

INVITATION TO BID – BID SET NO. 1

PROJECT: New Middle School #6; NW Talus Drive; Issaquah, WA 98029

OWNER: Issaquah School District; 565 NW Holly Street; Issaquah, WA 98027; **CONTACT:** Tom Mullins; Phone: (425) 837-7000; Email: mullinst@issaquah.wednet.edu

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

ARCHITECT: Integrus Architecture; 117 South Main Street, Suite 100; Seattle, WA 98104; **CONTACT:** Kim Young; Phone: (206) 628.3137; Email: kyoung@integrusarch.com

Sealed bids and qualifications must be received at *Cornerstone General Contractor's offices* located at 11805 N. Creek Parkway South, Suite #115, Bothell, WA 98011 at **March 03, 2020 by 2:00 PM**. Bids will be received and evaluated in accordance with Section 002113 – Instruction to Bidders. Final notification of intent to award will be available within 15 business days after the bid opening.

Bidders are reminded to read and understand bid submittal requirements in Section 002113 – Instruction to Bidders for details on submittal of qualifications and bids for the packages described below.

BID PACKAGE; SCOPE OF WORK; APPROX. BUDGET

BP 05.1; \$5,500,000; Steel Fabrication.
BP 05.2; \$1,480,000; Steel Erection.
BP 08.1; \$975,000; Storefront and Glazing.
BP 09.1; \$4,000,000; Framing and GWB.
BP 21.1; \$660,000; Fire Sprinklers.

BOND GUARANTEE: A bid bond in the amount of 5% of the base bid amount is required on all bids exceeding \$300,000.

PERFORMANCE BOND: All bid packages \$300,000 or greater require payment and performance bonds on the forms provided in Section 005213 – Form of Contract.

BID DOCUMENTS: Bid Contractors may obtain one set of plans and specifications from Cornerstone upon receipt of a refundable deposit of \$200.00 made payable to Cornerstone General Contractors, Inc.

Plans and specifications may also be viewed at Builders Exchange at http://www.bxwa.com/bxwa_toc/private/357.html under Cornerstone General Contractor's Inc, Projects Bidding (no password required).

PREBID MEETING: Date/Time: **February 18, 2020 @ 10:00 am**; **LOCATION:** Talus Property; NW Talus Drive; Issaquah, WA 98029

Attendance at this prebid meeting is highly encouraged, but not a requirement.

TRADE UNIONS: Trade Contractor recognizes Cornerstone has an agreement with the following Union; Pacific Northwest 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 is an equal opportunity employer and requests bids from all interested firms including disadvantaged, minority, women, disabled veterans and emerging small business enterprises.

CORNERSTONE GENERAL CONTRACTORS INC. IS ACTING AS CONSTRUCTION MANAGER FOR ISSAQUAH SCHOOL DISTRICT, NOT AS A GENERAL CONTRACTOR ON THIS PROJECT. BIDS MUST BE SUBMITTED AS

INDICATED IN THE INSTRUCTIONS TO BIDDERS. FAXED BIDS, BIDS WHICH 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.