



INVITATION TO BIDDERS:

Alcott Elementary School Replacement, Bid Set 2: BP-05.1, 31.1

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. **CONTACT:** Josh Goldmn; Phone: 425.481.7460; Email: joshg@cornerstonegci.com.

ARCHITECT: Mahlum Architects

BIDS DUE: *February 17, 2026, no later than 2:00 p.m. (PT)*

For the following bid packages, sealed bids must be received at the Lake Washington School District office by the date and time listed above:

BID PACKAGE; APPROXIMATE BUDGET; DESCRIPTION

BP-05.1; \$4,370,000; Structures

BP-31.1; \$3,200,000; Earthwork & Utilities

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. Building Connected at Cornerstone General Contractor'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: Wednesday, January 28, 2026, at 3:05 PM (PT).

The prebid meeting will be held at the Alcott Elementary School Project Site. Please meet at the entrance to the existing school no earlier than 3:00 PM.

Bidders are encouraged to attend the prebid meeting, but it is not mandatory.

Site visits are permitted by appointment only. Please contact Josh Goldman to set up an appointment.

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.