



INSTRUCTIONS TO BIDDERS
BID FORM
EXHIBIT A

Othello Square Building C
3939 S. Othello Street
Seattle, WA 98118

ISSUE DATE: January 4, 2019

RESPONSE DUE: January 25, 2019 – 12:00 PM

PROJECT DIRECTORY

Owner (S+C)	39 th and Othello C/O Spectrum Development Solutions 1809 Seventh Avenue, Ste 501 Seattle, WA 98101
Owner (TI)	Seattle Children's Odessa Brown Children's Clinic (OBCC) C/O Spectrum Development Solutions 4800 Sand Point Way NE Seattle, WA 98105
Designer (S+C)	Weber Thompson 226 Terry Avenue N., Ste 200 Seattle, WA 98109
Builder	Absher P.O. Box 280 Puyallup, WA 98371 1001 Shaw Road Puyallup, WA 98372

GENERAL INFORMATION

Project Description

Spectrum Development Solutions has partnered with the Seattle Children's Odessa Brown Children's Clinic (OBCC) on this unique project consisting of 176 units of workforce rental housing above 50,000 sf of OBCC space.

Spectrum is the developer of the project and responsible for both the delivery of the residential and Shell and Core space for OBCC, designed by Weber Thompson, as well as the Tenant Improvement (TI) delivery, for OBCC, designed by NBBJ. The scope of this RFP is only for the Shell and Core at this juncture – a second MEPF RFP will be issued for the TI portion of the project at a later date. The selected MEPF teams will have the opportunity to submit for the TI as well.

The project is part of the larger Othello Square campus, which is a uniquely integrated, culturally competent, and welcoming gateway center comprised of four development parcels. The Campus is designed to represent the diverse and international nature of Southeast Seattle, a community where all residents and neighbors find homes, educational and business development opportunities, family-wage jobs, health care, social services, and a variety of small enterprises at which to shop, eat, and play. The convenient location, adjacent to the Othello Light Rail station and other public transit hubs, allows easy to key resources for users from Northgate to Angle Lake.

"Building C" is located on the NW corner of the main parcel of the Othello Square campus. The main parcel has been subdivided to create independent project sites for each building. The adjacent project site to the South of Building C will house a charter high school, while the site to the East of Building C will host an economic opportunity center with housing above.

Building C is a mixed-use project that will contain workforce housing above the commercial podium base containing OBCC. OBCC was founded on providing healthcare to the underserved and underrepresented of the local community. It is not simply a medical clinic, but a center for the community that promotes wellbeing through healthcare and social services. Their goal is to set children up for success by addressing not just one but all the determinants that contribute to wellbeing. The clinic is specific to the community it serves and seeks to create the decades-long, generational connections that have made the Yesler clinic successful over the past 50 years.

The Building C site slopes approximately 6-7' from the northwest corner up to the southeast corner. There are no structures currently occupying the proposed project site. The adjacent site to the East of Building C has known contaminants requiring remediation, which are not anticipated to impact Building C's project site at this time. Site C has no known contaminants requiring remediation.

Based on the preliminary due diligence information and document progression, the site and project composition is as follows:

- **Construction Type:** five (5) levels of Type III Housing over two (2) levels of Type I podium (commercial) over one (1) level below-grade parking garage. Modular construction will not be pursued.
- **Building Height:** limited by Construction Type to five (5) floor max over a two (2) level podium
- **Site Area:** approximately 39,000 SF
- **Total Goss Building Area:** approximately 228,000 SF
- **Primary Housing Use:** rental apartment units
- **Number of Units:** 176

- **Affordable Requirements:** 20 percent of the units @ 80% AMI for 20 years
- **Unit Mix:** approximately 54% studio, 13% 1 bed/1 bath, 11% 1 bed/1 bath + den, 16% 2 bed/1 bath, 6% 3 bed/2 bath
- **Parking:** approximately 50 stalls for commercial use, 50 stalls for residential use
- **Common Space/Amenities:** include a combined entrance/amenity space, lobby, leasing office, package room, bike room, fitness room, dog run, roof deck with BBQ's and fire pit, community room with full kitchen and entertainment.
- **Sustainability:** USGBC LEED for Homes Midrise Silver Certification, Energy Star Portfolio Manager Score of 75

The form of agreement between Absher and the Owner will be a Cost of the Work plus Fee with a Negotiated Guaranteed Maximum Price (AIA A201) and HUD-92442 Construction Contract.

Social Equity Goals

The goals for Social Equity for the project are extremely important and will be a key selection criterion. Already the project team has been successful in ensuring that 65% of the design consultant team is comprised of WMBE businesses.

