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## INVITATION TO BID

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PROJECT: **The Perle Apartments (Silver Cloud)**  
LOCATION: 10621 NE 12<sup>th</sup> St, Bellevue, WA 98004

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BID DATE & TIME: 04/29/2025 – 12:00 PM

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CONTACT: **Send bids** to SRM Construction via e-mail to: [Erik@srmdevelopment.com](mailto:Erik@srmdevelopment.com) and [Jyoti@srmdevelopment.com](mailto:Jyoti@srmdevelopment.com)

For questions, please contact:

- Erik Benzel, Vice President; (509) 991-0877
- Jyoti Bhadrashetti, Assistant Project Manager; (415) 712-9789

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

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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](http://www.buildingconnected.com)

**Egnyte:**

Bid Package is available on Egnyte at:

<https://srmdevelopment.egnyte.com/fl/MmaJH3rxft>

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### PROJECT INFORMATION:

Construction of a 7-Story multi-family residential building with 230 living units, and 2-Level parking.



**Currently Bidding:** All divisions and all scopes with the exception of below:  
**Scopes Awarded:** Fire Protection

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

## **Bid Documents:**

1. Drawings:
  - a. Bid Set drawings by Studio Meng Strazzara dated 03/19/2025.
2. Project Specifications :
  - a. Project Specifications Manual dated 03/19/2025.
  - b. Door Hardware Specification Manual – Forthcoming Addendum 1
  - c. Memo to Bidders – List of MEP Bid Alternates dated 03/18/2025.
  - d. Memo to Bidders – List of Architectural Bid Alternates dated 03/19/2025.
3. Reports:
  - a. Bid Set Project Manual Documents
    - i. Acoustic Report – Architectural Review, dated 11/06/2022.
    - ii. Acoustic Report – Mechanical System Noise Control Report, dated 01/04/2023.
    - iii. Acoustic Report –Environmental Noise Study (Revised), dated 08/22/2024.
    - iv. Geotechnical Report dated 10/22/2021.
    - v. Smoke Control Conceptual Report dated 12/01/2022.
    - vi. Smoke Control Plans
    - vii. ALTA – TOPO Survey dated 05/25/2024.
    - viii. ~~LEED requirements have been removed from this project.~~
    - ix. Arborist Report dated 12/27/2021.
    - x. Exterior Signage Concept Drawings
  - b. Environmental:
    - i. Phase I Environmental Site Assessment for 10621 NE 12<sup>th</sup> Street Bellevue by PES Environmental, Inc. dated 04/13/2020.
    - ii. Hazmat Abatement Report dated 03/17/2023.
4. Schedule:
  - a. Project Schedule prepared by SRM Construction dated 03/25/2025.
    - i. Expanded Gantt version.
5. Site Utilization Plans
  - a. Site logistics plan prepared by SRM.
  - b. Haul Route
  - c. Traffic Control Plans
6. Project Renderings:
  - a. Project renderings prepared by Studio Meng Strazzara dated 03/19/2025

## **Bid Clarifications:**

1. There are no Union or Prevailing Wage requirements for this project.
2. There is no Owner Controlled Insurance Program for this project.
3. No bonding is required at this time but please include your bonding rate & bonding capacity in your proposal.
4. All bidder RFI's must be submitted no later than 04/10/2025.
5. Target construction start date is early Q4 2025, anticipated construction duration is 25 months. The final project schedule will incorporate subcontractor input.
6. All bidders are required to include schedule durations as it applies to their own scope of work and must also provide their Washington State Contractor's License number.
7. ~~This project will obtain LEED Gold Certifications. Construction materials, means and methods shall incorporate all applicable sustainability measures.~~ LEED requirements have been removed from this project.

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

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Please indicate your intention to bid by filling out the questionnaire in the box below and e-mailing to [erik@srmdevelopment.com](mailto:erik@srmdevelopment.com) and [jyoti@srmdevelopment.com](mailto:jyoti@srmdevelopment.com), or faxing to our main office (509) 838-0933 at your earliest convenience.

Company Name: \_\_\_\_\_ Location: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**YES, we intend to bid on this project.**     **Under review.**     **NO, we will not be bidding.**

Scope of Work Being Bid: