

REQUEST FOR COMPETITIVE PROPOSALS

14378 30th Ave NE Affordable Housing Solicitation No. 6039

ADDENDUM NO. 1
Issue Date: 05/30/2025

This Addendum containing the following revisions, additions, deletions and/or clarifications, is hereby made a part of this solicitation for the above-named project. Bidders shall take this Addendum into consideration when preparing and submitting their response to this solicitation.

This Addendum lists questions received and SHA's responses (see Item 1 below) and provides site meeting attendance list (see Item 2 below), extends the due date for Proposals to **Friday, June 06, 2025, at 03:00 pm** (see Item 3 below) and solicitation revisions (see Item 4 below).

Item 1. The following is a list of questions received and SHA's responses to those questions.

Question 1. Please clarify if all forms/attachments are to be appended to the proposal or submitted in a separate file from the proposal?

Response: All required forms/attachments should be submitted in a separate file from the proposal. Please ensure that your submission follows the outlined instructions in the solicitation document.

Question 2. In reviewing the RFCP for the SHA 30th Ave Affordable Housing project, there doesn't appear to be a page limit specified for the Qualifications & Experience sections of the proposal. Can you please confirm that there is no page limitation?

Response: Yes, that is correct. There is no page limitation for the Qualifications & Experience section. But please be concise in your proposal.

Question 3. Looking for clarification on the Specified General Conditions. Should the Project Accountant and Safety Personnel be considered a part of the project/site management and be included in the bidding contractors Specified General Conditions?

Response: For Project Accountant, this is likely not onsite personnel and would be considered home office staff. Safety Personnel would fall under site safety and a % of their time would likely hit a safety line in the Specified General Conditions.

Question 4. Section 00320 Required Forms: Proposal Cost Form. The cost table asks for percentage costs only for B (profit), C (overhead), and D (fixed GC's). It also asks for a total amount of all values added together (A+ B+C+D). The valuation of the project was estimated "between \$40 and \$45 million" direct costs in the advertisement of the RFCP. Which single number hard value should we pick to base our percentage values on? The percentage changes based on which direct value we enter.

Response: SHA expects the proposer to review the published documents and make a determination of direct cost to base the percentages on. Provide a total percentage for items b-d with a not to exceed percentages as noted on the form. These percentages are fixed and will be applied to the MACC contract prior to initiation of Phase 2. The percentage will be applied to the final MACC developed and negotiated during preconstruction services contract. Item A is the proposed lump sum cost for preconstruction services.

Question 5. Section 00320 Required Forms: Exhibit 1 and 2 in the Community Participation Plan – these forms seem to be for project tracking after award and bidding. We assume all as-bid information can be left blank for this submission

Response: The Community Participation Plan form is a requirement to submit in Phase 2. Please refer to Section 00300 Request For Competitive Proposals, Page 12, Part 4 for requirements on submitting a Community Participation Plan for Phase 1.

Question 6. Insurance limits in the Preconstruction Services Contract, Exhibit 4 (\$5M GLI w/ \$1M umbrella) differ from insurance limits in the 00800.2.2.01.B section of the construction contract (\$15M GLI and various larger amounts in additional categories). Is there a confirmed insurance standard we should assume?

Response: Yes, the insurance standards differ and that is intentional. The scope of work for pre-construction is much less involved, therefore lower insurance limits are being required. The work order for the construction contract will have the higher limits indicated in the supplementary conditions.

Question 7. WMBE Percentages listed in the Community Participation Plan Part A list WMBE target of 14%. We've found additional reference to WMBE percentage goals throughout this document that conflict with this number. Are you able to confirm preferred percentages?

Response: The Seattle Housing Authority (SHA) has set an aspirational WMBE utilization goal of 14%.

Question 8. Please let me know if this job has any domestic requirements, like the Buy American Act.

Response: This contract does not have domestic requirements, like the Buy American Act.

Question 9. Can we get a copy of the CAD Backgrounds/Files?

Response: Not necessary at this time.

Question 10. The RFP states that the project wages are to be Davis Bacon prevailing wage. Please define which Davis Bacon wages will be required; residential for King County or commercial for King County.