Social equity and inclusion are extremely important components to all project partners. The project goals are stated below:

CATEGORY	GOAL
Subcontractor Diversity. Percentage of total contract dollars awarded to Disadvantaged Businesses.	25%
Apprenticeship Participation. Percentage of apprentice project hours for all project field labor.	15%
Regional Procurement. Tracking of regional materials will be per LEED for Homes-MR.	Per LEED
Hire Local. General contractor and subcontractors will track and report the number of hours of employees from certain zip codes.	Report %

Milestone Schedule

- | | |
|---------------------------------------|----------|
| 1. Anticipated start of construction | Q3, 2019 |
| 2. Anticipated substantial completion | Q1, 2021 |

Business Equity (Please include this form in your response, this page is in addition to page totals listed elsewhere)

The Owner and Absher are committed to providing the maximum practicable opportunity for participation in contracting by small business entities (sbe), disadvantaged business enterprises as well as Minority Business Enterprises (MBE), Women Business Enterprises (WBE), and Minority Women Business Enterprises (MWBE), state-certified and non-state-certified, on public works projects. Participation may be either on a direct basis, or as a sub-consultant, subcontractor, or supplier. The aspirational project goal of 25% combined sbe/dbe/MBE/WBE/MWBE participation in the construction execution of the Othello Square Building C project. To achieve this goal, Absher will implement a Participation Plan. All selected trade partners will be expected to participate in the implementation and execution of this Plan. All trade partners shall also comply with the Business Equity requirements set forth in the General Conditions of the Contract and the Prime Contract between Absher and Owner.

In an effort to exceed the above stated aspirational goal, please complete the following and include this form in your response. Please mark all that apply.

- Minority-owned:** 50%+ owned and controlled by persons who are Asian American, Black American, Hispanic American, and/or Native American.
- Woman-owned:** 50%+ owned and controlled by persons who are women.
- Small Business Entity (sbe):** An entity licensed to do business in the state of Washington, including a sole proprietorship, corporation or other legal entity, that
 - Certifies, under penalty of perjury that it is owned and operated independently from all other businesses and
 - Conforms to the U.S. Small Business Administration Size Standards of the *North American Industry Classification System (NAICS Codes)* in which the business entity is proposed to be engaged; or
 - Is certified with the Washington State Office of Minority and Women Business Enterprises (OMWBE)
- Disadvantaged Business Enterprise:** Any business entity certified with the Office of Minority and Women’s Business Enterprises.
- None of the above**
- Decline to state**

Firm Name

Signature/Title

Date

Absher and the Owner provide equal employment opportunities to all employees, consultants and contractors without regard to race, color, religion, gender, sexual orientation, gender identity, national origin, age, disability, genetic information, marital status, amnesty or status as a covered veteran in accordance with applicable federal, state and local laws. Absher and the Owner comply with applicable state and local laws governing nondiscrimination in employment and hiring in every location in which the company has facilities.

DIVISIONS OF WORK TO BE CONSIDERED IN THIS SOLICITATION

DIVISION 03 - CONCRETE

033000 CAST IN PLACE CONCRETE
033003 UNDERSLAB VAPOR RETARDER
033513 CONCRETE FLOOR AND ARCHITECTURAL CIP FINISHING
033536 POLISHED CONCRETE FINISHING
033713 SHOTCRETE
033800 POST-TENSIONED CONCRETE
035400 CAST UNDERLAYMENT

DIVISION 04 - MASONRY

042000 UNIT MASONRY

DIVISION 05 - METALS

051200 STRUCTURAL STEEL
055000 METAL FABRICATIONS
055100 METAL STAIRS
055213 PIPE AND TUBE RAILINGS
057300 DECORATIVE METAL RAILINGS

DIVISION 06 – WOOD, PLASTIC AND COMPONENTS

061000 ROUGH CARPENTRY
061800 GLUED-LAMINATED CONSTRUCTION
062023 INTERIOR FINISH CARPENTRY
062026 EXTERIOR FINISH CARPENTRY
064100 ARCHITECTURAL WOOD CASEWORK

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

071413 HOT APPLIED RUBBERIZED ASPHALT WATERPROOFING
071700 BENTONITE SHEET WATERPROOFING
071800 TRAFFIC COATINGS
071900 WATER REPELLENTS
072100 THERMAL INSULATION
072500 WATER RESISTANT BARRIERS
072727 SELF-ADHERED SHEET AIR AND WATER BARRIERS
074213 METAL WALL PANELS
074623 WOOD SIDING
074646 FIBER CEMENT SIDING
075216 MODIFIED BITUMEN ROOFING
075400 THERMOPLASTIC MEMBRANE ROOFING
076200 SHEET METAL FLASHING AND TRIM
077200 ROOF ACCESSORIES
077273 VEGETATED ROOF SYSTEMS
077616 ROOF PAVERS
078053 IDENTIFICATION OF FIRE AND SMOKE ASSEMBLIES
078100 APPLIED FIREPROOFING
078400 FIRESTOPPING
079005 JOINT SEALERS
079513 ARCHITECTURAL JOINT COVER ASSEMBLIES

DIVISION 08 - OPENINGS

081113 HOLLOW METAL DOORS AND FRAMES
081214 PREFINISHED STEEL DOOR FRAMES
081416 FLUSH WOOD DOORS
081573 INTERIOR SLIDING DOORS
083100 ACCESS DOORS AND PANELS
083613 SECTIONAL DOORS
084313 ALUMINUM FRAMED ENTRANCES AND STOREFRONTS
085313 VINYL WINDOWS
088000 GLAZING
088300 MIRRORS

089100 LOUVERS

DIVISION 09 - FINISHES

092116 GYPSUM BOARD ASSEMBLIES
092219 NON-STRUCTURAL METAL FRAMING
093000 TILING
095100 ACOUSTICAL CEILINGS
096433 LAMINATED WOOD FLOORING
096500 RESILIENT FLOORING
096800 CARPETING
09.8 ACOUSTICAL TREATMENT
098311 ACOUSTICAL COMPONENTS
099000 PAINTING AND COATING

