



**BID INVITATION FOR:**

**LIBERTY BANK BUILDING**

2320 E. Union Street, Seattle, WA 98122

**BID SET: Drawings and Specifications – Dated: 3/28/2017**

1. **Pricing:** Walsh Construction is requesting bids on all scopes of work for the Liberty Bank Building, except for Mechanical, Electrical, Plumbing, and Fire Sprinkler (MEPF) Scopes of work.

**BIDS DUE: May 17, 2017 @ 10:00 am.**

2. **Project Description:** The Liberty Bank Building project is a planned six story mixed use building with five stories of residential floors (115-Residential Units) above one-story podium. The building will provide affordable housing (a mix of two-bedroom, one-bedroom, and studio units), residential lobby and interior amenity spaces, an outdoor at grade landscaped courtyard and roof Terrace, onsite building manager office, street level retail space and parking. This project is being developed by Capitol Hill Housing. This building is located in the Central District Neighborhood of Seattle on the corner of E. Union St. and 24<sup>th</sup> Ave. E.

3. **Schedule:**

- a. **Bids Due: May 17, 2017 @ 10:00 am.**
- b. Bid Selection and Review: May 17<sup>th</sup> – June 15<sup>th</sup>
- c. Subcontractor Execution: June, 2017
- d. Start Construction: End of June (Pending permitting with City)
- e. Construction duration is expected to be approximately - 15 months

4. **Project Documents (All documents are on Builder's Exchange):**

Mithun Architecture Documents:

- a. Bid Set Drawings: Dated: 3/28/2017
- b. Bid Set Specifications- Dated: July 20, 2016

Miscellaneous Documents:

- c. Office of Housing Residential Wage Rates: April, 2017
- d. Insurance Requirements
- e. Example of Subcontract
- f. Project Schedule
- g. Clarification Request Form
- h. ESDS Checklist

5. **Walsh Construction request you provide the following information:**

- a. Submission of the Bid Package Completed for the work you are submitting on.
- b. Pricing for services for your scope of work on the planned Liberty Bank Building. This should include:
  - i. Breakout Construction Cost
  - ii. Narrative of proposed equipment to be supplied.
  - iii. Clarifications associated with the price.
  - iv. Narrative of any exclusions.

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### 6. Additional Project Information:

- a. The PROJECT is subject to Washington State Residential Prevailing Wage Rates and Payroll Reports.
- b. MWBE/DBE goals apply. WCC encourages participation of Women and Minority Business Enterprises. Using WMBE and or if your company is a WMBE may be a factor in the selection process.
- c. Disadvantaged workers, as defined by Section 3 income levels, will be encouraged to apply for work on the PROJECT. WCC will strongly encourage Section 3 subcontractors to submit bids at the time of formal bid. All Subcontractors will be encouraged to hire Section 3 workers. Subcontractor commitments to Section 3 hiring will be a factor in selection.

### 7. Inquiries:

For any questions during the bid process, or to clarify questions in the bid documents including bid packages, bidders are instructed to fill out the Clarification Request Form and email it to:

- Sandi Tovias, Project Manager, [stovias@walshconstruction.com](mailto:stovias@walshconstruction.com) (206) 416-8855
- Whitney Lake, Estimator, [wlake@walshconstruction.com](mailto:wlake@walshconstruction.com) (206) 547-4008
- Erich Behrens, Chief Estimator, [ebahrens@walshconstruction.com](mailto:ebahrens@walshconstruction.com) (206) 547-4008

The Clarification Request Form must be submitted at least 10 business days before the scheduled time for bid due date. Answers will be provided in an addendum.

### 8. Walsh Construction Company reserves the right:

- a) To reject/cancel any or all bids;
- b) To choose bid options (base bids/alternate bids);
- c) To define and waive any informalities in the bidding;
- d) To make a final judgment whether the bids are responsive or non-responsive.

### 9. Bid Submission:

- a. Bids may be emailed to Karen Moon ([kmooon@walshconstruction.com](mailto:kmooon@walshconstruction.com)), or faxed to 206-547-3804, or hand delivered to the Walsh Seattle Office at 315 Fifth Ave S., Suite 600, Seattle, WA 98104.

### 10. Location of Contract Documents:

#### a. Plans, specifications and bid packages are available:

- i. On Builder's Exchange ([www.bxwa.com](http://www.bxwa.com)) – click on Posted Projects, General Contractors Project Areas, WA, Walsh Construction, Projects Bidding.
  1. Username: walsh
  2. Password: safety
- ii. At our Bid Room at the Walsh Seattle Main Office - 315 Fifth Ave S., Suite 600.

**11. Subcontract and Insurance Requirements:** Subcontractors will be required to meet the obligation of the WCC's Insurance, Subcontract, and Safety Requirements as referenced in the Bid Packages.

**12. Schedule:** Please review the schedule that is on Builder's Exchange to ensure that you can meet the durations associated with the work you are bidding on.