

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON**

IN THE MATTER OF:

CALL FOR BIDS FOR THE HISTORICAL MUSEUM
RESTORATION & PRESERVATION PROJECT

RESOLUTION NO. 26-144

WHEREAS, the Lewis County Historical Museum is housed in a historic train depot in Chehalis, Wash., and preserves the rich heritage of Washington State; and

WHEREAS, the museum offers community educational and civic opportunities to all residents and visitors, as well as a research library, photo database, and obituary and biography database for local and scholarly interests; and

WHEREAS, the museum's aging roof has reached the end of its lifespan, so water intrusion now threatens both the historic building and the invaluable collection inside; and

WHEREAS, the Historical Museum Restoration & Preservation Project will include, but not be limited to, repairs to make the structure watertight, including replacing the roof, installing new flashing, repairing sheeting and framing as needed, and repairing masonry and tuck point as needed above the roof-line; and

WHEREAS, this project will serve as a benefit to the public by facilitating the preservation of the Lewis County Historical Museum to repair water damage and fully restore and upgrade the building's exterior envelope to protect the building and its contents from future water intrusion; and

WHEREAS, this project is anticipated to be completed by September 30, 2026; and

WHEREAS, it is in the best interest of Lewis County to solicit competitive bids for the Historical Museum Restoration & Preservation Project in accordance with applicable state and local laws and procurement policies; and

WHEREAS, bids must be submitted electronically through the procurement portal at <https://procurement.opengov.com/portal/lewiscountywa> by 2 p.m. Tuesday, May 26, 2026.

NOW THEREFORE BE IT RESOLVED that Lewis County hereby directs the Capital Infrastructure Specialist to issue a call for bids for the Historical Museum Restoration & Preservation Project, Project #31-2520; and

NOW THEREFORE BE IT FURTHER RESOLVED bids must be submitted electronically through the procurement portal at <https://procurement.opengov.com/portal/lewiscountywa> by 2 p.m. Tuesday, May 26, 2026; and

NOW THEREFORE BE IT FURTHER RESOLVED the BOCC Clerk of the Board is instructed to proceed with all appropriate and necessary notifications for said purpose.

DONE IN OPEN SESSION this 5th day of May, 2026.

APPROVED AS TO FORM: BOARD OF COUNTY COMMISSIONERS
Jonathan Meyer, Prosecuting Attorney LEWIS COUNTY, WASHINGTON

David Bailey
By: David Bailey,
Chief Civil Deputy Prosecuting Attorney

Lindsey R. Pollock, DVM
Lindsey R. Pollock, DVM, Chair

ATTEST:



Scott J. Brummer
Scott J. Brummer, Vice Chair

Rieva Lester, CMC
Rieva Lester, CMC,
Clerk of the Lewis County Board of
County Commissioners

Absent
Sean D. Swope, Commissioner

LEWIS COUNTY CALL FOR BIDS

Historical Museum Restoration & Preservation Project, Project #31-2520

Lewis County, Wash., is issuing a call for bids for the Historical Museum Restoration & Preservation Project, Project #31-2520.

Bids must be submitted electronically through the county's procurement portal at <https://procurement.opengov.com/portal/lewiscountywa> no later than 2 p.m. Tuesday, May 26, 2026, Pacific Time and must be in accordance with the plans, specifications and other contract documents available through the procurement portal. Bids submitted after the deadline will not be considered.

Contact person is Capital Infrastructure Specialist Matt Patana: matt.patana@lewiscountywa.gov, 360-219-5134.

Lewis County will open the sealed bids and publicly read them aloud at or after 2 p.m. May 26, 2026, in the Commissioners' Hearing Room, Lewis County Historic Courthouse, 351 NW North Street, Chehalis, Washington.

All bid proposals shall be accompanied by a bid proposal deposit in cash, certified check, cashier's check or surety bond in an amount equal to five percent (5%) of the amount of such bid proposal. Should the successful bidder fail to enter into such contract and furnish satisfactory contract bond within the time stated in the specifications, the bid proposal deposit shall be forfeited to Lewis County Capital Fund 3010. This bid proposal deposit is to be submitted through the OpenGov portal only (do not mail or hand deliver).

Informational copies of maps, plans, and specifications are on file for inspection online through the project portal at <https://procurement.opengov.com/portal/lewiscountywa>. All Contractor questions and Lewis County clarifying answers will be posted on the OpenGov website. Plan or specification changes shall be accomplished through official project addendums on OpenGov. Both questions/answers and addenda shall be posted without additional newspaper publication.

In accordance with Title VI of the Civil Rights Act of 1964, (78 Stat. 252, 42 U.S.C. 2000d to 2000d-4) and the Regulations, Lewis County hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color or national origin in consideration for an award.

Publish: The Chronicle / May 5, 2026

Washington State Office of Minority and Women's Business Enterprises (OMWBE)



Capital Infrastructure

Invitation For Bid

31-2520

HISTORICAL MUSEUM RESTORATION & PRESERVATION PROJECT

Lewis County



CAPITAL INFRASTRUCTURE

Project: Historical Museum Restoration & Preservation Project, 31-2520

Effective Date: undefined

1. CALL FOR BIDS

1.1. Summary

Historical Museum Restoration & Preservation Project, Project #31-2520

NOTICE IS HEREBY GIVEN that Lewis County will open sealed bids and publicly read them aloud at or after 2:00 pm on Tuesday, May 26, 2026 for the above project. The Bid Opening will take place in the Historical Courthouse, 351 NW North St, on the 2nd floor in the BOCC Hearing Room.