DIVISION 10 - SPECIALTIES

101100 VISUAL DISPLAY SURFACES
101400 SIGNAGE
102600 WALL AND CORNER PROTECTION
102800 TOILET ACCESSORIES
104400 FIRE PROTECTION SPECIALTIES
105500 POSTAL SPECIALTIES
105723 CLOSET AND UTILITY SHELVING

DIVISION 11 - EQUIPMENT

110114 FALL ARREST & FALL RESTRAINT SYSTEM
113100 RESIDENTIAL APPLIANCES

DIVISION 12 - FURNISHINGS

122113 HORIZONTAL LOUVER BLINDS
122350 RESIDENTIAL CASEWORK
123600 COUNTERTOPS
124813 ENTRANCE FLOOR MATS AND GRILLES
129300 SITE FURNISHINGS

DIVISION 14 – CONVEYING SYSTEMS

142010 PASSENGER ELEVATORS
149100 FACILITY CHUTES

DIVISION 21 – FIRE SUPPRESSION – PREVIOUSLY AWARDED

DIVISION 22 – PLUMBING – PREVIOUSLY AWARDED

DIVISION 23 – HVAC – PREVIOUSLY AWARDED

DIVISION 26-28 – ELECTRICAL, COMM, SECURITY – PREVIOUSLY AWARDED

DIVISION 31 - EARTHWORK

312000 EARTHWORK

DIVISION 32 – EXTERIOR IMPROVEMENTS

321100 CRUSHED SURFACING
321200 ASPHALT CONCRETE PAVEMENT
321214 POROUS HOT MIX ASPHALT (PHMA) PAVING
321300 CEMENT CONCRETE PAVEMENT, CURBS, AND SIDEWALKS
321700 PAVEMENT MARKINGS
329300 PLANTING
329310 PRE-VEGETATED MATS

DIVISION 33 – SITE UTILITIES

331000 WATER DISTRIBUTION
333000 SANITARY SIDE SEWERS
334000 STORM DRAINAGE
334600 SUBDRAIN SYSTEM

OTHELLO SQUARE BUILDING C

BID FORM

The following Bid Form should be completed in its entirety, and submitted in addition to your standard form of bid proposal. This information will help Absher to review your proposal, and confirm specific project requirements are met.

- 1) This bid proposal is based on the: 10/05/2018 - 50% CD drawings provided by Weber Thompson, without deviation.
- 2) Davis Bacon Commercial Prevailing Wages apply to this project and are included in this bid.
- 3) For any subcontract bid proposals over \$1,000,000, please include the name of your surety and bond rate.
 - a. Surety Firm _____
 - b. Bond Rate _____
- 4) Anticipated Notice to Proceed is expected in September, 2019 with a construction schedule of 20 months. Pricing in this bid proposal assumes work to occur as far out as 2021. Escalated labor and material rates are included in this bid proposal.
- 5) Multiple sources of funding are being utilized in the financing of Othello Square Building C. As a result, specific cost tracking accounting is required. Exhibit A graphically illustrates the specific locations where cost breakouts are needed. The area index can be found in the lower right hand corner of Exhibit A plan sheets. Work will not be contracted independently per area, however costs should be isolated based on the location of the work within the project as defined by Exhibit A.
 - a. COMMERCIAL _____
 - b. COMMERCIAL – EXTERIOR _____
 - c. RESIDENTIAL UNITS _____
 - d. RESIDENTIAL UNITS – EXTERIOR _____
 - e. SHARED AREA #1 _____
 - f. SHARED AREA #2 _____
 - g. SHARED AREA #3 _____
 - h. SHARED AREA #4 _____
 - i. SHARED AREA #5 _____
 - j. TOTAL BASE BID _____

EXHIBIT A

Project:

