

REQUEST FOR COMPETITIVE PROPOSALS

Yesler Terrace Phase V– Housing Construction (Pre-Construction Services and Construction of a Seven Story Residential Building) (SHA Solicitation #5313)

The Seattle Housing Authority is soliciting proposals from experienced General Contractors, to participate on the design team for Pre Construction Services and to construct a seven story residential apartment building. Proposals will be evaluated for the Project Firm and Team Experience, Project Approach, Community Participation Program and Proposed Costs, including Preconstruction Services and other fixed fees. Final selection of the Contractor may involve an interview in determining the contract award.

PROJECT DESCRIPTION

The Yesler Terrace Phase V Housing Project is a residential redevelopment project on the site situated at the northwest corner of Yesler Way and 8th Avenue South and an access drive to the west of the site. The scope of this two-phase contract includes General Contractor Pre Construction Services and Construction of a Residential building containing approximately 110 dwelling units, approximately 2,000 sf of community multi-purpose space, building management offices, and two street-level non-residential spaces. The seven story building includes two levels of concrete construction, and five stories of wood frame construction. Approximately 55 parking stalls will be provided on within the concrete structure. Site amenities include play areas outfitted with children's play equipment, landscape and hardscape, new sidewalks, street trees and planting strips.

The scope of this project also includes construction of a small park (referred to as a pocket park) immediately north of the building site. The construction of the pocket park will be under a separate permit from that of the building. Substantial requirements for protection of existing trees in the pocket park site will apply. Costs for this portion of the project must be accounted for separately, but the completion of the pocket park is on the same schedule as the building. The certificate of occupancy for the building is subject to completion of the pocket park.

The Yesler Terrace Phase V project is funded in part with 4% tax credits, City Office of Housing funds, Tax Exempt Bonds and other SHA sources.

SUMMARY OF WORK

The Contractor shall provide Construction Management ("CM") including but not limited to: assistance in planning and design, BIM modeling, value engineering, scheduling, sequencing and coordination of the work, logistical planning; cost-estimating; determining constructability, assessing alternative construction options for cost savings, and preparation of subcontractor bid packages. The General Contractor will construct the Project. The Contractor will be required to provide performance, labor and materials bonds, and insurance as described in the RFCP documents. Construction Management shall be provided seamlessly throughout the Project from the preconstruction period through close-out. The Contractor shall provide full general contracting services for construction of the Project. The Contractor shall work collaboratively and proactively with the Owner and Design Team to proceed with the planning, design, and development of the work in a manner which supports the Owner's efforts, goals and objectives to establish and maintain the Maximum Allowable Contract Cost (MACC) within the Project budget.

ESTIMATE: Maximum Allowable Construction Cost (MACC) estimated at \$ 42, 500,000.00.

PROPOSAL SUBMISSION DEADLINE

Sealed competitive proposals **must be received no later than 2:00 p.m. on December 19, 2019** at the Fifth Floor SHA Reception Desk at the street address below. Proposals sent by U.S. Mail must be addressed to the P.O. Box below and must be delivered to SHA by the deadline stated above. Faxed or e-mailed proposals will not be accepted.

Seattle Housing Authority
Attention: Mel Henley, Purchasing Division
190 Queen Anne Avenue North
5th Floor Receptionist
P.O. Box 19028
Seattle, Washington 98109-1028

All proposals must be clearly marked when delivered or mailed to avoid any confusion about recording arrival dates and times. Proposers are responsible for the timely delivery of their proposals to SHA. NOTE: A faxed or e-mailed Proposal will not be accepted.

Upon receipt of each Proposal, SHA's Purchasing Division will date-stamp it to show the exact time and date of receipt. Upon request, Purchasing will provide the Proposer with acknowledgment of receipt. The deadline is firm as to place, dates, and time. SHA will not consider any Proposal received after the deadline and will return all such proposals unopened. All Proposals received prior to the deadline will become the property of SHA and will not be returned to the Proposer.

MANDATORY PRE SUBMISSION MEETING / SITE VISIT:

Potential bidders are required to attend one of two offered mandatory Pre-Submission meetings/site visits and will be required to sign an attendance sheet.

The Pre-Submission Meetings will be held in **Raven Terrace Community Room located at 820 Yesler Way** Seattle WA 98104.. Meetings will start promptly at 1:00PM. Parking is limited so Proposers need to plan ahead to be on-time for the meeting.

The first meeting/site visit is scheduled for: 1:00 pm Tuesday, December 3, 2019.

The second meeting/site visit is scheduled for: 1:00 pm Thursday, December 5, 2019.

Important: Failure to attend one of the above mandatory Pre-Submission meetings/site visits will render the Bidder non-responsive and its bid will be rejected.

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 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 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 Mandatory 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.

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); Valley Plan Center (Kent); Contractor's Resource Center (Seattle); Builders Exchange of WA.

ADMINISTRATIVE AND TECHNICAL QUESTIONS: Administrative and Technical questions regarding this project must be received in writing **no later than 2:00 PM December 6, 2019** and be directed to Mel Henley, SHA Sr. Contract 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 responded to.

BID GUARANTY: Each proposal must be accompanied by a surety company bid bond, or a certified or cashier's check payable to the order of Seattle Housing Authority for a sum not less than five percent (5%) of the total amount of the proposal.

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 proposals, to participate as partners, or to participate in other business activities in response to this RFCP. 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.

ELECTRONIC REPORTING: The Owner has implemented a Web-based Labor Compliance LCP Tracker to enable online submission of certified payrolls as well as social equity reporting. The Contractor and all subcontractors will be required to attend the Owner provided training and will be required to use this web-based software reporting system for the submission of its certified payrolls and social equity reports.

The Contractor and all subcontractors will be required to utilize this web-based software reporting system to enter payroll information and submit payrolls on-line. The General Contractor is responsible for compliance of all subcontractors regardless of tier.

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

RIGHTS RESERVED: SHA reserves the right to waive as informality any irregularities in submittals and/or to reject any or all proposals. SHA requests that companies refrain from requesting public disclosure of selection information until a contract has been executed as a measure to best protect the solicitation process, particularly in the event of a cancellation or re-solicitation. With this preference stated, SHA shall continue to properly fulfill all public disclosure requests for such information as required by State Law.

Jena Richmond
Contracts & Procurement Manager