Each bid shall be in accordance with the plans, specifications, and other contract documents available through the procurement portal at: <https://procurement.opengov.com/portal/lewiscountywa>

Project Name and #: Historical Museum Restoration & Preservation Project, Project #31-2520
Location of work: 599 NW Front Street, Chehalis, Washington, 98532

Contact Person: Matt Patana, Capital Infrastructure Specialist, (360) 219-5134,
matt.patana@lewiscountywa.gov

Pre-Bid Walk: 11:00 am on Wednesday, May 13, 2026 at 599 NW Front Street, Chehalis, Washington, 98532

Each bid shall be accompanied by acceptable bid security in the sum of five percent (5%) of the bid amount, a signed non-collusion affidavit and a signed bid form.

Bids must be submitted electronically through the procurement portal at <https://procurement.opengov.com/portal/lewiscountywa> no later than 2:00 pm on Tuesday, May 26, 2026. Bids submitted after the due date will not be accepted.

The Lewis County Internal Services Department in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, subtitle A, Office of the Secretary, Part 21, nondiscrimination in Federally assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to

submit bids in response to this invitation and will not be discriminated against on the grounds of race, color or national origin in consideration for an award.

1.2. Background

The Lewis County Historical Museum, housed in a historic train depot in Chehalis, WA, preserves the rich heritage of Washington State, the American West, and local Indigenous tribes. Once stretching from the Cowlitz River to Sitka, Alaska, Lewis County, known as "the mother of all counties," is central to our local, state, and national history. Unfortunately, the museum's aging roof has reached the end of its lifespan, with past repairs no longer holding up. Water intrusion now threatens both the historic building and the invaluable collection inside. To address this, the project will involve replacing the failed roof and flashing, conducting masonry repairs and some tuck pointing to the existing brick. The time has come for a comprehensive restoration to preserve this important piece of history for future generations.

The purpose of this project is to hire a qualified contractor to professionally restore critical exterior components of the Historical Museum. The primary goal is to make the structure fully watertight and ensure long-term protection of the building and its contents.

The work will include:

- Removal and replacement of the failed roof
- Installation of new flashing
- Repairs to roof sheathing and framing where water intrusion has caused damage
- Limited tuck-pointing to restore deteriorated masonry and prevent further moisture infiltration that could affect the building's historic interior plaster

Upon completion, the building's exterior envelope will be comprehensively restored and significantly improved in its resistance to water intrusion.

1.3. Contact Information

Project Contact:

Matt Patana

Capital Infrastructure Specialist

Email: matt.patana@lewiscountywa.gov

Phone: (360) 219-5134

Procurement Contact:

Matt Patana

Capital Infrastructure Specialist

Email: matt.patana@lewiscountywa.gov

Phone: (360) 219-5134

Department:

Capital Infrastructure

Department Head:

Matt Patana

Capital Infrastructure Specialist

1.4. Timeline

Release Project Date	May 5, 2026
Pre-Proposal Meeting (Mandatory)	May 13, 2026, 11:00am 599 NW Front Street, Chehalis, Washington, 98532
Question Submission Deadline	May 19, 2026, 5:00pm
Proposal Submission Deadline	May 26, 2026, 2:00pm

2. Instructions To Bidders

FOR LEWIS COUNTY Capital Infrastructure CONSTRUCTION PROJECTS

PART 0 - GENERAL CONDITIONS

FOR LEWIS COUNTY FACILITIES CONSTRUCTION PROJECTS

EXPLANATION TO PROSPECTIVE BIDDERS

A. Any prospective bidder desiring an explanation or interpretation of the solicitation, drawings, specifications, etc., must submit a request in writing to the Architect/Engineer (A/E) or owner if no A/E, 7 calendar days before the bid due date. Oral explanations or instructions given before the award of a contract will not be binding. Any information given a prospective bidder concerning a solicitation will be furnished promptly to all other prospective bidders by addendum to the solicitation, if that information is necessary in submitting bids or if the lack of it would be prejudicial to other prospective bidders.

B. In accordance with the legislative findings and policies set forth in Chapter 39.19 RCW, the State of Washington encourages participation in all of its contracts by Minority and Women's Business Enterprises (MWBE) firms certified by the Office of Minority and Women's Business Enterprises (OMWBE). Participation may be either on a direct basis in response to this invitation or as a subcontractor to a bidder. However, unless required by federal statutes, regulations, grants, or contract terms referenced in the contract documents, no preference will be included in the evaluation of bids, no minimum level of MWBE participation shall be required as a condition for receiving an award, and bids will not be rejected or considered non-responsive on that basis.

C. Any affirmative action requirements set forth in federal regulations or statutes included or referenced in the contract documents will apply.

D. In accordance with RCW 39.04.320 the State of Washington requires 15% Apprenticeship

Participation for all projects estimated to cost one million dollars or more. On applicable projects the bid advertisement and Bid Proposal form shall establish a minimum required percentage of apprentice labor hours compared to the total labor hours. Bidders may contact the Department of Labor and Industries, Specialty Compliance Services Division, Apprenticeship Section, P.O. Box 44530, Olympia, WA 98504-4530, by phone (360) 902-5320, and e-mail at thum235@lni.wa.gov, to obtain information on available apprenticeship programs.

PREPARATION OF BIDS – CONSTRUCTION

- A. Bids must be: (1) submitted on the bid proposal forms, or copies of forms, furnished by the Owner or the Owner's agent, and (2) signed in ink. The person signing a bid must initial each change appearing on any bid form. If the bid is made by a corporation, it shall be signed by the corporation's authorized designee. The address of the bidder shall be typed or printed on the bid form in the space provided. Forms shall be scanned and uploaded through the OpenGov portal.
- B. The bid form may require bidders to submit bid prices for one or more items on various bases, including: (1) lump sum base bid; (2) lump sum bid alternate prices; (3) unit prices; or (4) any combination of items (1) through (3) above.
- C. If the solicitation includes alternate bid items, failure to bid on the alternates may disqualify the bid. If bidding on all items is not required, bidders should insert the words "no bid" in the space provided for any item on which no price is submitted.
- D. Substitute bid proposals will not be considered unless this solicitation authorizes their submission.

BID GUARANTEE

FORMAL BID (BOCC Bid Call)

When the sum of the base bid plus all additive bid alternates is \$40,000.00 or less, bid security is not required. When the sum of the base bid plus all additive alternates is greater than \$40,000.00, a bid guarantee in the amount of 5% of the base bid amount is required. Failure of the bidder to provide bid guarantee when required shall render the bid non-responsive.

SMALL WORKS BID CALL

When the sum of the base bid plus all additive bid alternates is \$125,000.00 or less, bid security is not required. When the sum of the base bid plus all additive alternates is greater than \$125,000.00, a bid guarantee in the amount of 5% of the base bid amount is required. Failure of the bidder to provide bid guarantee when required shall render the bid non-responsive.

- A. Acceptable forms of bid guarantee are: A bid bond or postal money order, or certified check or cashier's check made payable to the Lewis County Treasurer. The Owner will return bid guarantees (other than bid bond) to unsuccessful bidders as soon as practicable, but not sooner than the execution of a contract with the successful bidder. The successful bidder's bid guarantee will be returned to the successful bidder with its official notice to proceed with the work of the contract.

B. The bidder will allow 60 days from bid opening date for acceptance of its bid by the Owner. The bidder will return to the Owner a signed contract, insurance certificate and bond or bond waiver within 15 days after award of the contract. If the apparent successful bidder fails to sign all contractual documents or provide the bond and insurance as required or return the documents within 15 days after award of the contract, the Owner may terminate the award of the contract.

C. In the event a bidder discovers an error in its bid following the bid opening, the bidder may request to withdraw its bid under the following conditions:

1. Written notification is received by the Owner within 24 hours following bid opening.
2. The bidder provides written documentation of the claimed error to the satisfaction of the Owner within 72 hours following the bid opening. The Owner will approve or disapprove the request for withdrawal of the bid in writing. If the bidder's request for withdrawal of its bid is approved, the bidder will be released from further obligation to the Owner without penalty. If it is disapproved, the Owner may retain the bidder's bid guarantee.

ADDITIVE OR DEDUCTIVE BID ITEMS

A. The low bidder, for purposes of award, shall be the responsive bidder offering the low aggregate amount for the base bid item, plus additive or deductive bid alternates selected by the Owner, and within funds available for the project. The bidder agrees to hold all bid alternate prices until bid award and contract execution.

ACKNOWLEDGEMENT OF ADDENDA

A. Bidders shall acknowledge receipt of all addenda to this solicitation by identifying the addenda numbers in the space provided for this purpose on the bid proposal form. Failure to do so may result in the bid being declared non-responsive.

SITE INVESTIGATION AND CONDITIONS AFFECTING THE WORK

A. The bidder acknowledges that it has taken steps necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to (1) conditions bearing upon transportation, disposal, handling, and storage of materials; (2) the availability of labor, water, electric power, and road; (3) uncertainties of weather, river stages, tides, or similar physical conditions at the site; (4) the conformation and conditions of the ground; and (5) the character of equipment and facilities needed preliminary to and during the work. The bidder also acknowledges that it has satisfied itself as to character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including exploratory work done by the Owner, as well as from the drawings and specifications made a part of this contract. Any failure of the bidder to take the actions described and acknowledged in this paragraph will not relieve the bidder from responsibility for estimating properly the difficulty and cost of successfully performing the work.

BID AMOUNTS

A. The bid prices shown for each item on the bid proposal shall include all labor, material, equipment, overhead and compensation to complete all of the work for that item.

- B. The actual cost of building permit (only) and the public utility hookup fees will be a direct reimbursement to the Contractor or paid directly to the permitting agency by the Owner. Fees for these permits should not be included by the Bidder in the bid amount.
- C. The Bidder agrees to hold the base bid prices until bid award and contract execution.

TAXES

A. The bid amounts shall not include Washington State Sales Tax (WSST). All other taxes imposed by law shall be included in the bid amount. The Owner will include WSST in progress payments. The Contractor shall pay the WSST to the Department of Revenue and shall furnish proof of payment to the Owner if requested. [NOTE: Contractor must bond for contract amount plus the WSST.]

SUBMISSION OF BIDS

- A. Bid Proposals must be submitted on or before the time specified in the Advertisement for Bids.
- B. If the base bid and the sum of the additive alternates is one million dollars or more, the Bid Proposal shall comply with the following requirements:
 - 1. Pursuant to RCW 39.30.060, if the base bid and the sum of the additive alternates is one million dollars or more, the Bidder shall provide names of the Subcontractors with whom the Bidder will subcontract for performance of heating, ventilation and air conditioning (HVAC), plumbing, and electrical.
 - 2. The Bidder can name itself for the performance of the work.
 - 3. The Bidder shall not list more than one Subcontractor for each category of work identified UNLESS Subcontractors vary with bid alternates, in which case the Bidder must indicate which Subcontractor will be used for which alternate.
 - 4. Failure of the Bidder to submit as part of the bid the NAMES of such Subcontractors or to name itself to perform such work shall render the Bidder's bid nonresponsive and, therefore, void.
- C. The Bid Proposal shall be submitted through the OpenGov.com portal <https://procurement.opengov.com/portal/lewiscountywa>
- D. Prior to the bid opening, the Owner's representative will designate the official bid clock. Any part of the bid proposal or bid modification not received prior to the times specified, per the designated bid clock, will not be considered and the bid will be returned to the bidder unopened.
- E. A bid may be withdrawn in person by a bidder's authorized representative before the opening of the bids. Bidder(s) representative will be required to show ID and sign on bid summary sheet before it will be released.
- F. People with disabilities who wish to request special accommodation, (e.g., sign language interpreters, Braille, etc.) need to contact the Owner ten (10) working days prior to the scheduled bid opening.

