

REQUEST FOR COMPETITIVE PROPOSALS

14378 30TH AVE NE Affordable Housing (Pre-Construction Services and Construction of a new 100-unit affordable housing project) SHA Solicitation #6039

The Seattle Housing Authority, as the General Partner of the Owner 14378 30TH AVE NE LLLP, hereinafter referred to as “SHA”, is soliciting proposals from experienced General Contractors with emphasis in preconstruction services delivery, hereinafter referred to as “Contractor” or “Proposer” to participate in the preconstruction services and construction of the 14378 30TH Ave NE Affordable Housing, which is a new 100-unit affordable housing project, hereinafter referred to as the “Project”. Final selection of the Contractor may involve an interview in determining the contract award.

PROJECT DESCRIPTION

The Project is fronting 30th Ave NE, and near the corner of NE 145th St. within the Lake City community. The new development is currently designed to include an 86-unit apartment building and fourteen (14) 3- and 4-bedroom townhouses, with a central courtyard and amenity spaces.

SUMMARY OF WORK

Preconstruction services will be delivered through a Contract for Phase I Preconstruction Services. Contractor shall support the Owner's efforts to establish and maintain the Maximum Allowable Contract Cost (MACC). The Contractor shall provide value added Preconstruction Services from 14378 Building Permit Set and through 100% CD development, including logistical planning, construction scheduling, subcontractor bidding and final MACC negotiations. SHA is seeking a proposed team having deep experience in affordable housing construction, comprehensive plan review, constructability review, contractor/design team collaboration across disciplines, estimating expertise, and bid scoping and bid vetting. SHA strongly encourages continuity with key staffing from Phase I through Phase II.

ESTIMATE: Direct cost at 100% Design Development was estimated to be between \$40 and \$45 million.

PROPOSAL SUBMISSION DEADLINE

Competitive proposals **must be received no later than 3:00 PM**, on *Tuesday June 03, 2025*, to the email address below.

Seattle Housing Authority
Attention: Veronica Sharp, Lead Sr. Contract Administrator; or
Jawed Rahmani, Design & Construction Contracts Administrator
Sent to: purchasing@seattlehousing.org

All proposal emails should have a subject line that clearly identifies the project and submittal when emailed to avoid any confusion, for example **“Solicitation# 6039 - 14378 30TH AVE NE AFFORDABLE HOUSING”**. Proposers are responsible for the timely delivery of their proposals to SHA.

NOTE: A faxed or hand delivered Proposal will not be accepted.

The deadline is firm as to dates and time. SHA will not consider any Proposal received after the deadline.

PRE-SUBMISSION MEETING / SITE VISIT:

SHA will conduct two site visits at the following date and time:

- First pre-bid site visit will be held at **9:00 AM, on May 13, 2025**, at the **Jackson Park Village Parking Lot, 14378 30th Ave NE, Seattle, WA 98125**; and
- Second pre-bid site visit will be held at **1:00 PM, on May 14, 2025**, at the **Jackson Park Village Parking Lot, 14378 30th Ave NE, Seattle, WA 98125**

All prospective bidders are strongly encouraged to attend any of the above two site visit. 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

Questions of a general nature may receive a response during the meeting/site visit; however, no questions will be answered by SHA that appear to cause unfair advantage to all proposers. Questions of that nature will be required to be submitted in writing by the date and time indicated in the Administrative and Technical Questions section below.

PLANS, SPECIFICATIONS, ADDENDA, AND PLANHOLDER'S LIST: for this Project will be available online 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 www.bxwa.com and clicking on "Posted Projects", "Public Works", and "Seattle Housing Authority". 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. Contact Builders Exchange of Washington at (425) 258-1303 should you require assistance with access or registration.

PROPOSERS LIST and ADDENDA: The list of those attending the Pre-Submission Meeting/Site Visit and all addenda will be uploaded to the Builders Exchange website. The SHA website will only provide the number of addenda and indicate that the information is posted on the BXWA website.

ADMINISTRATIVE AND TECHNICAL QUESTIONS: Administrative and Technical questions regarding this Project, including but not limited to substitution requests, must be received in writing no later than **5:00 PM, on Wednesday, May 21, 2025**, and be directed to Veronica Sharp, Lead Sr. Contract Administrator, or Jawed Rahmani, Design & Construction Contracts Administrator by email to purchasing@seattlehousing.org. Questions will be answered via Addendum. Questions received later than the date and time above will not be answered.

BID GUARANTY: Bid Security is not required.

SECTION 3 AND RELATED CONTRACT REQUIREMENTS: The Seattle Housing Authority strongly encourages small businesses, minority businesses (MBEs), women's business enterprises (WBEs, and together with MBEs, WMBEs), veteran-owned

businesses, labor surplus area firms, and HUD Section 3 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 goal requirements, WMBE utilization goal requirement, and apprenticeship participation goal requirement.

ELECTRONIC REPORTING: See RFCP Section 00300 Article 3, Section B.

PREVAILING WAGES: The General Contractor and all subcontractors will be required to comply with all prevailing wage requirements.

RIGHTS RESERVED: SHA reserves the right to cancel this RFCP, to waive as informality any 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