



INVITATION TO BIDDERS:

Elementary School #8, Bid Set 2 – BP-05.1, BP-21.1, BP-22.1, BP-26.1, BP-31.1, BP-32.1

PROJECT NAME AND LOCATION: Elementary School #8; 29th ST NE and Lake Drive; Lake Stevens, 98258

OWNER: Lake Stevens School District; 12309 22nd Street NE; Lake Stevens, WA 98258

CONSTRUCTION MANAGER: Cornerstone General Contractors, Inc. **CONTACT:** Aaron Besmer;
Phone: 425.481.7460; Email: aaronb@cornerstonegci.com.

ARCHITECT: NAC Architecture

BIDS DUE: *January 29, 2026, no later than 2:00 p.m. (PT)*

For the following bid packages, sealed bids must be received at Lake Stevens School District office by the date and time listed above:

BID PACKAGE; APPROXIMATE BUDGET; DESCRIPTION

BP-05.1; \$5,100,000; Structures

BP-21.1; \$590,000; Fire Sprinkler

BP-22.1; \$8,900,000; Mechanical

BP-26.1; \$6,800,000; Electrical

BP-31.1; \$10,000,000; Earthwork & Utilities

BP-32.1; \$1,300,000; Landscape & Irrigation

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. Building Connected at Cornerstone General Contractor's hosted plan room. Email estimating@cornerstonegci.com for access. 2. Via direct email request to the Construction Manager, as above.

PREBID MEETING: Tuesday, January 13, 2026, at 2:00 PM (PT).

The prebid meeting will be held online via Microsoft Teams. Please contact Aaron Besmer with any questions. Microsoft Teams link for meeting included below:

<https://bit.ly/3Lh5maL>

Bidders are encouraged to attend the prebid meeting, but it is not mandatory.

Site visits are permitted by appointment only. Please contact Aaron Besmer to set up an appointment.

Cornerstone General Contractors, Inc., is acting as construction manager for Lake Stevens 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.