



**INVITATION TO BIDDERS:**

**College Place Elementary and College Place Middle School Replacement, Bid Set 2:  
BP-4.1, 6.1, 7.1, 8.1, 9.1-6, 9.7, 32.1, 32.2**

**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:** *May 14, 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-4.1; \$2,233,000; Unit Masonry	BP-9.4; \$324,000; Wood Flooring
BP-6.1; \$4,882,000; Casework & Finish Carpentry	BP-9.5; \$391,000; Carpet Flooring
BP-7.1; \$3,450,000; Metal Panels, Siding & Flashing	BP-9.6; \$555,000; Tiling
BP-8.1; \$4,765,000; Curtainwall, Storefront & Glazing	BP-9.7; \$1,173,000; Paint, Coatings & Sealants
BP-9.1; \$8,703,000; Framing & GWB	BP-32.1; 1,503,000; Landscape & Irrigation
BP-9.2; \$3,216,000; Acoustical Ceilings & Treatments	BP-32.2; \$2,633,000; Athletic Fields
BP-9.3; \$544,000; Resilient Flooring & Accessories	

**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](mailto:estimating@cornerstonegci.com) for access. 2. Via direct email request to the Construction Manager, as above.

**PREBID MEETING:** Friday, April 24, 2026, at 1:30 pm (PT). Meet across the street from College Place Elementary School at Edgewood Church: 20406 76th Ave W, Edmonds, WA 98026. **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 General Contractor/Construction Manager (GCCM) for the Owner. For this reason, all contractors bidding these packages must follow all rules for public bidding. 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.