BID RESULTS

A. After the Bid Opening, a tabulation of the bids will be posted as a notice for the project in the OpenGov portal. Bidders may obtain the tabulation of apparent bids from Lewis County by Contacting the procurement contact listed in the bid documents.

LOW RESPONSIBLE BIDDER

A. If applicable, it is the intent of the Owner to award a contract to the low responsible bidder. In determining the bidder's responsibility, the Owner shall consider an overall accounting of the attached "DIVISION 00 RESPONSIBILITY CRITERIA". Upon Owner's request, the apparent low bidder must supply the requested information within two (2) business days of request by Owner. Withholding information or failure to submit all the information requested within the time provided shall render the bid nonresponsive. If the Owner determines that the apparent low bidder is not responsible, the Owner will notify the bidder of its preliminary determination in writing. Within three (3) days after receipt of the preliminary determination, the bidder may withdraw its bid or request a hearing. The Owner will schedule a hearing within three (3) working days of receipt of the bidder's request. The hearing members will include the Internal Services Director, Public Works Director and Capital Facilities Manager. The Owner will issue a Final Determination after reviewing information presented at the hearing. The Owner's Final Determination is specific to this project, and will have no effect on other or future projects.

B. "SUBCONTRACTOR RESPONSIBILITY CRITERIA" In accordance with SHB 2010 amending RCW 39.04 the Contractor shall include the language of this paragraph in each of its first tier subcontracts, and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. The requirements of this paragraph apply to all subcontractors regardless of tier. At the time of subcontract execution, the Contractor shall verify that each of its first tier subcontractors meets the following bidder responsibility criteria:

1. Have a current certificate of registration as a contractor in compliance with chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal;
2. Have a current Washington Unified Business Identifier (UBI) number; and if applicable, have:
 - a. Have Industrial Insurance (workers' compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW;
 - b. A Washington Employment Security Department number, as required in Title 50 RCW;
 - c. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW;
 - d. An electrical contractor license, if required by Chapter 19.28 RCW;
 - e. An elevator contractor license, if required by Chapter 70.87 RCW.
 - f. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065 (3).

CONTRACT AWARD

The Owner will evaluate bid responsiveness and bidder responsibility.

A bid will be considered responsive if it meets the following requirements:

1. It is received at the proper time and place.
2. It meets the stated requirements of the bid proposal.
3. It is submitted by a licensed/registered contractor within the State of Washington at the time of

bid opening and is not banned from bidding by the Department of Labor and Industries.

4. It is accompanied by a bid guarantee and non-collusion affidavit, if required.

A bid will be considered responsible if it meets the following requirements:

1. It meets an overall accounting of the responsibility criteria established for the project.
2. All required documents are completed and signed by a individual with such authority.
3. It is submitted by a licensed/registered contractor within the State of Washington at the time of bid opening and is not banned from bidding by the Department of Labor and Industries.

The Owner reserves the right to accept or reject any or all bid proposals and to waive informalities that do not affect the essential fairness of the bidding process.

The apparent low bidder, for purpose of award, shall be the responsive bidder offering the low aggregate amount for the base bid plus selected additive or deductive bid alternates and meeting all other bid submittal requirements.

The Owner may negotiate bid price adjustments with the low responsive bidder, including changes in the contract documents, to bring the bid within the available funding per RCW 39.04.015.

The Contract will only become effective when signed by the Owner. Prior to the Owner's signature, any and all costs incurred shall be the sole responsibility of the bidder.

It is the intent of the Owner to award a contract to the low responsible bidder.

Public Agency Debarment Debarment by any Public agency within the last two (2) years may render bid non-responsive.

3. Scope of Work

3.1. Compensation

Compensation will be made in the per the amount of the selected bidder, plus Washington State Sales Tax, upon completion of contract. Progress payments may be made at the County's discretion upon the County's approval of the Contractor's invoices, to the extent that said invoices reflect the completion of project milestones by the Contractor (milestones are points at which significant components of the project have been completed and at which tangible project deliverables of material value have been received by the County).

3.2. Submittal and Documentation Requirements

Permits and Approvals

The contractor shall obtain and maintain all required permits, inspections, and approvals from the Authority Having Jurisdiction (AHJ) for the duration of the project. Documentation of all permits and approvals shall be submitted to the County prior to the start of work and updated as additional approvals are issued.

Submittal and Documentation Requirements

The contractor shall provide all required documentation to the County for review and approval prior to and throughout the project. Submittals shall include the following:

Action Submittals

- Product data for all roofing materials, including shingles, underlayment, flashings, and accessories.
- Manufacturer's written installation instructions for the specified roofing system.
- Any applicable sustainable design or materials information (if required by the County).

Informational Submittals

- Sample copies of warranties prior to execution.
- Inspection reports prepared by the Roofing Inspector, including weather conditions, work completed, tests performed, deficiencies noted, and corrective actions taken. Reports must be submitted within 48 hours of each inspection.
- Any manufacturer-provided technical advisories or application recommendations relevant to the installation.

Closeout Submittals

- Fully executed warranties, including both manufacturer and contractor workmanship warranties.
- Maintenance data for inclusion in the County's facility maintenance records.
- Final material and product documentation as installed.

Quality Assurance

- **Installer Qualifications:** Contractor must employ workers trained and certified by the roofing manufacturer, including a full-time on-site supervisor with a minimum of five years' experience installing comparable products. Personnel must be able to effectively communicate with County staff and must be qualified to install and warranty the specified roofing system.
- **Manufacturer Qualifications:** Roofing materials shall be provided by a manufacturer with at least five years of documented experience producing architectural shingle systems successfully used in similar applications.

Comparable Product Substitutions (if allowed by the County):

If substitutions are permitted, the contractor must submit all required documentation within the established substitution review period. Submittal requirements include:

- A notarized product certificate identifying the proposed substitute product and verifying that it meets all contract requirements.
- Product data, including certified independent test results demonstrating compliance with project specifications.
- Samples of each component proposed for substitution.
- Submittals from at least one similar completed project using the same product.
- Project references for a minimum of five installations of the proposed product, each at least five years old, with owner contact information.
- A sample warranty for the proposed product.

3.3. Historic Museum Roof Replacement

This project includes the removal of the existing asphalt shingles and the installation of new architectural asphalt shingles on the historic museum's wood roof deck. Prior to installation, the contractor shall examine all substrates, roof penetrations, curbs, and associated components to verify they are structurally sound, properly secured, and compliant with manufacturer installation requirements. The wood deck must be inspected for signs of damage, rot, or deterioration, and any loose or projecting fasteners shall be corrected. No roofing work shall proceed until all unsatisfactory conditions are remediated.

The contractor shall prepare the substrate by cleaning all roof surfaces of debris, dust, moisture, and any materials that could interfere with proper shingle installation. All sharp projections must be removed, and roof drains or gutters must be protected from debris throughout the project. Temporary weatherproofing of completed sections is required at the end of each workday or when rain is anticipated.

All required safety measures, including fall protection, perimeter control, and safe material handling, must be implemented at the contractor's expense and maintained throughout the project. The contractor shall comply with all applicable safety regulations and ensure a secure work environment for workers and visitors.

Architectural shingles, underlayment, flashings, and all associated components shall be installed in strict accordance with the manufacturer's written instructions and industry best practices. All wood blocking, nailers, and related carpentry work, where required, shall comply with applicable carpentry standards. Flashings, transitions, and penetrations must be installed to ensure a watertight roofing system suitable for a historic structure.

The contractor shall protect all historic building features, finishes, and architectural elements from damage during construction. This includes implementing appropriate coverings, barriers, and handling practices to ensure no impact to the building's historic character.

A thorough final cleanup is required. The contractor shall remove all roofing debris, nails, packaging, and construction materials from the site, leaving the grounds and surrounding areas clean and free of hazards.

- A County representative will conduct a required final walkthrough with contractor prior to project closeout.

3.4. Asphalt Shingle Specification

1. System Components • Granule-surfaced asphalt shingles

- Underlayment (moisture-shedding and ice-dam protection)
- Metal flashings
- Accessories like nails, roofing cement, ridge vents

2. Code & Testing Standards The shingles and underlayments must meet a long list of ASTM and UL standards covering:

- Fire resistance (ASTM E108 / UL Class A)

- Wind resistance (ASTM D3161 or ASTM D7158)
- Shingle performance and composition (ASTM D3462, D3018)
- Ice-dam underlayment (ASTM D1970)

If the product does not meet these, it should not be accepted.

3. Quality Assurance Requirements • Installer must be licensed and trained by the manufacturer

- Work must follow the NRCA Roofing Manual
- Product compliance must meet AHJ requirements

8. Products Specified • CertainTeed Landmark shingles (basis of design)

- Fiberglass asphalt shingles meeting Class A, wind resistance, algae resistance
- Waterproofing underlayment (WinterGuard)
- Supplemental synthetic underlayment (RoofRunner)
- Flashings (steel, aluminum, or copper)
- Ridge vent (CertainTeed)
- Approved nails and roofing cement

9. Installation Requirements • Prepare and clean roof deck

- Install drip edge, ice-dam protection, underlayment, valley protection, and metal flashing per manufacturer
- Install shingles exactly per manufacturer instructions
- Ensure all penetrations are fully weather-tight

3.5. Warranty

- The contractor shall provide roofing materials and installation that meet or exceed the following warranty requirements:**Manufacturer's Standard Warranty**
 - Architectural asphalt shingles shall include a **Lifetime Limited Warranty** from the manufacturer.
 - Warranty coverage shall provide a **minimum of 30 years** of non-prorated protection for materials and labor.
 - Coverage shall include **tear-off and disposal costs**.
 - Workmanship shall be warranted for a **minimum of 30 years**.**Wind Warranty**
 - Shingles must include a **standard 110 mph wind warranty**.
 - When project conditions allow, the contractor shall install all required manufacturer-approved accessories (starter shingles, hip and ridge products, etc.) to qualify for the**130 mph upgraded wind warranty**.**Warranty Documentation**
 - All warranty documents, registration materials, and activation forms must be submitted to the County at project closeout.

3.6. Execution Plan for Tuck-Pointing Repairs – Historical Museum

Project Overview

This project focuses on strategic tuck-pointing repairs to ensure the Historical Museum remains watertight and protected from environmental damage. Due to budget and scope limitations, work will be concentrated on critical areas above the roofline where deterioration poses the greatest risk to water infiltration.

Scope of Work

- Perform selective repointing of masonry joints on elevations above the roofline.
- Use appropriate mortar that matches the historic masonry in composition, color, and texture, following National Park Service (NPS) preservation guidelines.
- Coordinate tuck-pointing with roof replacement and flashing installation to create a comprehensive water-tight envelope.

Methodology

- Inspect and identify deteriorated joints requiring immediate attention.
- Carefully remove failed mortar without damaging adjacent masonry.
- Apply new mortar in compliance with NPS standards for historic masonry repair:
 - Match original mortar properties (lime-based, compatible aggregates).
 - Avoid Portland cement-based mixes that can damage historic brick.
- Ensure proper curing and protection during work to prevent premature failure.

Preservation Considerations

This work will adhere to best practices outlined in NPS resources:

- Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings
- Restoration Guide for Historic Masonry Buildings
- Rehabilitation Guidelines for Masonry

End Goal

The primary objective is to maintain the museum's structural integrity and prevent water intrusion while respecting its historic character. This targeted approach will stabilize vulnerable areas and prepare the building for future preservation efforts.

4. **Vendor Questionnaire**

4.1. Current Workload*

On a separate sheet, list all the major projects your firm has in progress or are projected to commence during the next 6 months, giving the name of project, Owner, architect, contract

amount, percentage complete and scheduled completion date. Failure to list all major projects shall render the bid non-responsive.

List the current or projected workload for the next 12 months including this Contract, expressed in total contract value.

\$ _____

List actual contracted workload for the previous 12 months, expressed in total contract value.

\$ _____

The bidder's current or projected workload, during the life of this contract, shall not exceed 150% of the actual contracted workload over the previous 12 months unless the bidder can demonstrate to the Owner's satisfaction that it has the capacity to assume the additional work of this project, provide adequate staffing, and meet project demands.

*Response required

4.2. List of Completed Projects*

On a separate sheet, list all the major projects (\$75,000 and above) your firm has completed in each of the past five (5) years, giving the name of project, Owner (contact name and phone numbers, architect (contact name and phone numbers), contract amount, date of completion and percentage of the cost of the work performed with your own forces. This information will be used for references.

*Response required

4.3. Experience of Superintendent or Project Manager*

Submit resume and references if different than above, of the person proposed by the bidder to superintend the work. This person shall have managed projects of similar complexity and similar size, and successfully completed the project within the last three (3) years.

Superintendent and/or Project Manager shall not be replaced on the project without full consent of the Owner.

*Response required

4.4. Please share any experience in Historical Masonry and or tuckpointing per (NPS) preservation guidelines.*

*Response required

4.5. Equipment*

Submit affidavit that firm has equipment necessary to perform all phases of work.

*Response required

4.6. Contractor's Ability to Meet the Project Schedule*

On a separate sheet, list the project titles, original contract time, and change order time extensions for three specific projects. Bidder shall document that it achieved substantial

completion of three previous projects of similar size and scope within no more than 105% of the final contracted time for completion (including change ordered adjustments).

*Response required

4.7. References from Owners of Previous Projects*

Owner will check references by contacting owners of previous projects on bidder's performance over the last five years. On average, such references shall be satisfactory or better on a five category scale with "satisfactory" at mid scale. A reference score sheet will be utilized for rating completed projects of similar scope and value.

Please confirm

*Response required

4.8. Public Agency Debarment*

Bidder shall not have been debarred by any Public agency within the last two (2) years.

Please confirm

*Response required

4.9. Non-Collusion Affidavit*

Please download the below documents, complete, and upload.

- Non Collusion Affidavit.pdf

*Response required

4.10. Bid Form*

Please download the below documents, complete, and upload.

- Bid_Form.pdf

*Response required

4.11. Copy of Bid Bond for this project.*

*Response required

5. Copy of Instructions To Bidders

**FOR LEWIS COUNTY Capital Infrastructure CONSTRUCTION PROJECTS
PART 0 - GENERAL CONDITIONS**

FOR LEWIS COUNTY FACILITIES CONSTRUCTION PROJECTS

EXPLANATION TO PROSPECTIVE BIDDERS

A. Any prospective bidder desiring an explanation or interpretation of the solicitation, drawings, specifications, etc., must submit a request in writing to the Architect/Engineer (A/E) or owner if no A/E, 7 calendar days before the bid due date. Oral explanations or instructions given before the award of a contract will not be binding. Any information given a prospective bidder

concerning a solicitation will be furnished promptly to all other prospective bidders by addendum to the solicitation, if that information is necessary in submitting bids or if the lack of it would be prejudicial to other prospective bidders.

B. In accordance with the legislative findings and policies set forth in Chapter 39.19 RCW, the State of Washington encourages participation in all of its contracts by Minority and Women's Business Enterprises (MWBE) firms certified by the Office of Minority and Women's Business Enterprises (OMWBE). Participation may be either on a direct basis in response to this invitation or as a subcontractor to a bidder. However, unless required by federal statutes, regulations, grants, or contract terms referenced in the contract documents, no preference will be included in the evaluation of bids, no minimum level of MWBE participation shall be required as a condition for receiving an award, and bids will not be rejected or considered non-responsive on that basis.

C. Any affirmative action requirements set forth in federal regulations or statutes included or referenced in the contract documents will apply.

D. In accordance with RCW 39.04.320 the State of Washington requires 15% Apprenticeship Participation for all projects estimated to cost one million dollars or more. On applicable projects the bid advertisement and Bid Proposal form shall establish a minimum required percentage of apprentice labor hours compared to the total labor hours. Bidders may contact the Department of Labor and Industries, Specialty Compliance Services Division, Apprenticeship Section, P.O. Box 44530, Olympia, WA 98504-4530, by phone (360) 902-5320, and e-mail at thum235@lni.wa.gov, to obtain information on available apprenticeship programs.

