
INVITATION TO BID

PROJECT: The Living Stone
LOCATION: 3524 Stone Way North, Seattle WA 98103

BID DATE & TIME: May 14, 2020 – 3:00 PM

CONTACT: **Send bids to SRM Construction via e-mail: danielle@SRMdevelopment.com**

For questions, please contact:

- Danielle Locklar, Project Manager; (831) 277-8680
- Mark Staake, Estimator; (714) 403-3716

*****Please do NOT contact the Architect regarding this project*****

BID DOCUMENTS: Electronic documents for bidders wishing to obtain plans may do so at:
Buildingconnected.com
Bid Package is available on Building Connected at www.buildingconnected.com

Sharefile

Bid Package is available on Sharefile at:

<https://srmdevelopment.sharefile.com/d-sf5b8245abca4fb28>

Builder's Exchange of WA



PROJECT INFORMATION:

Co-Developers SRM Development and The Schwartz Company are pleased to announce a Living Building Pilot Program office project in the popular Fremont neighborhood at 3524 Stone Way Avenue N. The 5-story "Living Stone" building will include 102,000 square feet of Class A office space and 4,800 square feet of retail space on the first floor. The building will also include 3 levels of underground parking providing 148 vehicle parking spaces and 139 bicycle parking spaces. The building has initially been designed for a single office tenant but will accommodate other configurations as the market determines.

The project's public face along Stone Way includes generous setbacks, plantings, seating plazas and educational features to invite active uses and interaction with the neighborhood. The building's sustainable performance features will include creative and novel methods including:

- 200,000-gallon rainwater cistern to serve all non-potable water and irrigation needs.
- 100 KVA Solar Array to offset energy use.
- All building materials will be "Red List" compliant (meaning none of the listed chemicals that pose health concerns will be present in building materials).
- Significant daylight availability for users through exterior and window design including clerestory windows.
- Beehives will be located on a remote portion of the roof to encourage neighborhood pollination and production of honey for building occupants.
- Use of mass timber superstructure (Dowel Laminated Timber - DLT) as a renewable material, long-term carbon sequestration and reduction of additional building materials since it will be an exposed element of the building's interior design.

To qualify under the Living Building Pilot Program, the building will achieve "Petal Recognition" in at least three of the seven petals (place, water, energy, health and happiness, materials, equity and beauty), which must include at least one of energy, water or materials, plus reduce total energy usage by at least 25% under code targets and use non-potable water except as required.

Currently Bidding: All divisions and all scopes with the exception of below.
Scopes Awarded: Shoring, dewatering, groundwater treatment, Mass Timber DLT Framing

All bidders are encouraged to include recommendations for value engineering opportunities and their associated costs impacts.

All bidders are required to include schedule durations as it applies to their own scope of work and their Washington State Contractor's License number.

Target construction start date is July of 2020, anticipated construction duration is 19 months. The final project schedule will incorporate subcontractor input.

Thanks very much and we look forward to this opportunity to work with you and your company.

Please indicate your intention to bid by filling out the questionnaire in the box below and e-mailing to danielle@SRMdevelopment.com, or faxing to our main office (509) 838-0933 at your earliest convenience.

Company Name: _____	Location: _____	
Contact: _____	Phone: _____	Email: _____
<input type="checkbox"/> YES, we intend to bid on this project.	<input type="checkbox"/> Under review.	<input type="checkbox"/> NO, we will not be bidding.
Scope of Work Being Bid:		