

**ADVERTISEMENT OF BID OPPORTUNITY  
INVITATION TO BID**

High Point and NewHolly Gas to Electric Upgrades-ITB#5982

**PROJECT DESCRIPTION:** The project will consist of a complete repipe of units water supply systems, removal of gas-powered hydronic heating system and replacement with and electric powered heating system (Heat Pump), removal of gas-powered hot water system and replacement with electric powered hot water.

**LOCATIONS:** 1) High Point: 6040 35<sup>th</sup> Ave SW, Seattle, WA 98126  
2) NewHolly: 3815 S Othello St, Seattle, WA 98118

**ESTIMATE:** The estimate for this project is between \$1,500,000 and \$1,800,000

**BID SUBMITTAL:** Sealed bids must be received for this project by the Seattle Housing Authority (SHA) at its office at 101 Elliott Avenue W, Suite 100 (1st Floor, Reception), Seattle, WA 98119, no later than *10:00 Am, on Wednesday, October 01, 2025*. Bids received after *10:00 AM* will not be accepted or read. Faxed and emailed bids 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 SITE VISIT:** Two pre-bid site visit will be held on the following dates:

1. *Wednesday, September 10, 2025, and*
2. *Friday, September 12, 2025*

Each day will include visits to both sites:

- High Point: 6400 Sylvan Way SW, Seattle, WA 98126. Meet at **12:00p.m.**, at Highpoint Community Center/Neighborhood House; and
- NewHolly: 7054 32nd Ave S, Seattle, WA 98118. Meet at **2:00p.m.**, at New Holly Gathering Hall

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.

**PROJECT DOCUMENTS:** A copy of the Drawings and Specifications may be viewed at the Seattle Housing Authority's office. Please notify the Contract Administrator within three (3) business days to schedule plan set review.

**TECHNICAL QUESTIONS:** Technical questions regarding this project must be received in writing no later than 02:00 Pm on Tuesday, September 16, 2025, and addressed to:

E-mail: [purchasing@seattlehousing.org](mailto:purchasing@seattlehousing.org)

Attn: Jawed Rahmani, Design & Construction Contracts Administrator

Please identify Solicitation Number and Name in the Subject line of the e-mail.

**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.

**PARTICIPATION BY SMALL BUSINESSES, SECTION 3 BUSINESSES, AND WOMEN AND MINORITY BUSINESSES:** The Owner promotes and encourages small business participation, which also includes HUD Section 3 businesses, Minority-Owned (MBEs), Women-Owned Businesses (WBEs), socially and economically disadvantaged business enterprises, and Veteran-owned businesses. The Owner encourages bids that involve such participation as prime contractors, joint venture partners, or subcontractors, including, lower-tier subcontractors, or to participate in other business activities in response to this solicitation. Such participation, however, is not required to respond 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.

**COMMITMENT TO 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.

Diana Peterson, Procurement and Contracts Manager

LastRevised 08-27-2025