



INVITATION TO BIDDERS:

Alcott Elementary School Replacement, Bid Set 4 – BP-2.1, 4.1, 6.1, 7.1–2, 8.1, 9.1–6, 32.1

PROJECT NAME AND LOCATION: Alcott Elementary School Replacement, 4213 228th Ave. NE, Redmond, WA 98053

OWNER: Lake Washington School District, 15212 NE 95th Street, Redmond, WA 98052

CONSTRUCTION MANAGER: Cornerstone General Contractors, Inc; 11805 N Creek Pkwy S, #115; Bothell, WA 98011. **CONTACT:** Josh Goldman; Phone: 425.481.7460; Email: joshg@cornerstonegci.com

ARCHITECT: Mahlum

BIDS DUE: *April 9, 2026, not later than 2:00 p.m. (PT)*

Sealed bids must be received not later than 2:00 PM at Cornerstone General Contractor’s Office located at the address above. Bids will be publicly opened immediately thereafter.

BID PACKAGE; APPROX. BUDGET; DESCRIPTION

BP-02.1; \$1,450,000; Demolition	BP-09.2; \$710,000; Acoustical Ceilings and Treatments
BP-04.1; \$1,130,000; Unit Masonry	BP-09.3; \$422,000; Resilient and Carpet Flooring
BP-06.1; \$1,450,000; Casework and Finish Carpentry	BP-09.4; \$75,000; Resilient Athletic Flooring
BP-07.1; \$2,560,000; Metal Panels, Siding and Flashing	BP-09.5; \$290,000; Tile Flooring
BP-07.2; \$1,130,000; Roofing	BP-09.6; \$620,000; Painting Coatings and Sealants
BP-08.1; \$1,540,000; Curtainwall, Storefront, Glazing	BP-32.1; \$780,000; Landscaping and Irrigation
BP-09.1; \$3,600,000; Framing and GWB	

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: Wednesday, March 18, 2026, at 3:05 PM (PT).

The prebid meeting will be held at the Alcott Elementary School project site. Meet at the entrance to the existing school. Please do not arrive earlier than 3:00 PM.

Bidders are encouraged to attend the prebid meeting, but it is 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 Lake Washington 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.