



JOINT PACIFIC COUNTY HOUSING AUTHORITY

820 11th Ave. Longview WA 98632

Invitation for Bids
General Contractor/Structural Remediation
River's Edge foundation repair
434 6th Ave, Raymond WA

This is a Sealed Bid Public Procurement initiative from:
Joint Pacific County Housing Authority
Issue Date August 28th, 2025

All documents can be found here: <https://hoswwa.org/procurement/>

Contact: Laura.Jackson@HOSWWA.org

Overview

Joint Pacific County Housing Authority (Owner) is presenting an Invitation for Bids for interested General Contractors to submit a proposal for work necessary to perform previously identified structural foundation repairs at 434 6th Ave, Raymond. The building is and will remain occupied during the entire construction period. The existing foundation consists of wooden piles with water, pest, and fungal damage. Structural analysis and details for remediation from a structural engineer are included with this invitation. All documents including this invitation, the attachments, and questions/answers will be available on our website:

Attachments:

- Attachment 1: Multi-document attachment including building assessment, foundation pile map, structural remediation details. (Building assessment completed before deck repair)
- Attachment 2: Insurance Requirements
- Attachment 3: Sales Tax Exemption
- Attachment 4: Washington State RCW 39.04.350 compliance certificate

Schedule

Invitation Issued	August 28 nd
Pre-Submission Site Visit	September 9 th , 1pm
Questions Due (email)	September 12 th , 5pm
Questions Answered	September 17 th
Bids Due: 820 11 th Ave, Longview WA	September 29 th , 12pm
Public Bid Opening: 820 11th Ave, Longview WA	September 29th, 12pm
Bid Award contingent upon review and confirmation of information provided	(expected) September 30 th



Project Description

River's Edge is a three-story multi-family structure in Raymond Washington dating back to 1972. The building contains 35 single bedroom apartments along with community and service spaces and has a gross square footage of not more than 30,500. Based on original construction documents, the building adheres to conventional light frame construction methods with standard lumber. The foundation consists of glulam beams supported by a grid of 96 timber piles, roughly 12" in diameter, driven into native soils. Professional consultations determined that the existing timber pile foundations need significant remediation due to dry rot and fungus, particularly at the perimeter of the building. Attendance of site visit is not mandatory, however failure to on September 9th will not relieve the Contractors of any responsibility for information provided at that time.

Scope

Please Reference **Attachment A** for documents pertaining to the structural assessment, proposed design solution, and temporary remediation performed last year. Please do not contact these consultants for information pertaining to their reports. Page nine of the Structural Building Evaluation lays out the pile plan and a key identifying the condition of each pile with A indicating minimal damage and C indicating significant damage.

A-Rated Piles

The plan shows 62 piles with an A rating, the remediation for these piles, as recommended in the report, is as follows:

In more moderate cases, the damaged pile may be treated in place to prevent additional deterioration. This treatment should include cutting away all deteriorated portions of the existing pile and treating the existing wood with a fungal growth inhibitor to prevent additional deterioration. Piles with more than 1.5" of deterioration at any face should have supplemental framing installed to replace the deteriorated sections of the pile (**see SK-2 detail page 11**). The supplemental framing should consist of pressure treated wood, not less than 3.5" thick (4x material), and should be securely attached to the existing pile material. For bidding purposes contractors should assume 30% of A rated piles have more than 1.5" of deterioration and will require remediation beyond painting and sealing.

B-Rated Piles

Seven (7) of the piles are given a B rating, the remediation for these piles, as recommended in the report, is as follows:

Piles with more significant deterioration (more than 4" deep at any face), but where the rot does not extend below the existing exterior grade may be repaired by replacing the rotten pile cap with a new treated timber member of the same size, **as shown in SK-3 detail on**

page 12. All of the cut ends of the new and existing piles should be treated with a rot inhibitor, and the joint between the two piles should be sealed with a silicone-based sealant to prevent moisture accumulation between the two segments of pile.

C-Rated Piles

The 12, C rated pilings as called out on the plan should be remediated per the report: In locations where the deterioration at the pile extends to or below the existing exterior grade, the soil around the pile will need to be excavated in order to locate the extent of the rot and find sound bearing material in the pile. Then a new concrete cap can be poured around the top of the pile and extended up above grade **as shown in SK-4 detail on page 13.**

This project is managed by in-house operations and development. We hope to begin construction ASAP upon award. The Owner has retained a structural engineer who will be available for consultation during the construction process and will advise on all work proposed that exceeds the scope of work outlined above. Inspections of work by the Engineer will happen at 70% & 100% completion.