Response: Davis Bacon Commercial Wage Rate for the 88 unit building and Davis Bacon Residential for the townhouses. The schedules that will apply will be those schedules in effect at the time the Construction Contract is executed. The owner will incorporate the updated wage schedule at the time of contract execution. The Wage Schedule included in this solicitation is for informational purposes only.

Question 11. Can a searchable PDF or a word version of the RFCP be provided to facilitate review and response to the RFCP?

Response: All PDF solicitation documents have been provided in a searchable format to facilitate review and response.

Question 12. Is autocad of the plans available for use now?

Response: Not necessary at this time.

Question 13. Is an environmental report available for use now?

Response: Not necessary at this time.

Question 14. The table of contents indicates which forms are to be submitted with the response to the RFCP with an asterisk. Per the contents there are several forms included in Part 4 of the RFCP that are shown as required to be submitted; The Community Participation Plan, CPP Exhibit 1 and CPP Exhibit 2. It seems like the timing for submitting these forms would be more appropriate when the MACC is being established and once construction is complete. Since the current RFCP is limited to preconstruction services, solicitations to subcontractors will not be taking place. These forms ask that subcontractors be identified which can't be done at this time. Please clarify if the Forms for the Community Participation Plan, CPP Exhibit 1 and CPP Exhibit 2 need to be submitted with the response to the current RFCP.

Response: The Community Participation Plan form is a requirement to submit in Phase 2. Please refer to Section 00300 Request For Competitive Proposals, Page 12, Part 4 for requirements on submitting a Community Participation Plan for Phase 1.

Question 15. Are the temporary power and permanent power SCL service letters available? If so, please provide these.

Response: *Not necessary at this time.*

Question 16. Section 00300 of the Request of Competitive Proposals, Article 3, C. Contract Payments notes SHA has elected to use a payment system that pays through a Visa credit card. This section notes that “this program has the same fees associated with it as any other credit card payment” and the Contractor will be responsible for these fees.

- a. Please confirm that the preconstruction and construction contracts will be paid with the Visa credit card and identify the credit card fees as a value or a percentage that the contractor will be responsible for paying. This information was not available at the link provided.
- b. If these fees are paid by the contractor, they will need to be included in either the profit, overhead, or specified general conditions percentage. Which line item should they be included in?

Response: *ePayables is the preferred method but is not the required method of payment. Payments can be issued via check if requested.*

Question 17. Please confirm that the lump sum amount stated for preconstruction services should include sales tax.

Response: *Please refer to ATTACHMENT A.1 PROPOSAL COST FORM REV 1.*

Question 18. Please clarify what subcontractor information you would like on the CPP forms. We would not typically engage bidders until after we join the project team (for filling out subcontractor names on CPP Exhibits, for example).

Response: *Please refer to question 14 response above.*

Question 19. Please clarify if a bond is required, and if so, for what amount. It appears that no bond is required, but one of the required forms (Certificate as to Corporate Principal) references a submitted bond.

Response: *A bid guaranty is not required for the Preconstruction Services, therefore The Certificate as to Corporate Principal form is not a requirement to submit with the proposal.*

Question 20. Some of the requested percentages, especially Specified General Conditions are typically calculated as lump sums. We can work back to the requested percentage if we know the precise value of the MACC. I see the estimated \$40-45 million and would like a more specific value to use. Alternatively, we could provide the Specified General Conditions as a lump sum.

Response: Specified General Conditions are based on a percentage of the direct costs of the project and the proposed percentage will be applied to the final MACC direct cost as developed and negotiated during preconstruction phase.

Question 21. Do you have a chart available showing which cost items fall into each of the following categories:

- a. Fee
- b. Overhead
- c. Specified General Conditions
- d. Negotiated General Conditions
- e. MACC General Conditions
- f. Preconstruction Services

Response: No chart is available. Please reference the RFCP definitions, the construction contract definitions and the Division 1 specifications.

Item 2. Attached are the site meeting attendance lists for May 13th and May 14th, 2025.

Item 3. The proposal submission deadline has been officially extended to **Friday, June 06, 2025, at 03:00 pm**, as stated in this Addendum No. 1.

Item 4. The following forms are deleted in Section 00320 FORMS TO BE SUBMITTED WITH SUBMITTAL and are not required to be submitted as part of the proposal due on Friday, June 06, 2025, at 03:00 pm:

- 1. HOUSING AUTHORITY OF THE CITY OF SEATTLE CERTIFICATE AS TO CORPORATE PRINCIPAL**
- 2. COMMUNITY PARTICIPATION PLAN**

The following forms are deleted in SECTION 00320 FORMS TO BE SUBMITTED WITH SUBMITTAL and replaced with updated forms attached to this addendum hereto as Attachment A.

- 1. PROPOSAL COST FORM REV 1**
- 2. CERTIFICATION OF COMPLIANCE WITH WAGE PAYMENT STATUTES REV 1**

The updated forms to Attachment A are incorporated into SECTION 00320 FORMS TO BE SUBMITTED WITH SUBMITTAL and are part of the required forms due with the proposal on Friday, June 06, 2025, at 03:00 pm.

END OF ADDENDUM NO. 1

**Addendum #1
Attachment A 1. PROPOSAL COST FORM REV 1**

PROPOSAL COST FORM

**To: Seattle Housing Authority
101 Elliott Avenue W, Suite 100
Seattle WA 98119**

**For: SHA Solicitation No. 6039
Request for Competitive Proposals
For 14378 30th Ave NE Affordable Housing**

From: _____
(Contractor (PRINT NAME))

(Individual (PRINT NAME))

In response to your request for Competitive Proposals for the above referenced work, the undersigned ("Proposer") offers to furnish all personnel, equipment, facilities, supplies, bonds and insurance required to successfully carry out all of the construction management and general contracting responsibilities of the Contractor during Preconstruction and Construction which management and administration responsibilities include, without limitation, those more particularly identified in the RFCP including implementation of the Community Participation Plan for the firm and fixed price set forth in this Cost Proposal Form.

Proposer certifies that: it has examined and is fully familiar with all provisions of the Request for Competitive Proposals including any addenda thereto; it has carefully checked all of the words and figures which comprise this Cost Proposal; and it has by careful examination of the Request for Competitive Proposals, any addenda thereto, the sites and all other pertinent conditions and matters, satisfied itself as to the nature, location, character, quality, and quantity of the work required by the contract and as to the conditions and other matters that may be encountered at the sites or that may affect performance of the work or the cost or difficulty thereof.

In submitting this Proposal the undersigned agrees:

1. To hold its Proposal prices firm until completion of the MACC negotiations and execution of the construction contract.
2. Within seven (7) days of written notification from the Owner that it is the selected Contractor, for the 14378 30th Ave NE Affordable Housing, the Contractor will submit a Preconstruction Services Plan to the Seattle Housing Authority and to duly execute the Contract Phase I Preconstruction Services between Owner and Contractor and deliver it

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Attachment A 1. PROPOSAL COST FORM REV 1

to the Seattle Housing Authority, together with all required certificates of insurance upon approval of the Preconstruction Services Plan.

3. To diligently carry out the MACC negotiation requirements described in the Request for Competitive Proposals within the Owner's schedule.

As full compensation for satisfactory performance of all Contractor obligations under the Preconstruction Services contract and the Contractor Construction Contract, incorporated herein by reference, except for the MACC, the undersigned will perform such work for the proposed cost of Pre-Construction Services and percentages for Fee, Overhead and Specified General Conditions on the Cost Proposal Form. Failure to complete and submit this form and all attachments or the inclusion of false information shall be considered evidence that this proposal is non-responsive to the terms and conditions of the RFCP.

Proposer acknowledges that start dates for construction of 14378 30th Ave NE Affordable Housing is dependent on mixed finance closing scheduled date of approximately Quarter 4, 2025.

Proposer acknowledges receipt, understanding and full consideration of **Addenda**

No(s): _____
(list each addendum separately by number)

Component	Proposal Amounts	Proposal Amount expressed as percent of estimated MACC
A. Preconstruction Services	\$ _____	Leave Blank
B. Fee not to exceed 6%	Leave Blank	Fee %: _____%

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Attachment A 1. PROPOSAL COST FORM REV 1

C. Overhead not to exceed 2%	Leave Blank	Overhead %: _____ %
D. Specified General Conditions including Bond and Insurance not to exceed 6%.	Leave Blank	Specified General Conditions %: _____ %
E. Total Cost Proposal for Fee, Overhead and Specified General Conditions (B+C+D)	Leave Blank	Total (B+C+D) %: _____ %

Retail Sales Tax / Compensatory Use Tax

Tax is applicable to Phase I, Preconstruction Services (for any items subject to sales/use tax).

