



INVITATION TO BID

DATE: January 16, 2025

Attention: Subcontractors and Material Suppliers

Synergy, Inc. is pleased to invite you to submit a bid for the following project:

PROJECT NAME: Elements at Georgetown

BID DATE: Tuesday, February 11, 2025 @ 12 pm PST

THE PROJECT WILL BE AN 8-STORY BUILDING, APPROX. 118,000 SF WITH 5 LEVELS OF TYPE 3A CONSTRUCTION AND 3 LEVELS OF TYPE 1A CONSTRUCTION. THIS AFFORDABLE MULTI-FAMILY HOUSING PROJECT WILL CONSIST OF 157 UNITS WITH STUDIO, 1-BEDROOM, 2-BEDROOM AND 3-BEDROOM CONFIGURATIONS, AN ON-GRADE COURTYARD AND GENERAL AMENITY SPACES. STREET FRONT RETAIL AND LIVE/WORK UNITS WILL BE LOCATED AT THE STREET FRONTAGES. PARKING AND BUILDING SERVICES WILL BE LOCATED ALONG THE ALLEY.

PROJECT INFORMATION:

OWNER: TWG

ARCHITECT: Jackson | Main Architecture

LOCATION: 5415 5th Avenue South, Seattle, WA 98108

The project is located on S. Lucile Street between 4th Ave S and 5th Ave S in the Georgetown neighborhood and will combine the following lots: 402, 406, 412, 416 S. Lucile St & 5412, 5416 4th Ave S.

TYPE: New Construction / Mixed-Use, Multi-Family

EST. START DATE: APRIL 2025

EST. COMP. DATE: FEBRUARY 2027

We are seeking competitive bids for the following scopes of work:

Temporary Facilities	Door and Hardware	Misc. Specialties
Final Cleaning	Smoke Doors / Curtains	Residential Appliances
Scaffolding	Sectional Doors	Horizontal Louvers Blinds
Existing Conditions – Demo	Storefronts	Cabinets/Casework
Surveying	Vinyl Windows	Countertops
CIP Concrete	Mirrors	Facility Waste Compactor
Gypsum Underlayment	Glazing	Bicycle Racks
Masonry	Louvers and Vents	Elevators
Structural Steel	Gypsum Wall Systems	Trash Chute
Rough Carpentry	Flooring and Tiling	Fire Sprinkler
Finished Carpentry	FRP – Plastic Panels	Plumbing
Building Insulation	Acoustical Panel Ceiling	Mechanical/HVAC
Fire Stopping	Painting	Electrical
Waterproofing	Thermoplastic Panels	Communication
Siding	Signage	Electronic Safety & Security
Sheet metal	Bathroom Accessories	Earthwork
Roofing	Fire Extinguishers	Exterior Improvements
Fall protection	Mailbox	Utilities
Roof Accessories	Closet Shelving	Landscaping
Joint Sealants	Wall Protection	



BID SUBMISSION REQUIREMENTS:

All bidders are required to provide:

- A complete bid proposal
- A detailed scope of work and cost breakdown
- A list of clarifications and assumptions
- Proof of insurance and bonding capacity
- References from similar past projects

Pre-Bid Meeting & Site Walkthrough:

A pre-bid meeting and site walkthrough will be held at **10:00 am on Thursday, January 30th, 2025**. The project is located on S. Lucile Street between 4th Ave S and 5th Ave S in the **Georgetown neighborhood and will combine the following lots: 402, 406, 412, 416 S. Lucile St & 5412, 5416 4th Ave S.**

Please meet at 402 S Lucile Street.

Attendance is highly recommended to ensure a full understanding of project requirements.

BID SUBMISSION INSTRUCTIONS:

All bids must be submitted electronically via email to ron@synergyi.com by February 11, 2025, at 12 pm PST.

For access to plans, specifications, and other bid documents, please visit:

Building Connected: [Elements At Georgetown](#)

BXWA: [Elements At Georgetown](#)

Synergy Contacts:

Mitchell Wiggins, Project Engineer: mitchell@synergyi.com or (425) 999-5376

Ron Auld, Lead Estimator: ron@synergyi.com or (425) 939-5260

Garret Grob, Project Manager: garret@synergyi.com or (206) 750-5069

We appreciate your interest and look forward to receiving your bid.

Should you have any questions or require additional information, please do not hesitate to reach out.