Submission

Please submit a physical copy of all documents requested below, in a sealed envelope delivered to:

820 11th Ave, Longview WA, 98632

No later than 12pm on September 29th

Late submissions and/or Emailed or Faxed submissions will not be accepted.

Public Bid Opening immediately following submission deadline.

All Submittals should be clearly marked “**ATTN: Laura Jackson, JPCHA Sealed Bid**” when delivered or mailed to avoid any confusion about recording arrival dates and times. Contractors should take this practice into account and submit their materials early to avoid any risk of intelligibility caused by unanticipated delays or other delivery problems.

Upon receipt of each Submittal, Longview Housing staff will date-stamp it to show the exact time and date of receipt. Upon request, JPCHA will provide the Contractors with an acknowledgment of receipt. All Submittals received will become the property of JPCHA and will not be returned to the Contractor.

Required Documents:

- Cover letter indicating interest and providing an overview of the company
- Breakdown of construction estimate with overhead, general conditions, and profit broken out from labor and materials

- Proposed construction schedule and start date
- Certificate of Insurance as outlined in Attachment 2
- Bid Bond for 5% of total amount
- Washington State RCW 39.04.350 compliance certificate (Attachment)

Special Conditions

- Contractor will comply with the apprenticeship utilization requirements of RCW 39.04.320
- A bid guarantee equal to five percent (5%) of the proposed contract shall be included with proposal. The bid guarantee may be secured through a bid bond or a certified check.
- A separate Performance Bond and Labor and Material Payment Bond, each for one hundred percent (100%) of the contract price will be required.
- Contractor is required to attend weekly or bi-monthly progress meetings with owner's representative.
- Work hours will be from 8:00 am to 6:00 pm so as not to disturb residents.
- Contractor will be responsible for securing the site at the end of each work shift.
- Clean up of all debris returning to site to its original condition prior to the beginning of the project.
- Bid to cover all aspects to complete the tasks
- The bid should include all permits and fees associated with this Project
- Bid will not contain sales tax (See Attachment 4)
- Bid will include Prevailing Wage Rates for the job classifications. Contractor shall be responsible for wage determination and reporting.

Contractor Selection Process

Public Meeting of Bid Opening and Contractor Selection to begin:

12pm, Tuesday September 29th, 2025

at

820 11th Ave, Longview WA, 98632

The Owner intends to retain the services of the lowest bidder, qualified general contractor to perform structural remediation necessary to secure the integrity of the foundation and building. Important qualifications include the contractor's ability and capacity to successfully perform the necessary repairs within a reasonable time frame and within the approved budget. Bidders should have experience in general commercial construction and specifically structural remediation and repair of an occupied building and experience with public procurement policies and compliance, specifically related to prevailing wages and reporting requirements in Washington State.

Contractors are encouraged to identify and clearly label in their Submittal how each criterion is being fully addressed. Evaluation of responses to this IFB will be based only on the information provided in the Submittal package. JPCHA reserves the right

to request additional information or documentation from the firm regarding its Submittal documents, personnel, financial viability, or other items in order to complete the selection process. If a responding firm chooses to provide additional materials in their Submittal beyond those requested, those materials should be included in a separate section of the Submittal.

Administrative Policies

1) Nondiscrimination/Equality of Opportunity

The Contractor shall comply with non-discrimination and equal opportunity provisions of the Laws and Regulations of the United States, the State of Washington, the Charter and Ordinances of the City of Longview and their derivative administrative regulations and procedures.

2) Basic Eligibility

The successful Contractor must be licensed to do business in the State of Washington and must have a state Unified Business Identifier (UBI) number. In addition, the successful Contractor must not be debarred, suspended, or otherwise ineligible to contract with JPCHA, and must not be included on the General Services Administration's "List of Parties Excluded From Federal Procurement and Non-procurement Programs" or the Department of Housing and Urban Development's "Limited Denial of Participation" list, or State of Washington, Department of Labor and Industries list of debarred contractors for prevailing wage violations (only required on construction projects).

3) Payment Requirements

Contractors should be aware that JPCHA will only make payments on the Contract issued under this RFP after the work being billed has been completed and will pay reimbursable expenses to the Contractor only upon receipt of an invoice, with net 30 terms, for the reimbursable expenses. No advance payments will be made to the Contractor, who must have the capacity to meet all project expenses in advance of payments by JPCHA.

Disclaimers

- The Owner reserves the right to reject any or all proposals, to waive any informality in the IFB process, or to terminate the IFB process at any time, if deemed to be in JPCHA's best interest.
- The Owner reserves the right to not award a contract pursuant to this invitation.
- The Owner reserves the right to negotiate fees proposed by any proposer entity.
- The Owner reserves the right to reject and not consider any proposal that does not meet the requirements of this invitation, including but not necessarily limited to incomplete submissions.