



INVITATION TO BIDDERS:

Existing Baker Hall Demolition and Restoration, Bid Set 1: BP-02.1

PROJECT NAME AND LOCATION: Existing Baker Hall Demo & Restoration Project; 2000 Tower Street, Everett, WA 98201

OWNER: Everett Community College; 2000 Tower Street, Everett, WA 98201. **CONTACT:** Michele Hill; 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: McGranahan PBK

BIDS DUE: June 4, 2026, not later than 2:00 p.m. (PT)

Everett Community College and the Washington State Department of Enterprise Services will manage this bid opening as Cornerstone is planning to bid as a Trade Contractor.

Sealed bids must be received not later than 2 PM at The Jackson Building (JKC), room 106 located at the address above. Bids will be publicly opened immediately thereafter.

BID PACKAGE; APPROX. BUDGET; DESCRIPTION
BP-02.1; \$800,000 Building Demolition & Restoration

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

PREBID MEETING: Tuesday, May 26, 2026, at 10:00 am (PT). Meet at Parking Lot F at the north side of the campus just east of the existing Baker Hall. 2000, Tower St., Everett, WA 98201. **Attendance at this pre-bid conference is encouraged, but not mandatory.**

TRADE UNIONS: Trade Contractor recognizes Cornerstone has an agreement with the following union: North Coast States Carpenters Union. In accordance with RCW 39.10.380 Subcontractor Bidding Procedure, Trade Contractors (including any lower tier subcontractors) shall be obligated and bound to this agreement. All costs for compliance with this agreement shall be included in Trade Contractors bid amount.

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.