

NOTICE TO CONTRACTORS

CITY OF SAMMAMISH

PROJECT NAME: Sammamish Fire Station #83 Addition and Renovation

PROJECT LOCATION: 3425 Issaquah-Pine Lake Rd SE
Sammamish, WA 98075

PROJECT ARCHITECT: TCA Architecture Planning
Contact: Sarah Elley
Phone: 206.522.3830
Email: Sarah@tca-inc.com

OWNER: City of Sammamish
Contact: Andrew Roddy
Phone: 206.561.6267
Email: aroddy@sammamish.us

OWNER REPRESENTATIVE: OAC Seattle
Contact: Andy Bailey
Phone: 206.285.4300
Email: abailey@oacsvcs.com

PRE-BID WALK THROUGH: Non-mandatory walk through is scheduled starting at project site. This will be the only opportunity for contractors to view the project.
Friday, July 17th, 2026 at 9:00 am

BID DATE: **Tuesday, Aug 4th, 2026**
**Part 'A': Base Bid, Alternative Bids, Unit Prices,
Subcontractor List and Attachments**
1:00pm (PT)
Thursday, Aug 6th, 2026
Part 'B': Steel & Rebar Subcontractors List
1:00pm (PT)

BID OPENING: **Tuesday, Aug 4th, 2026, 2:15 PM - 2:45 PM (PT)**

At said time all bids will be opened. Each bid shall be accompanied by a bid proposal deposit in the form of a cashier's check, or a bond issued on a form acceptable to your surety made payable to City of Sammamish for a sum of not less than five percent (5%) of the total bid amount. No bid shall be

considered unless accompanied by such bid proposal deposit. Incomplete proposals and proposals received after the time stated above will not be considered.

Proposals must be submitted through the City's procurement platform, Bidnet. City of Sammamish bidding and solicitation opportunities including this RFQ can be found at <https://www.sammamish.us/business/bidding/>.

Work under this contract will include: The Work covered by these Specifications consists of furnishing all labor, permits, tools, materials, equipment, and services necessary to complete the Sammamish Fire Station #83 Remodel & Addition Project and all related work in accordance with the Drawings, Specifications, Project Manual, and Addenda, if any.

The project includes approximately 7,333 square feet of renovation and a 2,101 square-foot addition to the existing fire station. Work includes, but is not limited to, construction associated with new sleeping rooms, expansion of the existing second floor and roof, and renovation of the existing lower floor. Associated mechanical, plumbing, electrical, utility, and site improvements are included.

The total project site encompasses approximately 68,825 square feet (1.6 acres) and requires partial clearing and grading to accommodate the building addition and site improvements. Site work includes, but is not limited to, clearing and grading, stormwater facilities, utilities, electrical systems, paving, fencing, site structures, landscaping, and off-site improvements where applicable.

The Contractor shall furnish all labor, permits, materials, equipment, and incidentals necessary to complete the project and all related appurtenances as required by the Contract Documents, including the Contract Drawings, Technical Specifications, General Provisions, Instructions to Bidders, and all other contents of the Project Manual. All such documents are incorporated herein by reference and made a part of the Contract.

The bidder shall submit an Apprentice Utilization Plan to the awarding agency before receiving the notice to proceed. A contracting agency may exempt a bidder from the requirements of this subsection if the bidder met or exceeded apprentice utilization requirements on the last public works project the bidder completed. Contracting agencies may rely on records made available by the department of labor and industries to determine whether a bidder is eligible for the exemption in this subsection.

The estimated construction cost for this project is in the range of \$6.3M, excluding sales tax.

The work shall be completed within four hundred twenty [420] calendar days after the commencement date stated in the Notice to Proceed. All bidding and construction shall be performed in compliance with the contract documents for this project and any addenda issued thereto which are found on the solicitation page in Bidnet.

OBTAINING BID DOCUMENTS

Free-of-charge access for Plans, Specifications, addenda, Bidders list, and plan holders list for this Project is available through Bidnet. City of Sammamish bidding and solicitation opportunities including this RFQ can be found at <https://www.sammamish.us/business/bidding/>.

City of Sammamish in accordance with Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

The City highly encourages women and minority owned firms to submit proposals in response to this Invitation.

QUESTIONS/INQUIRIES

All pre-Bid Proposal questions and clarifications will be accepted through Bidnet. No interpretation of the meaning of the plans, specifications, or other pre-Bid documents will be made to any Bidder orally or via email.

Any and all such interpretations and any supplemental instructions will be in the form of written addenda to the specifications which, if issued, will be posted on Bidnet, no later than 5 calendar days before Bid proposals are due. Failure of any Bidder to receive such addenda or interpretation shall not relieve the Bidder of any obligation under its Bid Proposal as submitted. All addenda or interpretations so issued become part of the Contract Documents. All questions are due by July 27 at 5pm (PT)

City of Sammamish reserves the right to reject any and all bids, and to waive any informalities in the bidding, and to make the award to the lowest, responsive, responsible bidder as best serves their interests. No bids may be withdrawn within sixty (60) calendar days after the actual date of the bid opening.

DATES OF PUBLICATIONS

Washington State Office of Minority and Women's Business Enterprises website:
<https://omwbe.wa.gov/small-business-assistance/bids-contracting-opportunities>

Daily Journal of Commerce: Tuesday, July 7, 2026, and July 10, 2026
Seattle Times: Tuesday, July 7, 2026, and July 10, 2026