

INVITATION TO BID

PROJECT: Thomas Jefferson High School; 4248 S. 288th Street; Auburn, WA 98001

OWNER: Federal Way School District No. 210; 33330 8th Avenue South; Federal Way, WA 98003; Contact: Michael Swartz; Phone: (253) 945-5992; Email: mswartz@fwps.org

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: Bassetti Architects; 71 Columbia Street, Suite 500; Seattle, WA 98104; **CONTACT:** Jordan Kiel; Phone: (206) 340-9500; Email: jkiel@bassettiarch.com

Sealed bids must be received at Federal Way Public School offices located at 1211 S 332nd Street, Federal Way, WA 98003 on **March 10, 2020 at 2:00 PM**. Bids will be publicly opened immediately thereafter.

BID PACKAGE; APPROX. BUDGET; SCOPE OF WORK

BP-04.1; \$764,000; Masonry
BP-06.1; \$2,090,000; Casework & Finish Carpentry
BP-07.1; \$4,190,000; Metal Panels, Siding & Flashings
BP-07.2; \$2,030,000; Roofing
BP-08.1; \$1,440,000; Aluminum Windows and Glass
BP-08.2; \$1,860,000; Openings
BP-09.1; \$7,176,000; Framing, Insulation & GWB
BP-09.2; \$1,900,000; Acoustical Ceilings & Wall Treatments
BP-09.3; \$370,000; Athletic Flooring
BP-09.4; \$295,000; Tile
BP-09.5; \$863,000; Rubber & Carpet Flooring
BP-09.6; \$960,000; Painting & Coatings
BP-10.1; \$3,728,000; Construction Specialties
BP-11.1; \$725,000; Food Service
BP-12.1; \$880,000; Theater Rigging & Equipment
BP-32.1; \$1,625,000; Landscape & Irrigation

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 www.bxwa.com under Cornerstone General Contractor's Inc, link, Projects Bidding (no password required).

PRE-BID MEETING: *DATE/TIME:* Friday February 21, 2020 at 1:00 pm; *LOCATION:* Thomas Jefferson High School; Cornerstone Construction Trailer; 4248 S. 288th Street; Auburn, WA 98001

Attendance at this pre-bid conference is highly encouraged, but not mandatory.

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.

IT IS THE INTENT OF CORNERSTONE GENERAL CONTRACTORS INC. TO BID ON BID PACKAGES 08.2 – OPENINGS AND 10.1 – CONSTRUCTION SPECIALTIES AS A TRADE CONTRACTOR. FOR THIS REASON, THE OWNER WILL EXCLUSIVELY MANAGE THE BID OPENING FOR THOSE BID PACKAGES.

As an equal opportunity employer, Cornerstone request 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/GENERAL CONTRACTOR FOR FEDERAL WAY 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.