

# GOOD SHEPHERD CENTER VOLUNTARY SEISMIC RETROFIT – PHASE 1

## SECTION 00 1113

### ADVERTISEMENT FOR BIDS

**OWNER:** HISTORIC SEATTLE

**PROJECT:** GOOD SHEPHERD CENTER VOLUNTARY SEISMIC RETROFIT – PHASE 1

**BID DOCUMENTS AVAILABLE:** March 5, 2024

**BID WALKTHROUGH:** March 12, 2024 – 10:00 a.m. at the Good Shepherd Center (4649 Sunnyside Avenue North). Contractors are encouraged to attend. Attendance is not mandatory.

**BID SUBMITTAL DEADLINE:** March 26, 2024 - 10:00 a.m.

The above-referenced Owner is requesting sealed bids from general contractors to perform for a stipulated sum the work specified in the Bid Documents for the Project. To receive consideration, sealed bids must be received by Historic Seattle at the office address: 1117 Minor Avenue, Seattle, Washington, 98101, on or before the Bid Submittal Deadline. All timely received bids will be opened at 10:00 a.m., March 26, 2024 at the offices of Historic Seattle.

#### 1. **PROJECT DESCRIPTION:**

The Main Building and South Annex of the Good Shepherd Center were both constructed in the early 20<sup>th</sup> century. At that time, buildings were often constructed of unreinforced masonry. Using this building technique, the brick structure carries gravity loads but no steel is present to strengthen structural connections during seismic events. Today, the City of Seattle strongly encourages, and will soon require, seismic retrofitting of these unreinforced masonry buildings. To protect our tenants and this historically significant site, Historic Seattle has elected to begin the seismic retrofit process now, on a voluntary basis.

The Main Building of the Good Shepherd Center was constructed in 1906 and is divided into thirds with a south, central, and north wing. Each wing is divided by a firewall extending the entire height and width of the building. The Main Building is constructed of unreinforced masonry and is subject to our voluntary seismic retrofit project.

The South Annex, assumed to be constructed shortly after the main building, is a single-story structure consisting primarily of cement masonry units (CMU) walls with some unreinforced masonry exterior walls. Like the Main Building, the South Annex is subject to our voluntary seismic retrofit project.

The North Annex, constructed in 1953, consists of a 2-story building with reinforced concrete masonry units on the East and West faces of the building and Tilt-Up concrete panels providing shear resistance to the North and South faces. The North Annex does not require any seismic retrofit.

The entire Good Shepherd Center is a City of Seattle Landmark and is also listed on the National Register of Historic Places.

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The scope of work includes, but is not limited to, coordinating with tenants and stakeholders within the fully occupied building, installing dust protection, performing selective demolition to ceilings, installing specified connectors, coordinating testing of newly installed connectors, patching and painting of finishes, removal of dust protection and cleaning. The project also includes masonry re-pointing on select elevations of the South Annex. This scope of work will take place within the South Annex and throughout 4<sup>th</sup> and 5<sup>th</sup> floors (including the Chapel) of the Main Building. The project also includes the custom fabrication of steel strongbacks and whalers to be installed within the two-story, 4<sup>th</sup> floor Chapel Performance Space. Contractor shall selectively remove and salvage the existing historic wood paneling and trim to make room for the installation of steel strongbacks on the interior of the east and west Chapel walls. To completely cover the strongbacks from the top of the existing wood paneling to the floor, new wood paneling and trim will also be required within this space. This new wood paneling and trim shall reproduce the existing, including but not limited to, dimension, quality, finish, etc.

2. **IDENTITY OF OWNER:** The Owner is Historic Seattle Preservation and Development Authority (HSPDA).
3. **BID DOCUMENTS:** Bid Documents have been prepared by the project architect, BuildingWork, and will be available as of March 5, 2024.
4. **PRE-BID CONFERENCE AND WALKTHROUGH:** A pre-bid conference and walkthrough will be held for this project on March 12, 2024 at 10:00 a.m. in room 202, Good Shepherd Center, 4649 Sunnyside Avenue North, Seattle. Each Bidder is encouraged to attend this conference. In general, each bidder is expected to take steps reasonably necessary to ascertain the nature and location of the Work, and to investigate and satisfied itself as to the general and local conditions which can affect the Work or its cost. The building will be made available at later dates before the bid date for prospective bidders to review existing conditions.
5. **BASIS FOR CONTRACT AWARD:** Owner intends to award a contract for construction of the Project to the responsible bidder with lowest responsive bid.
6. **BID SECURITY:** Not applicable.
7. **PUBLIC WORKS REQUIREMENTS:** This project is financed through a variety of private and public funding sources. This Project is subject to Washington State laws concerning public works projects and is determined to be a prevailing wage job. All work performed on the Project will be subject to prevailing state wage rates. Additional requirements are identified in the Instructions to Bidders.
8. **EQUAL OPPORTUNITY/AFFIRMATIVE ACTION:** The Owner is an equal opportunity and affirmative action employer. Minority-owned and women-owned businesses are encouraged to submit bids.
9. **REJECTION OF BIDS/WAIVER OF INFORMALITIES:** Owner shall have the right to reject any or all bids not accompanied by bid security or data required by the bidding documents. Owner also reserves the right to waive any informalities or irregularities in any bid or in the bidding.

END OF ADVERTISEMENT FOR BIDS