Tax for Phase II, Construction Services will be addressed when MACC Contract is issued.

Proposal Cost Form

***IMPORTANT:** The following completed and signed documents are attached to and made a condition of this Proposal:

1. [Reserved.]
2. Required Forms:
 - A. RFCP Part 1 - Firms Preconstruction Qualifications and Experience - NO SHA PROVIDED FORM
 - B. RFCP Part 2 - Firms General Contracting Qualifications and Experience - NO SHA PROVIDED FORM
 - C. RFCP Part 3 – Cost of Services and Allowable MACC Markups (MACC Contract Attachment A)
 - a. Complete the SHA-provided Proposal Cost Form referencing all applicable information in this RFCP
 - D. RFCP Part 4 – Section 3 and Related - NO SHA PROVIDED FORM

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Attachment A 1. PROPOSAL COST FORM REV 1

- E. U.S. Department of HUD "Representations, Certifications, and Other Statement of Bidders (Form HUD-5369-A)
- F. [Reserved.]
- G. [Reserved.]
- H. Seattle Housing Authority Vendor Fact Sheet
- I. HUD Section 3 Business Certification, if applicable
+ Section 3 Worker and Targeted Section 3 Worker Self-Certification Form
- J. Suspension and Debarment Compliance
- K. Non-Collusive Affidavit
- L. Environmental Regulation Compliance
- M. SSB5301-Certification of Compliance with Wage Payment Statutes
- N. HUD 2530-Previous Participation Certification
- O. [Reserved.]

SUBMITTED on: _____ **day of** _____ **2025**
From: _____

Legal Name of Proposer: _____

Business Address: _____

(Phone) (Email)

Street Address: _____

Proposer's Washington State Contractor's License No. _____

License Expiration Date: _____

Federal Tax Identification Number (TIN) _____

Signature of Corporation: _____
(Proposer's Business Name)

a _____ corporation

By: _____

Title: _____

Date: _____

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Attachment A 1. PROPOSAL COST FORM REV 1

Signature of Partnership
or Joint Venture:

(Name of Partnership or Joint Venture)

Signed by (all general partners or joint ventures)

Name _____

Title _____ Date Signed _____

Name _____

Title _____ Date Signed _____

Name _____

Title _____ Date Signed _____

Signature of Sole Proprietorship (if signing as individuals they shall be jointly and
severally liable)

Name _____

Title _____ Date Signed _____

Name _____

Title _____ Date Signed _____

END OF PROPOSAL COST FORM

**#6039 Addendum #1, Attachment A.2 – CERTIFICATION OF COMPLIANCE WITH
WAGE PAYMENT STATUTES – REV 1**



Address

101 Elliott Avenue W
Suite 100
Seattle, WA 98119

Telephone

206-615-3300

TTY

1-800-833-6388

Website

www.seattlehousing.org

CERTIFICATION OF COMPLIANCE WITH WAGE PAYMENT STATUTES

The undersigned hereby certifies that the bidder is now, and in the three-year period immediately preceding the date of this bid solicitation on **June 06, 2025**, has been, in compliance with the responsible bidder criteria requirement of RCW 39.04.350(1)(g) and has not been found to have willfully violated any provision of RCW Chapters 49.46, 49.48, or 49.52 in a final determination by the Department of Labor and Industries or any court of limited or general jurisdiction.

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Bidder's Business Name

Signature of Authorized Official*

Printed Name

Title

Date

City

State

Check One: Sole Proprietorship ☐ Partnership ☐ Joint Venture ☐ Corporation ☐

State of Incorporation, or if not a corporation, State where business entity was formed:

**#6039 Addendum #1, Attachment A.2 – CERTIFICATION OF COMPLIANCE WITH
WAGE PAYMENT STATUTES – REV 1**

If a co-partnership, give firm name under which business is transacted:

If a corporation, proposal must be executed in the corporate name by the president or vice-president (or any other corporate officer accompanied by evidence of authority to sign). If a co-partnership, proposal must be executed by a partner.

