

**BARC SKATE BUILDING IMPROVEMENTS PROJECT
PROJECT #2025-03
INVITATION TO BID**

**VASHON PARK DISTRICT
INVITATION TO BID**

**INVITATION TO BID FOR THE GENERAL CONSTRUCTION
CONTRACT FOR THE BARC SKATE BUILDING
IMPROVEMENTS PROJECT #2025-03
VASHON, WASHINGTON**

NOTICE TO BIDDERS: Notice is hereby given that sealed bids will be received at the office of the Vashon Park District at 17130 Vashon Hwy. S.W., Vashon, WA 98070 **prior to 5:00 p.m. on Tuesday, September 9, 2025** for the BARC Skate Building Improvements Project. Bids shall identify the Bidder's name and be labeled as follows:

Attention: Elaine Ott-Rocheford, Project Manager
Confidential: Bid Proposal: BARC Skate Building Improvements Project

By Mail: Vashon Park District, P.O. Box 1608, Vashon, WA 98070.

By Delivery: Vashon Park District, 17130 Vashon Hwy. S.W., Vashon, WA 98070.

Bids will be opened and publicly read aloud at 7:05 p.m. Tuesday, September 9, 2025 at a regular meeting of the Vashon Park District Board of Commissioners at Ober Park Administrative Building, 17130 Vashon Hwy. S.W., Vashon, WA 98070. Any proposals received after 5:00 p.m. on Tuesday, September 9, 2025 will not be considered. It is the sole responsibility of the Bidders to deliver bid to the designated place at the designated time. **Oral, telephonic, faxed, emailed, or telegraphic bids are invalid and will not receive consideration.**

SCOPE OF WORK:

BARC is an acronym for the "Burton Adventure Recreation Center," which is a Vashon Park District park that features indoor and outdoor skate facilities, BMX bike facilities, and a 14 hole disc golf course. It is located at 10500 SW 228th Street on Vashon Island. The property was formerly the site of the Burton Elementary School, and the indoor skate building was the former gym. The property is on a long term lease with the Vashon Island School District.

1. This project will enclose two open air walls of the indoor skate building with wood framed walls, which are currently chain link fence; replace existing translucent panels with metal siding; install two egress doors with panic hardware; install exit signage; make lighting improvements; and replace the roof and roof fencing as per the Construction Plans attached as Exhibit 1.
 - a. Signage and fire extinguishers will be provided by the District.
 - b. Exit signage must be lighted above each of the two doors.
 - c. Install frog eye emergency lights with battery backup to provide at least 90 minutes of emergency power.
2. A Construction Permit has been obtained by the District attached as Exhibit 2.
3. A ventilation system will be installed per the Permit Conditions attached as Exhibit 3.

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4. Contractor shall secure the additional electrical and mechanical permits and shall utilize a WABO Certified welder.
5. Exhibit 4 outlines permit requirements. Inspections will be scheduled in concert with the Contractor and the Owner.
6. Twenty-four (24) trees shall be removed from the top of the hill behind the roof line. Exhibit 5 lists the numbered trees and their diameters. The downed trees will remain onsite.
7. Exhibit 6 illustrates the construction area within a site plan for the park.

TIME OF COMPLETION: The successful bidder shall substantially complete the work required by the Contract by February 27, 2026 (the Substantial Completion date) and physically complete the work no later than March 31, 2026 (the Final Completion date). Notice to proceed is anticipated to be on or shortly after September 30, 2025.

ACCESS TO PROJECT DOCUMENTS:

- 1) Free-of-charge access to project bid documents (plans, specifications, addenda, and Bidders List) is provided to Prime Bidders, Subcontractors, and Vendors by going to www.bxwa.com and clicking on "Posted Projects", "Public Works", and "Vashon Park District". This online plan room provides Bidders with fully usable online documents with the ability to: download, view, print, order full/partial plan sets from numerous reprographic sources, and a free online digitizer/take-off tool. It is recommended that Bidders "Register" in order to receive automatic e-mail notification of future addenda and to place themselves on the "Self-Registered Bidders List". Bidders that do not register will not be automatically notified of addenda and will need to periodically check the on-line plan room for addenda issued on this project. Contact Builders Exchange of Washington at (425) 258-1303 should you require assistance with access or registration.
- 2) The full Bid Packet for this project is available through Elaine Ott-Rocheford, Project Manager, Vashon Park District, 206-463-9602 or eott@vashonparks.org. Project bid documents and addenda can also be accessed on the Vashon Park District website at www.vashonparks.org, Administration – Project Bid Information.

ENGINEER'S ESTIMATED PROPOSED BID RANGE: \$300,000 - \$320,000

PRE-BID QUESTIONS: All pre-bid questions and clarifications should be made **in writing** to Elaine Ott-Rocheford, Project Manager, at eott@vashonparks.org by 12:00 p.m. September 5, 2025. Address the email "PREBID QUESTION". Answers to questions will be posted to www.vashonparks.org and www.bxwa.com as addenda no later than 24 hours before bids are due.

SITE VISIT: A pre-bid conference/site visit is scheduled on Tuesday, August 19 at 1:00 p.m. The pre-bid meeting is not mandatory.

REJECTION OF BID: The Vashon Park District reserves the right to reject any and all bids, and to waive irregularities in the bid or in the bidding. No bidder may withdraw his proposal after the

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hour set for the opening thereof, or before award of contract, unless said award is delayed for a period exceeding thirty (30) days.

BID BOND: IS required. No bid may be considered for public work unless it is accompanied by a bid deposit in the form of a surety bond, postal money order, cash, cashier's check, or certified check in an amount equal to five (5) percent of the amount of the bid proposed. Checks shall be made payable to the Vashon Park District. If the Contract Sum does not exceed \$150,000 the Contractor may, in lieu of providing a bond, request the District retain 10% of the Contract amount earned for a period of 30 days following acceptance of the work or until receipt of all necessary releases and settlement of any liens filed under Chapter 60.20 RCW.

BIDDER RESPONSIBILITY: All Bidders must be licensed and bonded. Washington State Patrol background checks will be required for all workers. All Bidders must meet the mandatory bidder responsibilities outlined in the Instructions to Bidders and Bid Form. The apparent low bidder (and if disqualified, the next apparent low bidder) must meet the supplemental bidder responsibility criteria as set out in "Supplemental Instructions to Bidder" (references) for projects of a similar scope and dollar volume within the past five years. The deadline for requesting (in writing) modification of the criteria is 7 days prior to the bid submittal due date. The deadline for appealing (in writing) a determination that a bidder is not responsible per the mandatory or supplemental criteria is 5 days after the determination date. Questions from prospective bidders regarding bidder responsibility can be addressed to Elaine Ott-Rocheford, Project Manager, Vashon Park District, 206-463-9602 or eott@vashonparks.org.

The Vashon Park District is an Equal Opportunity Employer and encourages women, minorities, and Vashon Island, Washington businesses that are qualified to perform the work to submit a bid on this project.

Elaine Ott-Rocheford, Project Manager
Vashon Park District

END OF SECTION