAMS meeting and / or telephone. Additional information provided below.

To attend the Bid Opening via TEAMS meeting, approximately five minutes following the "Sealed Bid Time", follow the link:

[Click here to join the meeting](#)

Meeting ID: 236 623 296 837

Passcode: 5gjuRW

[Download Teams](#) | [Join on the web](#)

Join with a video conferencing device

507130161@t.plcm.vc

Video Conference ID: 112 746 233 8

[Alternate VTC instructions](#)

Or call in (audio only)

[+1 206-257-3799,55831313#](tel:+12062573799,55831313#) United States, Seattle

Phone Conference ID: 558 313 13#

PRE-BID SITE VISIT: There will be two (2) pre-bid site visits:

- **1:00pm on July 27, 2023**
- **1:00pm on August 1, 2023**

The pre-bid site visits will be held at South Park Manor, located at 520 South Cloverdale Street, Seattle, WA 98108. All prospective bidders shall meet at the Community Room. 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.

TECHNICAL QUESTIONS: Technical questions regarding this project must be received in writing (fax acceptable) no later than **3:00pm on August 2, 2023**, and addressed to:

Veronica Sharp, Design and Construction Contract Administrator
Seattle Housing Authority
Construction Division
190 Queen Anne Avenue North
P.O. Box 19028

Seattle, WA 98109-1028

E-mail: purchasing@seattlehousing.org

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.

Michael Tarantino
Interim Contracts and Procurement Manager