PREPARATION OF BIDS – CONSTRUCTION

A. Bids must be: (1) submitted on the bid proposal forms, or copies of forms, furnished by the Owner or the Owner's agent, and (2) signed in ink. The person signing a bid must initial each change appearing on any bid form. If the bid is made by a corporation, it shall be signed by the corporation's authorized designee. The address of the bidder shall be typed or printed on the bid form in the space provided. Forms shall be scanned and uploaded through the OpenGov portal.

B. The bid form may require bidders to submit bid prices for one or more items on various bases, including: (1) lump sum base bid; (2) lump sum bid alternate prices; (3) unit prices; or (4) any combination of items (1) through (3) above.

C. If the solicitation includes alternate bid items, failure to bid on the alternates may disqualify the bid. If bidding on all items is not required, bidders should insert the words "no bid" in the space provided for any item on which no price is submitted.

D. Substitute bid proposals will not be considered unless this solicitation authorizes their submission.

BID GUARANTEE

FORMAL BID (BOCC Bid Call)

When the sum of the base bid plus all additive bid alternates is \$40,000.00 or less, bid security is not required. When the sum of the base bid plus all additive alternates is greater than \$40,000.00, a bid guarantee in the amount of 5% of the base bid amount is required. Failure of the bidder to provide bid guarantee when required shall render the bid non-responsive.

SMALL WORKS BID CALL

When the sum of the base bid plus all additive bid alternates is \$125,000.00 or less, bid security is not required. When the sum of the base bid plus all additive alternates is greater than \$125,000.00, a bid guarantee in the amount of 5% of the base bid amount is required. Failure of the bidder to provide bid guarantee when required shall render the bid non-responsive.

A. Acceptable forms of bid guarantee are: A bid bond or postal money order, or certified check or cashier's check made payable to the Lewis County Treasurer. The Owner will return bid guarantees (other than bid bond) to unsuccessful bidders as soon as practicable, but not sooner than the execution of a contract with the successful bidder. The successful bidder's bid guarantee will be returned to the successful bidder with its official notice to proceed with the work of the contract.

B. The bidder will allow 60 days from bid opening date for acceptance of its bid by the Owner. The bidder will return to the Owner a signed contract, insurance certificate and bond or bond waiver within 15 days after award of the contract. If the apparent successful bidder fails to sign all contractual documents or provide the bond and insurance as required or return the documents within 15 days after award of the contract, the Owner may terminate the award of the contract.

C. In the event a bidder discovers an error in its bid following the bid opening, the bidder may request to withdraw its bid under the following conditions:

1. Written notification is received by the Owner within 24 hours following bid opening.
2. The bidder provides written documentation of the claimed error to the satisfaction of the Owner within 72 hours following the bid opening. The Owner will approve or disapprove the request for withdrawal of the bid in writing. If the bidder's request for withdrawal of its bid is approved, the bidder will be released from further obligation to the Owner without penalty. If it is disapproved, the Owner may retain the bidder's bid guarantee.

ADDITIVE OR DEDUCTIVE BID ITEMS

A. The low bidder, for purposes of award, shall be the responsive bidder offering the low aggregate amount for the base bid item, plus additive or deductive bid alternates selected by the Owner, and within funds available for the project. The bidder agrees to hold all bid alternate prices until bid award and contract execution.

ACKNOWLEDGEMENT OF ADDENDA

A. Bidders shall acknowledge receipt of all addenda to this solicitation by identifying the addenda numbers in the space provided for this purpose on the bid proposal form. Failure to do so may result in the bid being declared non-responsive.

SITE INVESTIGATION AND CONDITIONS AFFECTING THE WORK

A. The bidder acknowledges that it has taken steps necessary to ascertain the nature and location of the work, and that it has investigated and satisfied itself as to the general and local conditions which can affect the work or its cost, including but not limited to (1) conditions bearing upon transportation, disposal, handling, and storage of materials; (2) the availability of

labor, water, electric power, and road; (3) uncertainties of weather, river stages, tides, or similar physical conditions at the site; (4) the conformation and conditions of the ground; and (5) the character of equipment and facilities needed preliminary to and during the work. The bidder also acknowledges that it has satisfied itself as to character, quality, and quantity of surface and subsurface materials or obstacles to be encountered insofar as this information is reasonably ascertainable from an inspection of the site, including exploratory work done by the Owner, as well as from the drawings and specifications made a part of this contract. Any failure of the bidder to take the actions described and acknowledged in this paragraph will not relieve the bidder from responsibility for estimating properly the difficulty and cost of successfully performing the work.

BID AMOUNTS

- A. The bid prices shown for each item on the bid proposal shall include all labor, material, equipment, overhead and compensation to complete all of the work for that item.
- B. The actual cost of building permit (only) and the public utility hookup fees will be a direct reimbursement to the Contractor or paid directly to the permitting agency by the Owner. Fees for these permits should not be included by the Bidder in the bid amount.
- C. The Bidder agrees to hold the base bid prices until bid award and contract execution.

TAXES

- A. The bid amounts shall not include Washington State Sales Tax (WSST). All other taxes imposed by law shall be included in the bid amount. The Owner will include WSST in progress payments. The Contractor shall pay the WSST to the Department of Revenue and shall furnish proof of payment to the Owner if requested. [NOTE: Contractor must bond for contract amount plus the WSST.]

SUBMISSION OF BIDS

- A. Bid Proposals must be submitted on or before the time specified in the Advertisement for Bids.
- B. If the base bid and the sum of the additive alternates is one million dollars or more, the Bid Proposal shall comply with the following requirements:
 - 1. Pursuant to RCW 39.30.060, if the base bid and the sum of the additive alternates is one million dollars or more, the Bidder shall provide names of the Subcontractors with whom the Bidder will subcontract for performance of heating, ventilation and air conditioning (HVAC), plumbing, and electrical.
 - 2. The Bidder can name itself for the performance of the work.
 - 3. The Bidder shall not list more than one Subcontractor for each category of work identified UNLESS Subcontractors vary with bid alternates, in which case the Bidder must indicate which Subcontractor will be used for which alternate.
 - 4. Failure of the Bidder to submit as part of the bid the NAMES of such Subcontractors or to name itself to perform such work shall render the Bidder's bid nonresponsive and, therefore, void.
- C. The Bid Proposal shall be submitted through the OpenGov.com portal <https://procurement.opengov.com/portal/lewiscountywa>

- D. Prior to the bid opening, the Owner's representative will designate the official bid clock. Any part of the bid proposal or bid modification not received prior to the times specified, per the designated bid clock, will not be considered and the bid will be returned to the bidder unopened.
- E. A bid may be withdrawn in person by a bidder's authorized representative before the opening of the bids. Bidder(s) representative will be required to show ID and sign on bid summary sheet before it will be released.
- F. People with disabilities who wish to request special accommodation, (e.g., sign language interpreters, Braille, etc.) need to contact the Owner ten (10) working days prior to the scheduled bid opening.

BID RESULTS

- A. After the Bid Opening, a tabulation of the bids will be posted as a notice for the project in the OpenGov portal. Bidders may obtain the tabulation of apparent bids from Lewis County by Contacting the procurement contact listed in the bid documents.

LOW RESPONSIBLE BIDDER

- A. If applicable, it is the intent of the Owner to award a contract to the low responsible bidder. In determining the bidder's responsibility, the Owner shall consider an overall accounting of the attached "DIVISION 00 RESPONSIBILITY CRITERIA". Upon Owner's request, the apparent low bidder must supply the requested information within two (2) business days of request by Owner. Withholding information or failure to submit all the information requested within the time provided shall render the bid nonresponsive. If the Owner determines that the apparent low bidder is not responsible, the Owner will notify the bidder of its preliminary determination in writing. Within three (3) days after receipt of the preliminary determination, the bidder may withdraw its bid or request a hearing. The Owner will schedule a hearing within three (3) working days of receipt of the bidder's request. The hearing members will include the Internal Services Director, Public Works Director and Capital Facilities Manager. The Owner will issue a Final Determination after reviewing information presented at the hearing. The Owner's Final Determination is specific to this project, and will have no effect on other or future projects.

- B. "SUBCONTRACTOR RESPONSIBILITY CRITERIA" In accordance with SHB 2010 amending RCW 39.04 the Contractor shall include the language of this paragraph in each of its first tier subcontracts, and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. The requirements of this paragraph apply to all subcontractors regardless of tier. At the time of subcontract execution, the Contractor shall verify that each of its first tier subcontractors meets the following bidder responsibility criteria:

1. Have a current certificate of registration as a contractor in compliance with chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal;
2. Have a current Washington Unified Business Identifier (UBI) number; and if applicable, have:
 - a. Have Industrial Insurance (workers' compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW;
 - b. A Washington Employment Security Department number, as required in Title 50 RCW;

- c. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW;
- d. An electrical contractor license, if required by Chapter 19.28 RCW;
- e. An elevator contractor license, if required by Chapter 70.87 RCW.
- f. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065 (3).

CONTRACT AWARD

The Owner will evaluate bid responsiveness and bidder responsibility.

A bid will be considered responsive if it meets the following requirements:

1. It is received at the proper time and place.
2. It meets the stated requirements of the bid proposal.
3. It is submitted by a licensed/registered contractor within the State of Washington at the time of bid opening and is not banned from bidding by the Department of Labor and Industries.
4. It is accompanied by a bid guarantee and non-collusion affidavit, if required.

A bid will be considered responsible if it meets the following requirements:

1. It meets an overall accounting of the responsibility criteria established for the project.
2. All required documents are completed and signed by a individual with such authority.
3. It is submitted by a licensed/registered contractor within the State of Washington at the time of bid opening and is not banned from bidding by the Department of Labor and Industries.

The Owner reserves the right to accept or reject any or all bid proposals and to waive informalities that do not affect the essential fairness of the bidding process.

The apparent low bidder, for purpose of award, shall be the responsive bidder offering the low aggregate amount for the base bid plus selected additive or deductive bid alternates and meeting all other bid submittal requirements.

The Owner may negotiate bid price adjustments with the low responsive bidder, including changes in the contract documents, to bring the bid within the available funding per RCW 39.04.015.

The Contract will only become effective when signed by the Owner. Prior to the Owner's signature, any and all costs incurred shall be the sole responsibility of the bidder.

It is the intent of the Owner to award a contract to the low responsible bidder.

Public Agency Debarment Debarment by any Public agency within the last two (2) years may render bid non-responsive.

BOCC AGENDA ITEM SUMMARY

Resolution: 26-144

BOCC Meeting Date: May 5, 2026

Suggested Wording for Agenda Item:

Agenda Type: Legal Notice

Call for bids for the Historical Museum Restoration & Preservation Project

Contact: Matt Patana

Phone: 360-740-1337

Department: CI - Capital Infrastructure

Description:

Call for bids for the Historical Museum Restoration & Preservation Project

Approvals:

User	Status
PA's Office	Pending

Publication Requirements:

Publications:

The Chronicle, The Washington State Office of Minority and Women's Business Enterprises

Additional Copies:

Cover Letter To: