

CITY OF SEATTLE
Central West Headquarters Re-Roof

Bid Opening: **August 19, 2026, 2:00 PM**
PW# **2025-028**

PROJECT LOCATION: 1403 W Howe St Seattle WA 98119

PROJECT DESCRIPTION: RE-ROOF - REMOVE AND DISPOSE OF THE EXISTING BUILT-UP ROOF MEMBRANE DOWN TO THE EXISTING T&G WOOD DECKING AT HIGH ROOF AND BARREL VAULT. REMOVE AND DISPOSE OF BUILT-UP ROOF TO PLYWOOD DECK AT LOW ROOF. REMOVE AND DISPOSE OF CORRUGATED METAL SIDING AT GABLE ENDS OF VAULTED ROOF. INSTALL TAPERED POLYISOCYANURATE INSULATION, AND COVERBOARD. MECHANICALLY FASTEN THE FIRST LAYER OF INSULATION AND FULLY ADHERE THE SUBSEQUENT LAYERS. INSTALL NEW EPDM ROOF MEMBRANE AT FLAT ROOFS. INSTALL STANDING SEAM METAL ROOF AT VAULTED ROOF AND UNDERLAYMENT. RAISE PARAPET HEIGHT TO ACCOMMODATE NEW TAPERED INSULATION. INSTALL NEW SHEET METAL FLASHINGS AND PARAPET COPING. INSTALL SAFETY RAILS. INSTALL LADDERS. BID **ADDITIVE NO. 1:** STRUCTURAL UPGRADES. INSTALL 5/8" PLYWOOD ROOF DIAPHRAGM.

A/E ESTIMATE: \$581,072.00 Additive #1: \$137,616.00

PRE-BID SITE INSPECTION/MEETING:

There is a **MANDATORY** pre-bid site inspection for this project. All those that wish to bid on the project will need to attend one of the following. The first pre-bid site inspection is scheduled for **Wednesday, August 5th at 11:00 a.m.** The second pre-bid site inspection is scheduled for **Thursday, August 6th at 11:00 a.m.** Please meet at **1403 W Howe St Seattle WA 98119.**

For purposes of the Inclusion Plan, this is considered a **Roofing** type of project with a Past Performance of **20 %** WMBE utilization rates based on completed projects. For questions on the Inclusion Plan, please contact Miguel Beltran at Miguel.Beltran@seattle.gov or 206-684-4525. Back-up contact is Carmen Kucinski at Carmen.Kucinski@seattle.gov or 206-684-0188.

PAID SICK AND SAFE TIME: Bidders must understand the requirements of [SMC 14.16](#) and [RCW 49.46](#) and demonstrate compliance prior to award.

QUESTIONS: Deadline for Contractor questions regarding this **Parks Department** project shall be submitted by close of business on **Tuesday, AUGUST 11TH, 2026** to the **Parks Department** project manager via **Ray.Gontarz@seattle.gov**.

BID DOCUMENTS: Contract Documents, contacts and Bid Instructions are available at <https://procurement.opengov.com/portal/seattle>.