



INVITATION TO BIDDERS:

**College Place Elementary and College Place Middle School Replacement Project:
Bid Set 1, BP-2.1, 21.1, 22.1–2, 26.1, 31.1**

PROJECT NAME AND LOCATION: College Place Elementary and College Place Middle School Replacement Project;
7501 208 ST SW, Lynnwood, WA 98036

OWNER: Edmonds School District; 20420 68th Ave W, Lynnwood, WA 98036. **CONTACT:** Laura Bowers; Email:
bowersl@edmonds.wednet.edu

CONSTRUCTION MANAGER: Cornerstone General Contractors, Inc; 11805 N Creek Pkwy S, #115; Bothell, WA
98011. **CONTACT:** Matt Everett; Phone: 425.750.5601; Email: matt@cornerstonegci.com

ARCHITECT: NAC

BIDS DUE: *April 8, 2026, not later than 2:00 p.m. (PT)*

Sealed bids must be received not later than 2 PM at Edmonds School District office located at the address above.
Bids will be publicly opened immediately thereafter.

BID PACKAGE; APPROX. BUDGET; DESCRIPTION

BP-02.1; \$2,610,000.00; Abatement & Demolition

BP-21.1; \$1,360,000.00; Fire Sprinklers

BP-22.1; \$19,700,000.00; Mechanical

BP-22.2; \$2,930,000.00; Geothermal

BP-26.1; \$15,900,000.00; Electrical

BP-31.1; \$11,020,000.00; Site Development

BONDS: A bid bond in the amount of 5% of the base bid amount is required on all bids exceeding \$300,000. All bid packages \$300,000 or greater require payment and performance bonds on the forms provided in Section 005213 – Form of Contract.

BID DOCUMENTS: There are two options available to obtain plans and specifications: 1. BuildingConnected.com at Cornerstone's hosted plan room, <https://CornerstoneGCI.com/bid-room>. Email estimating@cornerstonegci.com for access. 2. Via direct email request to the Construction Manager, as above.

PREBID MEETING: Friday, March 27, 2026, at 1:00 pm. Meet at College Place Middle School parking lot, see above.
Attendance at this pre-bid conference is encouraged, but not mandatory.

TRADE UNIONS: Trade Contractor recognizes Cornerstone has an agreement with the following Union; North Coast States Carpenters Union (formerly Western States Regional Council of Carpenters). In accordance with RCW 39.10.380 Subcontractor Bidding Procedure, Trade Contractors shall be obligated and bound to such agreements for work claimed by the Carpenters Union. Should any of Trade Contractor work (including work of lower tier subcontractors) be claimed by this Union, Subcontractor will enter into an agreement with this Union for performance of the claimed work on this project.

Cornerstone General Contractors, Inc., is acting as construction manager for Edmonds School District, not as a general contractor on this project. For this reason, all rules for public bidding must be followed by all contractors bidding these packages. Bids must be submitted as indicated in the instructions to bidders. Faxed bids, bids that are not on the proper bid form, and bids that do not fulfill the requirements of the instructions to bidders cannot be accepted. All bids shall remain valid for a period of 90 calendar days.

Cornerstone is an equal opportunity employer. We request bids from all interested subcontractors and suppliers including Small, Minority-Owned, Women-Owned, Disadvantaged, Veteran, Disabled Veteran, and HUBZone business enterprises.

Member of AGC of Washington. Contractor's license: #CORNEGC970J3.