

**SECTION 00 10 00**  
**INVITATION TO BID (EXCLUDING BUILDING 12)**  
**BID DATE: FEBRUARY 19, 2019, 2:00 P.M.**

**1.01 PROJECT NAME: APRILS GROVE**

- A. Project Address: Tax I.D. Parcel # 27141007000, North Beach Road, Eastsound, Washington
- B. OPAL Community Land Trust will receive bids from Washington State licensed and bonded General Contractors for construction of a new housing project and associated site work consisting of 45 units of housing in (11) buildings, on-grade parking for 67 vehicles and associated site work.
- C. The construction value is estimated to be approximately \$8,500,000 to \$9,000,000.
- D. Bids will be accepted at the Owner's office at the following address until time and date noted above at which time bids will be opened and read aloud at:
  - 1. OPAL Community Land Trust
  - 2. Physical Address: 286 Enchanted Forest Road, Eastsound, WA 98245
  - 3. Mailing address: P.O. Box 1133, Eastsound, WA 98245
  - 4. Email address: Jeanne@opalclt.org
- E. Bids may be submitted in hard copy on the forms provided or electronically in .pdf format. Proposals received after the day and hour above stated will not receive consideration except as provided in Section 1.05 E below.

**1.02 CONTRACTOR QUALIFICATIONS**

- A. Minimum Required Qualification/Information:
  - 1. Licensed Contractor in the State of Washington
  - 2. Successful completion, in the last five years by your firm, project manager and the job superintendent assigned to this project, of at least three new similar construction projects with construction contracts in excess of \$4,000,000. Provide owner name, location, brief description, original and final construction cost, schedule and actual date of completion.
  - 3. Ability to obtain a payment and performance bond in the full amount of the Contract.
  - 4. Specific experience in administering Washington State prevailing wage requirements.
  - 5. Specific or similar experience in administering State of Washington Housing Trust Fund Apprenticeship Program requirements and nurturing local partnerships to meet these requirements
- B. Preferred Qualifications:
  - 1. Successful experience in working with projects funded by the Washington State Housing Trust Fund.
  - 2. Successful experience with Evergreen Sustainable Development criteria, documentation, and construction requirements.
- C. Required Submittals
  - 1. Contractor's Qualification Statement, in contractor's preferred format addressing minimum and preferred qualifications listed above.
  - 2. A list of all subcontractors included in bid and three project owner references with contact information.

**1.03 DOCUMENT VIEWING**

- A. Electronic files will be posted on ARC. Contractors and subcontractors may purchase, at their expense, sets or portions thereof, at the following address:
  - 1. ARC - Seattle
  - 2. 2730 Occidental Ave. S
  - 3. Seattle, Washington 98134
  - 4. (206) 622-6000
- B. Drawings and Specifications may also be viewed on Builders Exchange of Washington online plan center, or the following Dropbox link:

<https://www.dropbox.com/sh/a8zv4aa9vllhtote/AADHTl8p8EGo0PoUZ5uwbOXfa?dl=0>

#### 1.04 PROJECT VIEWING

- A. The existing site is available for viewing at any time.
- B. There will be a mandatory site walk-thru on Thursday, Jan. 31 from 2:00 - 3:30 pm. Representatives from the Owner, Architect and Civil Engineer will be in attendance to answer questions. General Contractors and Earthwork Subcontractors must attend the walk-thru. General Contractors and Earthwork Subcontractors who do not sign in will not be considered to have attended and will be ineligible to bid

#### 1.05 SPECIAL CONSIDERATIONS

- A. The Washington State Housing Trust Fund is assisting the Owner in financing the project and will be involved in all phases of the project including inspections, approvals, and contract draws.
- B. A Payment and Performance Bond in the full amount of the contract will be required.
- C. Insurance for the project shall be provided as stated in Section 1.04 D of Section 00 73 00 Supplementary Conditions of the Contract for Construction.
- D. Bids must be received on the forms provided.
- E. The Owner specifically reserves the right, and by submitting a bid, each bidder acknowledges and agrees that the Owner has the right: (a) to reject any one or more or all bids; (b) to consider bids that are non-conforming or non-responsive or would be deemed to be non-conforming or non-responsive; (c) to waive any informality, deviation, variation, non-conformity or non-responsiveness in any one or more bids; and (d) to accept a bid to which any informality, deviation, variation, non-conformity, or non-responsiveness relates. No bid shall be withdrawn for a period of 60 calendar days subsequent to the opening of the bids without the consent of the Owner.
- F. Construction start is expected to occur between April 15 - May 1, 2019.

#### 1.06 HOUSING OPTIONS

Owner has lined up two options for housing. Please contact property owners to discuss options in detail.

Option #1: Four units with kitchenettes, which can house two people per unit. No smoking, drugs, pets etc. Property is directly adjacent to April's Grove to the south. Available for 12 months for \$40,000. Deposit and payment terms to be negotiated between contractor and property owner. Contact Jim Nelson, property owner, at 360.376.4330 or bayside25@gmail.com.

Option #2: Two spaces for RV or trailers up to 50' long; both spaces have water and power; no septic, so would need to arrange pumping; Contractor to pay electricity. Rent is \$250 per month for each space. Property located within five minutes of project site. All other terms to be negotiated between contractor and property owner. Contact Rolf Ericksen, property owner, at 360.622.6649 or rolf.eriksen48@gmail.com.

#### 1.07 PROJECT REPRESENTATIVES

- A. Architect: Bill Singer, Environmental Works, phone (206) 787-1372, email: bsinger@eworks.org
- B. Owner: Jeanne Beck, OPAL Community Land Trust, phone (360) 376-3191, email: jeanne@opalclt.org

**END OF SECTION**