

NOTICE TO CONTRACTORS

Sealed bids will be received by Housing Authority of Okanogan County for the Elmwood and Peachtree Place Rehabilitations project in Okanogan and Brewster, Washington.

Bids are due on or before 2:00 PM PDT on Thursday June 30, 2022. Bids received after this time will not be considered. Bids shall be delivered to:

Nancy Nash-Mendez
Executive Director
431 5th Ave W
Omak WA, 98841

Sealed bids may be delivered by certified US mail or courier. Telephonic, fax, or email bids will not be accepted or opened. Bids will be opened and read publicly (aloud) by the Owner immediately following the hour as set above; Prime bidders are welcome to attend the bid opening.

A mandatory pre-bid meeting and walk through will be conducted at 2:00 PM PDT, Thursday, June 23, 2022, beginning at the Elmwood site, located at 880 2nd Avenue South, Okanogan, then moving to the Peachtree site in Brewster immediately after.

Each Bid shall be submitted in accordance with Project Bidding and Construction Document requirements and shall be accompanied by a Bid Bond or Cashier's Check made payable to Housing Authority of Okanogan County, in the amount of not less than (5%) of the total amount of the Base Bid and (any) Alternates. Performance and Payment Bond for 100% of the Contract will be required as a condition of entering into a contract.

SCOPE OF WORK

Limited renovation of identified units at the two project sites to include limited demolition, new walls, doors, flooring, finishes, cabinet replacement and miscellaneous site improvements and other Work indicated in the Contract Documents.

The work of this contract will be awarded as a single contract. The Contract Sum will be the total of Contract A (Elmwood) and Contract B (Peachtree Place). General terms and conditions of both Contracts, including completions dates, etc., will be identical, and work at the sites may be pursued, in effect, as a single project, but the costs of the work under each Contract must be kept strictly separate.

Wages on this project **ARE** subject to Washington State Prevailing Wage rates in affect at the time of bid for Okanogan County. Verification of reach-out for apprenticeship participation will be required.

All contracts for this Project (including all subcontracts) exceeding \$10,000 shall contain a provision requiring compliance with Executive Order 11246, entitled, "Equal Employment Opportunity" as amended by Executive Order 11375 as supplemented with Department of Labor regulations (41CFR part 60).

CONTRACT DOCUMENTS

Bidding Documents as prepared by Forte Architects, Inc., including Instructions to Bidders, Form of Agreement, General Requirements, Drawings and Specifications entitled, **Elmwood and Peachtree Place Rehabilitation**, dated June 1, 2022 are available at www.fortearchitectsplanroom.com, and Bidders may download digital files at no cost upon registering there. For any questions regarding the plan room, please contact Auron K. at 509-747-2964. Bidders may purchase printed documents, at bidder's expense, by selecting the "Order" option, or at various construction councils and builder association plan centers, a list of which is available from the office of the Architect, FORTE ARCHITECTS, INC, 240 North Wenatchee Ave, Wenatchee, WA 98801, (509) 293 5566.

QUALIFICATIONS

Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. A Performance Bond, separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder.

In addition to bid price the successful low bidder will be evaluated by Owner according to the following criteria:

1. Proper license under the laws governing their respective trade(s).
2. Capacity to provide adequate Performance Bond, Labor and Material Payment Bond, and Insurance in a form acceptable to Owner.
3. Adequate financial resources, work-in-hand capacity, adequate organization, and acceptable past performance.
4. Applicable experience of firm, including experience of Project and field management staff to be assigned to the Work specific to similar projects.

The Owner intends (but is not bound) to award a contract to the lowest responsible bidder, provided the bid has been submitted in accordance with the requirements stated herein and the bidder is deemed qualified as stated above. The Owner has the right to waive any informality or irregularity in any bid or bids received, and to accept the bid, which is in its sole judgment, is in its own best interest. No bidder shall assume or consider itself under contract after the submittal of bids until a bidder has been accepted by the Owner, and an agreement has been fully executed.

By order of:
Board of Directors
Housing Authority of Okanogan County

Business Enterprises (MBE and WBE) are encouraged to participate.

The Housing Authority of Okanogan County does not discriminate on the basis of race, color, national origin, sex, religion, sexual orientation, age, political beliefs, disability, mental or familial status, or any other legally protected status.

The Housing Authority of Okanogan County is an Equal Opportunity and Affirmative Action Employer.