



INVITATION TO BIDDERS:

Alcott Elementary School Replacement Project, Bid Set 4, Rebid: BP-09.3

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: *June 25, 2026, not later than 2:00 p.m. (PT)*

Sealed bids must be received not later than 2 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-09.3; \$422,000; Resilient & Carpet Flooring

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: N/A

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 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.