

## **INVITATION TO BID**

### **LICTONWOOD FIRE RENOVATION SEATTLE HOUSING AUTHORITY #5058**

#### **PROJECT DESCRIPTION:**

The Seattle Housing Authority, is soliciting bids from experienced General Contractors, who will be required to provide, either through self-performance or the management of Subcontractors, the restoration of an apartment unit 201 damaged by a fire including restoration of hallways, adjacent stairwells, the south-west exterior corner of the building as well as other residential units below, above and adjacent. Unit 201 requires major architectural, structural, electrical and interior renovation and remodeling of fire damaged building components and electrical services (i.e.; severely damaged by exposure to heat and flames). All Work will occur in an occupied building.

**LOCATION:** Lictonwood Apartments  
9009 Greenwood Ave N.  
Seattle WA 98103

Lictonwood Apartments are owned by the High Rise Rehabilitation Phase I Limited partnership with Seattle Housing Authority as General Partner.

**ESTIMATE:** The estimate for this project is between \$300,000.00 and \$350,000.00

**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 (5th Floor), Seattle, Washington 98109, only up to **1:00 PM on Tuesday, March 27, 2018** after which time bids will be publicly opened and read. 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.

**MANDATORY PRE-BID SITE VISIT:** Potential bidders are required to attend one mandatory Pre-Bid Site Visit and will be required to sign an attendance sheet. The meetings will be held in the Lictonwood Apartment building located at 9009 Greenwood Ave. N. Seattle WA 98103.

- **The first offering of the meeting is scheduled for 10:00 AM on Thursday March 8, 2018**
- **The second offering of the meeting is scheduled for 10:00 AM on Friday March 9, 2018**

Failure to attend one of the above mandatory Pre-Bid Site Visits will render the Bidder non-responsive and its Bid will be rejected.

**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 (by email or fax acceptable) no later than 1:00 PM on Wednesday, March 14, 2018 and addressed to:

Wendy Simonson

Seattle Housing Authority

Construction Division

By email to: [wendy.simonson@seattlehousing.org](mailto:wendy.simonson@seattlehousing.org)

Or by Fax (206) 615-3526

**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.

**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 and Procurement Manager