OTHELLO SQUARE BUILDING C
 3939 S. OTHELLO ST., SEATTLE WA 98118

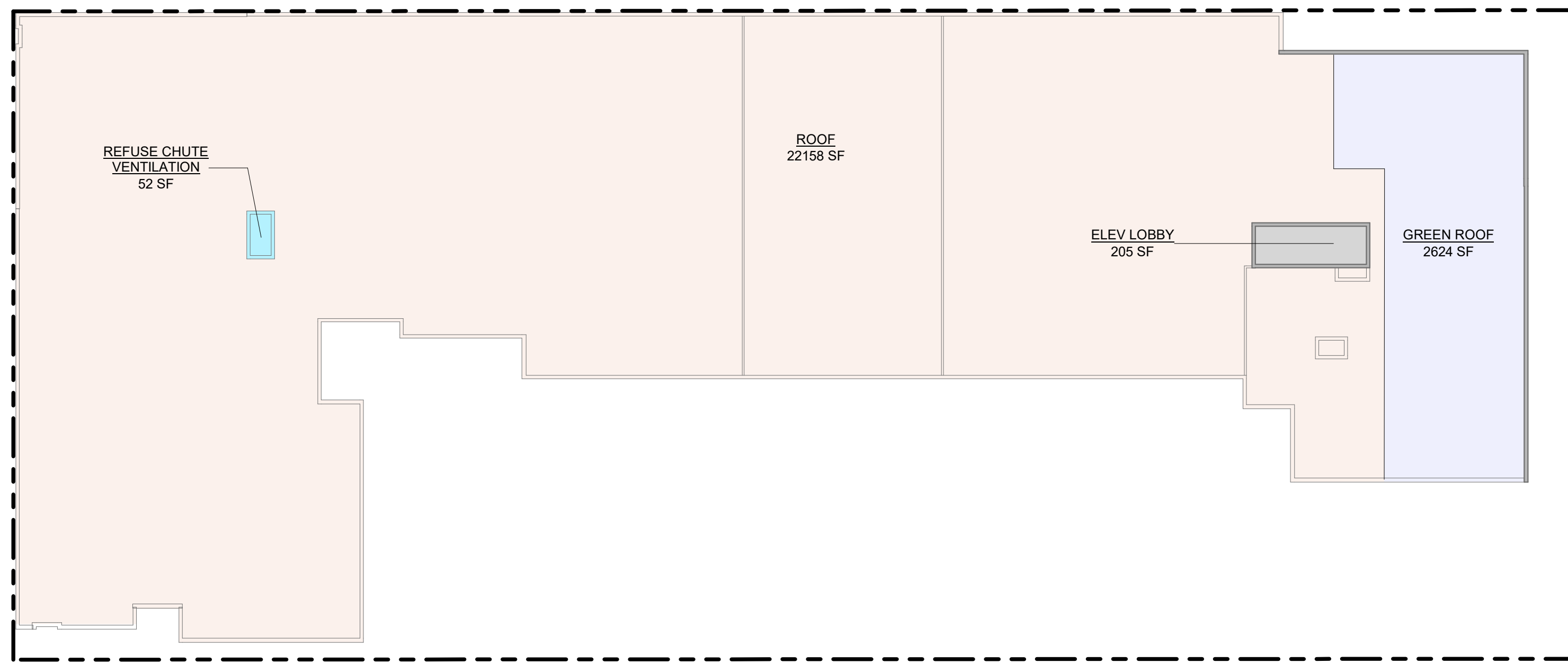
Client:

SPECTRUM DEVELOPMENT SOLUTIONS

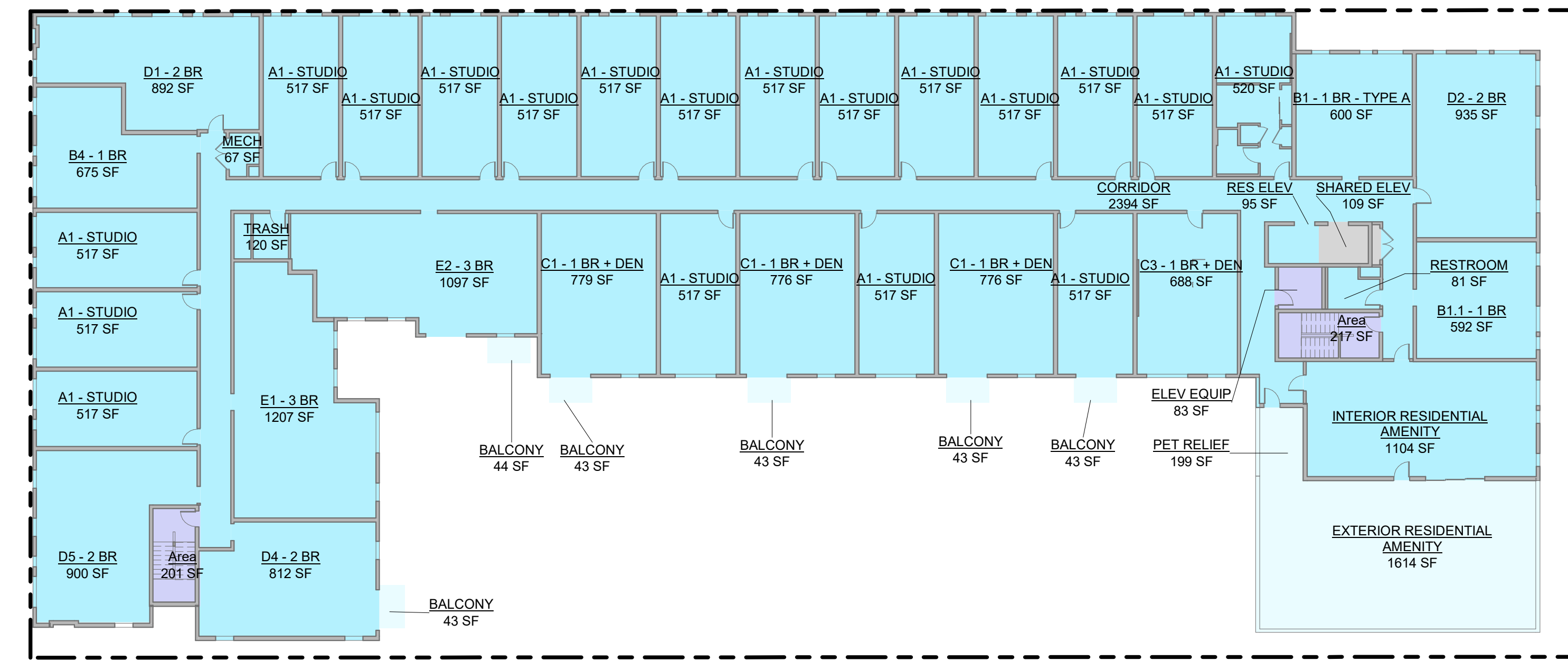
Issue:
 11.05.2018 PROGRESS DRAFT

DRAFT

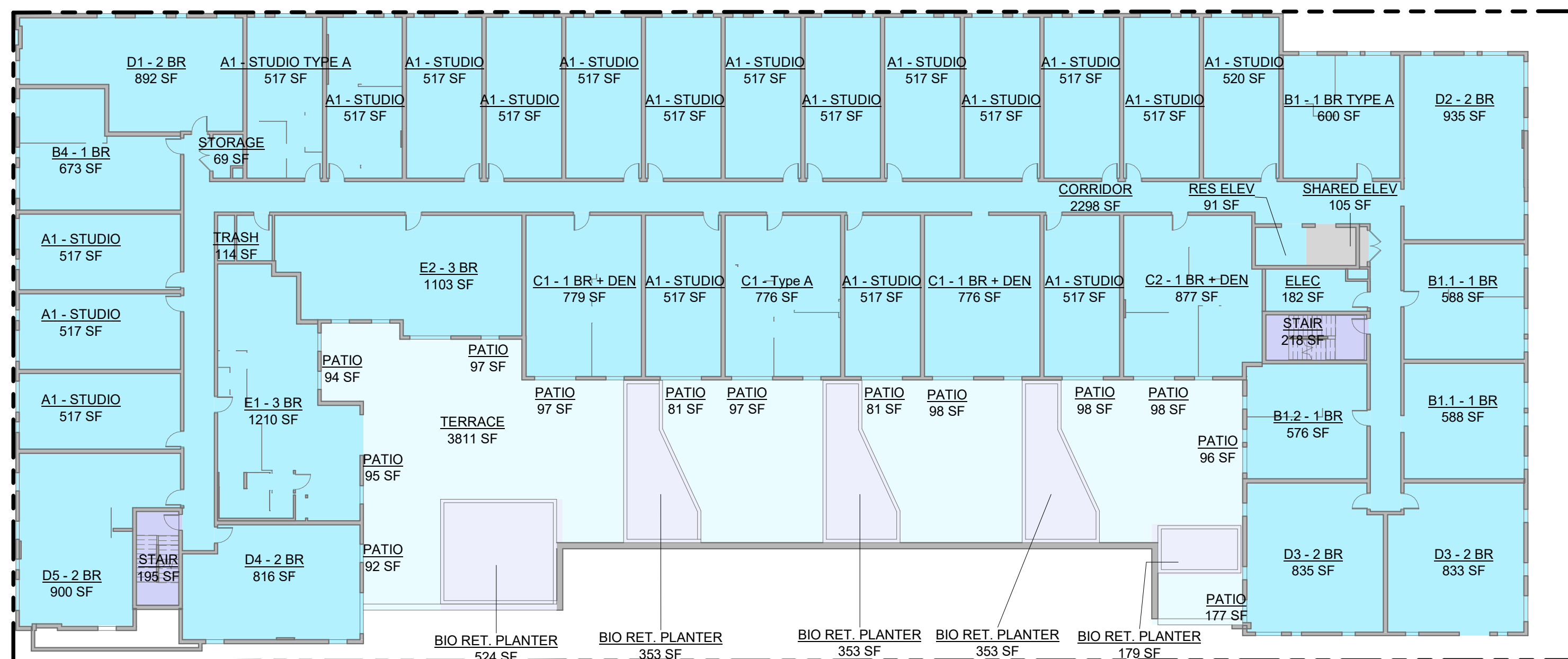
Construction Revision:



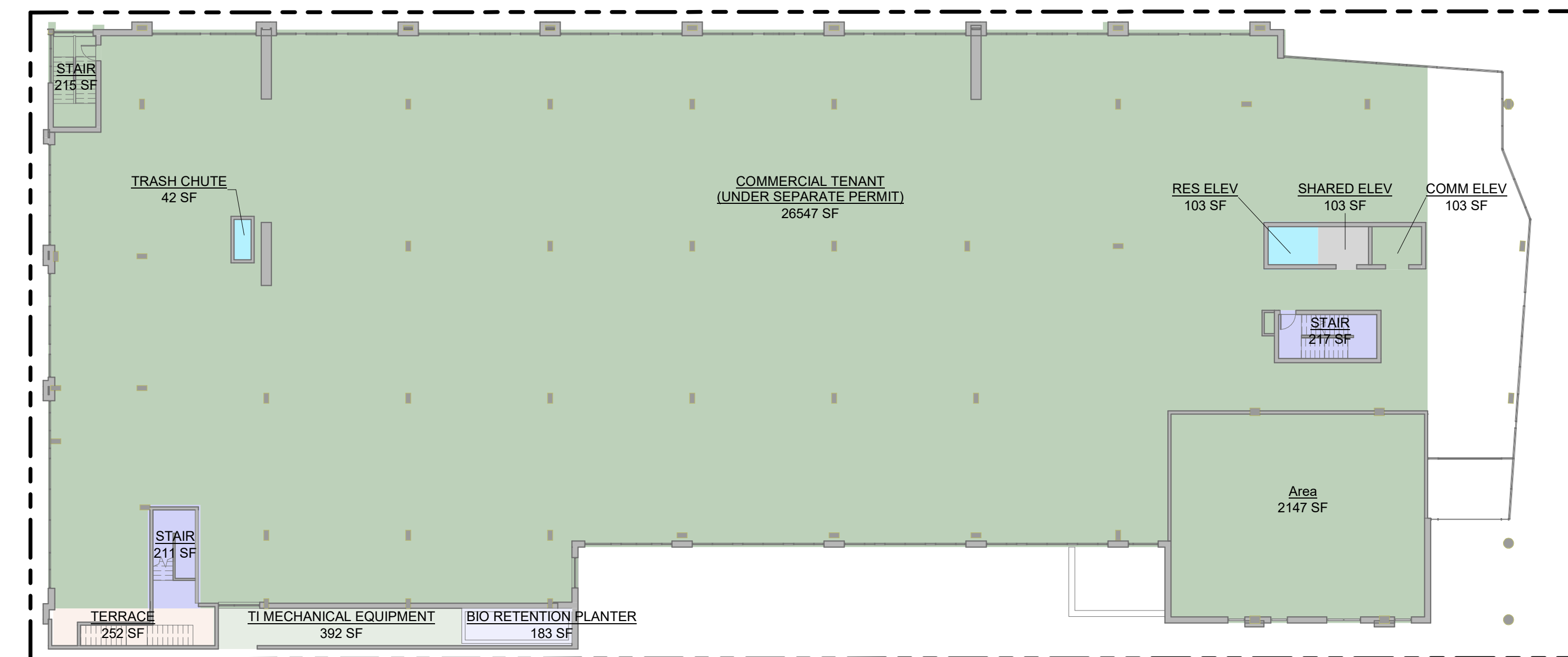
6 BOMA ROOF
 SCALE: 1" = 20'-0"



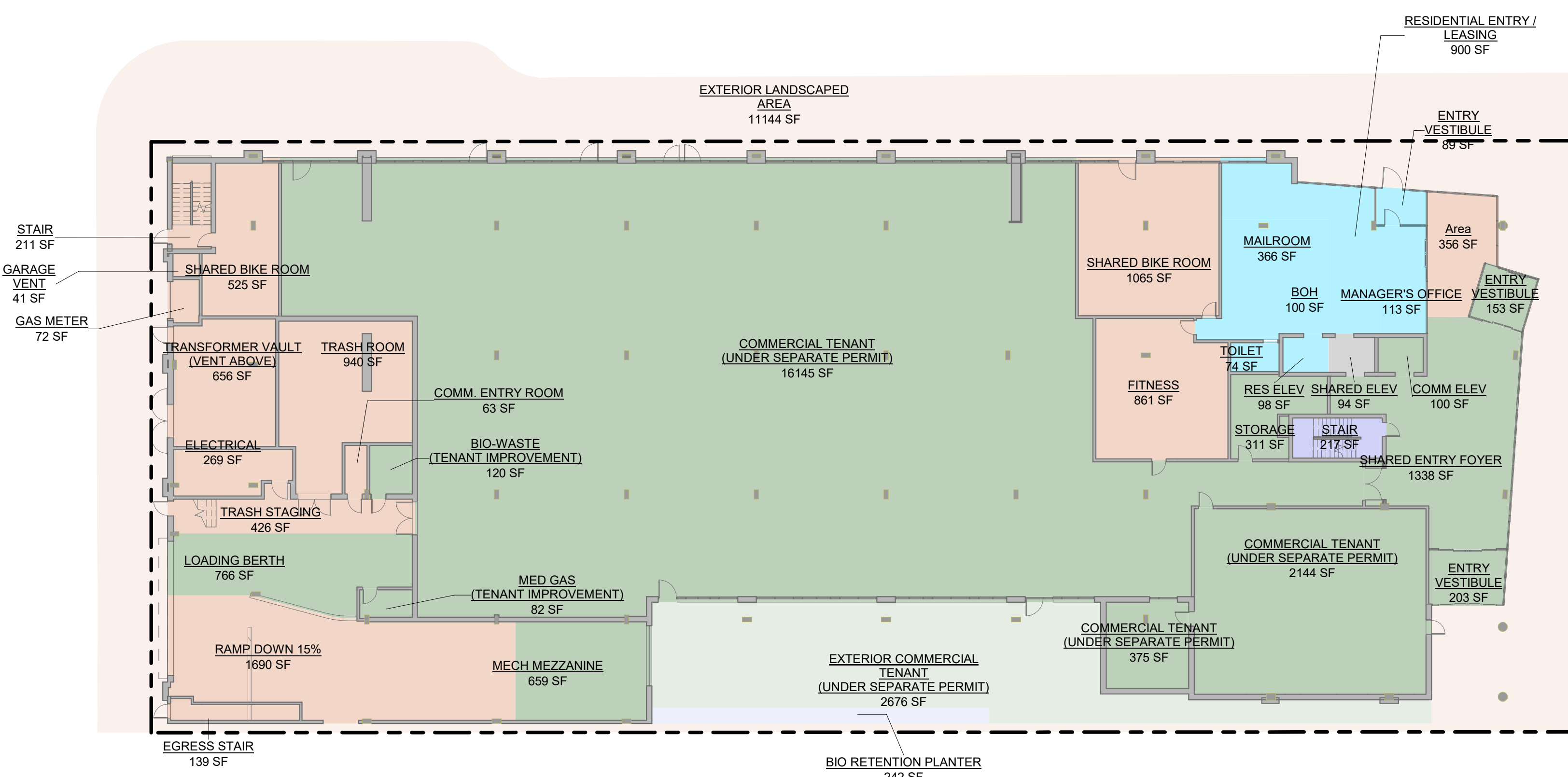
4 BOMA LEVEL 7
 SCALE: 1" = 20'-0"



