



INVITATION TO BIDDERS:

New Baker Hall Replacement: BP-6.1, 9.2–6, 10.1, 26.2, 32.1

PROJECT NAME AND LOCATION: New Baker Hall Replacement; 2000 Tower Street; Everett, WA 98201

OWNER: Everett Community College

OWNER'S REP: Washington State Department of Enterprise Services; CONTACT: Michele Hill; Phone: 360.490.5983; Email: michele.hill@des.wa.gov

CONSTRUCTION MANAGER: Cornerstone General Contractors, Inc; 11805 N Creek Pkwy S, #115; Bothell, WA 98011. CONTACT: Bryan Gormley; Phone: (425) 652-2341; Email: bryan@cornerstonegci.com

ARCHITECT: McGranahanPBK

BIDS DUE: *September 17, 2026, not later than 2:00 p.m. (PT)*

Sealed bids must be received not later than 2 p.m. at Everett Community College Cascade Learning Resource Center room 102 located at 1001 N. Broadway, Everett, WA 98201. Bids will be publicly opened immediately thereafter.

BID PACKAGE; APPROX. BUDGET; DESCRIPTION

BP-06.1; \$391,000; Casework & Finish Carpentry	BP-09.6; \$147,200; Performing Arts Specialty Floors
BP-09.2; \$349,500; Acoustical Ceilings & Treatments	BP-10.1; \$821,500; Specialties
BP-09.3; \$244,900; Resilient & Carpet Flooring	BP-26.2; \$75,000; Traffic Signalization
BP-09.4; \$109,900; Tiling	BP-32.1; \$382,300; Landscaping & Irrigation
BP-09.5; \$228,950; Painting, Coatings & Sealants	

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

PREBID MEETING: September 1, 2026, at 10:00 a.m. Meeting will occur at Lot K in the Everett Community College parking lot west of the Cascade Learning Resource Center (CAS) building located at 1001 N. Broadway, Everett, WA 98201. **Attendance at this pre-bid conference is encouraged, but not mandatory.**

TRADE UNIONS: Trade Contractor and Trade Contractor's Subcontractors each acknowledge that Cornerstone is bound to a labor agreement between the Western States Regional Council of Carpenters ("Union") and Associated General Contractors of Washington (the "AGC Agreement"). Trade Contractors and their Subcontractors who are not signatory to the AGC Agreement and that perform work that is covered by Articles 2 and 3 of the AGC Agreement ("Covered Work"), shall be bound to all the provisions of the AGC Agreement for the performance of Covered Work for the duration of the project only. Trade Contractor and their Subcontractors will enter into an agreement with the Union for performance of the Covered Work for the duration of the 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.