END OF CERTIFICATION OF COMPLIANCE WITH WAGE PAYMENT STATUTES

Pre-Bid Meeting Sign-In Sheet

Project Name: Affordable Housing (Solicitation#6039)

Tuesday, May 14, 2025, 01:00 p.m.

Name of Firm/Agency	Name of Representative	Address, City, State, Zip	Telephone Number	E-mail Address
MARPAE CONSTR	Corrie Shirek	1225 Sweller STR	(206) 779-5956	corrie@marpac.net
GenCap Construction	Rowan Skye	5608 Lake Washington Blvd NE, Suite 203 Nimblewood, WA 98033	206-604-0722	rowan@gencapgc.com
Absher	Eric Vonderscheer	1001 Shaw Road Puyallup WA 98372	425-417-0329	Eric.Vonderscheer@absherco.com
Graham	Rudy Weibel	Seattle	206-471-1455	rudy.weibel@graham.us.com
Andersen	CHRIS HONG		206 595-4228	chong@andersen-const.com
BNB	MARK RONISH	2815 ELIOTT AVE SEATTLE, WA	206-718-0784	MARK.RONISH@BNBUILDBERS.COM
Walsh	Angella Hould Elizabeth Pinehart	83 Columbia Seattle	206-4395 4414	ahould@walshconstruction.com
Synergy	Tigran Bayburtsk	14040 NE 181st STR WOODINVILLE 98072	425-488-4500	tigran@synergyi.com
SHA	Robb Breyer		206 972-4189	

[illegible]

Pre-Bid Meeting Sign-In Sheet

Project Name: Affordable Housing (Solicitation#6039)

Tuesday, May 13, 2025, 09:00 a.m.

Name of Firm/Agency	Name of Representative	Address, City, State, Zip	Telephone Number	E-mail Address
SHA Robb Bailey	Robb Bailey		206-972-4687	Robb.BAILEY@SEATTLEA
SHA	Mac Moham		206-331-1129	mac.moham@seattlehousing.org
SHA	Jawed Rahmani		425-525-9630	jawed.rahmani@seattlehousing.org
SHA	Lori STEHLIK		206-415-3478	Lori.Stehlik@ " "
COMPASS GC	JEFF SEEB		206-612-2115	jseeb@compass-gc.com
AMERICAN WATER DAMAGE RESTORATION	MARIA GABA	EDMUNDS wa.	206-771-7040	Maria.gaba@restoration.com
CGI	Oru Hoskins		425-780-1219	druecg@us.net
Rafn	Jered Cottell		206-310-0913	jcottell@Rafn.com
Rafn	Rodney Campbell		206-949-6587	RCampbell@rafn.com
VGC	Mike Barta		206-391-5127	mbarta@ventureseattle.com
VGC	Thomas Ly		206-427-8027	tly@ventureseattle.com
VGC	CHAS AGANI		425-213-9204	CASANI@VENTURESEATTLE.COM

Name of Firm/Agency	Name of Representative	Address, City, State, Zip	Telephone Number	E-mail Address
VENTURE	MATT SULLIVAN		206-330-6934	msullivan@venturesattle.com
BrandSafeway	Doug Mikota		360-395-5413	dmikota@brandsafeway.com
Exxel Pacific	Joshua Purefoy		360-815-1960	joshp@exxelpacific.com
W.G.Clark	Molly Mahan		206.624.5244	mmahan@wgclark.com
MARPAC	Corrie Shirek		206 779-5956	Corries@MARPA.NET
Rafn Co	Stephen Buesck		206-510-9937	sbuesck@rafn.com
Anderson	Bryan Young		360-941-5567	byoung@asistruco.com
Deacon	Bob Murphy		206-744-5823	Bob.Murphy@deacon.ca
BNBUILDER	Trevor Braun		425-358-0542	Trevor.braun@bnbuilder.com
SHAA	Sandy Miller			smiller@seattlehousing.org