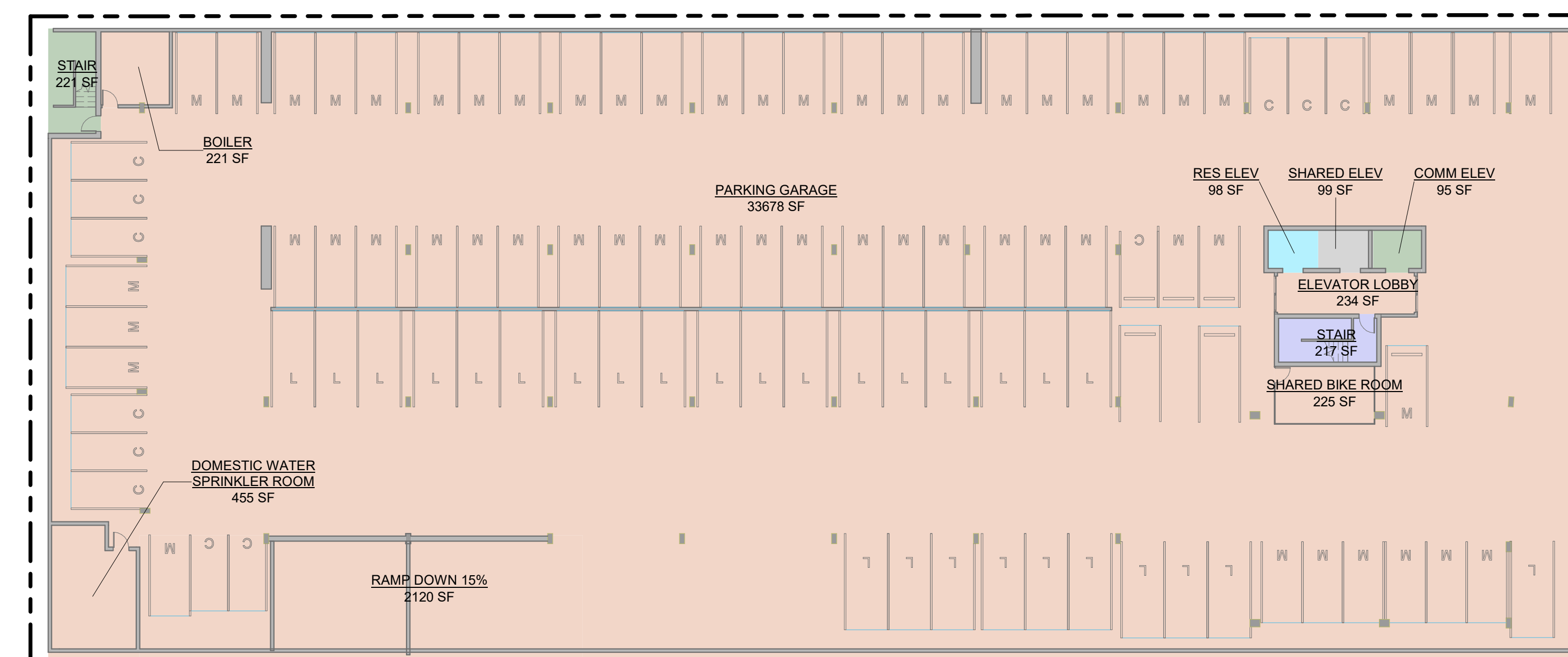
3 BOMA LEVEL 3
 SCALE: 1" = 20'-0"



2 BOMA LEVEL 2
 SCALE: 1" = 20'-0"



1 BOMA LEVEL 1
 SCALE: 1" = 20'-0"



5 BOMA LEVEL P1
 SCALE: 1" = 20'-0"

Area Schedule (Boma gross) Interior		
Level	Area	Area Categories
Not Placed	0 SF	
LEVEL P1	316 SF	COMMERCIAL
LEVEL P1	98 SF	RESIDENTIAL UNITS
LEVEL P1	36932 SF	SHARED 50/50
LEVEL P1	96 SF	SHARED 62/38
LEVEL P1	217 SF	SHARED 72/28
LEVEL 1	37963 SF	
LEVEL 1	22394 SF	COMMERCIAL
LEVEL 1	1741 SF	RESIDENTIAL UNITS
LEVEL 1	7312 SF	SHARED 50/50
LEVEL 1	94 SF	SHARED 62/38
LEVEL 1	217 SF	SHARED 72/28
LEVEL 1	31758 SF	
LEVEL 2	29011 SF	COMMERCIAL
LEVEL 2	144 SF	RESIDENTIAL UNITS
LEVEL 2	103 SF	SHARED 62/38
LEVEL 2	429 SF	SHARED 72/28
LEVEL 2	29686 SF	
LEVEL 3	26335 SF	RESIDENTIAL UNITS
LEVEL 3	105 SF	SHARED 62/38
LEVEL 3	413 SF	SHARED 72/28
LEVEL 3	26803 SF	
LEVEL 4	26333 SF	RESIDENTIAL UNITS
LEVEL 4	105 SF	SHARED 62/38
LEVEL 4	412 SF	SHARED 72/28
LEVEL 4	26850 SF	
LEVEL 5	26316 SF	RESIDENTIAL UNITS
LEVEL 5	105 SF	SHARED 62/38
LEVEL 5	429 SF	SHARED 72/28
LEVEL 5	26850 SF	
LEVEL 6	26316 SF	RESIDENTIAL UNITS
LEVEL 6	105 SF	SHARED 62/38
LEVEL 6	428 SF	SHARED 72/28
LEVEL 6	26850 SF	
LEVEL 7	26316 SF	RESIDENTIAL UNITS
LEVEL 7	105 SF	SHARED 62/38
LEVEL 7	501 SF	SHARED 72/28
LEVEL 7	25034 SF	
ROOF	52 SF	RESIDENTIAL UNITS
ROOF	205 SF	SHARED 62/38
ROOF	256 SF	

Area Schedule (Boma gross) Exterior		
Level	Area	Area Categories
LEVEL 1	2676 SF	COMMERCIAL EXTERIOR
LEVEL 1	11144 SF	SHARED 50/50 EXTERIOR
LEVEL 1	242 SF	SHARED 72/28 EXTERIOR
LEVEL 1	14062 SF	
LEVEL 2	392 SF	COMMERCIAL EXTERIOR
LEVEL 2	252 SF	SHARED 50/50 EXTERIOR
LEVEL 2	183 SF	SHARED 72/28 EXTERIOR
LEVEL 2	827 SF	
LEVEL 3	5112 SF	RESIDENTIAL UNITS EXTERIOR
LEVEL 3	1761 SF	SHARED 72/28 EXTERIOR
LEVEL 3	6873 SF	
LEVEL 4	44 SF	RESIDENTIAL UNITS EXTERIOR
LEVEL 4	44 SF	
LEVEL 5	256 SF	RESIDENTIAL UNITS EXTERIOR
LEVEL 5	256 SF	
LEVEL 6	214 SF	RESIDENTIAL UNITS EXTERIOR
LEVEL 6	214 SF	
LEVEL 7	2069 SF	RESIDENTIAL UNITS EXTERIOR
LEVEL 7	2069 SF	
ROOF	52 SF	RESIDENTIAL UNITS
ROOF	22158 SF	SHARED 50/50 EXTERIOR
ROOF	26034 SF	SHARED 72/28 EXTERIOR
ROOF	24782 SF	

BID PROPOSAL AREA COST BREAKOUTS	
[Green Box]	COMMERCIAL
[Light Green Box]	COMMERCIAL - EXTERIOR
[Blue Box]	RESIDENTIAL UNITS
[Light Blue Box]	RESIDENTIAL UNITS - EXTERIOR
[Orange Box]	SHARED AREA #1
[Light Orange Box]	SHARED AREA #2
[Yellow Box]	SHARED AREA #3
[Light Yellow Box]	SHARED AREA #4
[Purple Box]	SHARED AREA #5

EXHIBIT A



NORTH ELEVATION

BID PROPOSAL AREA COST BREAKOUTS

- COMMERCIAL
- COMMERCIAL - EXTERIOR
- RESIDENTIAL UNITS
- RESIDENTIAL UNITS - EXTERIOR
- SHARED AREA #1
- SHARED AREA #2
- SHARED AREA #3
- SHARED AREA #4
- SHARED AREA #5

EXHIBIT A



EAST ELEVATION

BID PROPOSAL AREA COST BREAKOUTS

- COMMERCIAL
- COMMERCIAL - EXTERIOR
- RESIDENTIAL UNITS
- RESIDENTIAL UNITS - EXTERIOR
- SHARED AREA #1
- SHARED AREA #2
- SHARED AREA #3
- SHARED AREA #4
- SHARED AREA #5

EXHIBIT A



SOUTH ELEVATION

BID PROPOSAL AREA COST BREAKOUTS

- COMMERCIAL
- COMMERCIAL - EXTERIOR
- RESIDENTIAL UNITS
- RESIDENTIAL UNITS - EXTERIOR
- SHARED AREA #1
- SHARED AREA #2
- SHARED AREA #3
- SHARED AREA #4
- SHARED AREA #5

EXHIBIT A



WEST ELEVATION

BID PROPOSAL AREA COST BREAKOUTS

- COMMERCIAL
- COMMERCIAL - EXTERIOR
- RESIDENTIAL UNITS
- RESIDENTIAL UNITS - EXTERIOR
- SHARED AREA #1
- SHARED AREA #2
- SHARED AREA #3
- SHARED AREA #4
- SHARED AREA #5