



*SEI Mississippi Apartments
Invitation to Bid*

WCC/OR will receive bids for the following project:
WCC/OR is the General Contractor for the project.
The project is Owned by:
The project is located at the following address:

SEI Mississippi Apartments
Walsh Construction Co./OR
Self Enhancement, Inc.
4424 North Mississippi Ave
Portland, OR 97217

WCC will receive bids at their offices: 2905 SW First Avenue, Portland, OR 97201. Hand delivered, faxed or e-mailed bids to PortlandEstimating@walshconstruction.com will be accepted (see Instructions to Bidders).

Bid Date: April 8, 2026
Time Due: 2:00 PM

Prospective bidders shall complete and return their bid in accordance with "Instructions to Bidders" by the bid due date listed above. Failure to meet the requirements may be considered non-responsive.

ITEMS EXCLUDED:

None

Bid Clarifications and Addenda:

All requests for clarifications of bid documents must be received by:

Date: March 25, 2026 **Time: 2:00 PM**

The final addendum will be issued by the Architect no later than:

Date: April 1, 2026 **Time: 2:00 PM**

Bid clarifications or suggestions varying from the project documents and not included in addenda should be included as Value Engineering / Clarifications for each scope bid.

Pre-Bid Meeting

Date: March 19, 2026 **Time: 3:00 PM**

The meeting will be held virtually. Contact Meghan Herteg, mherteg@walshconstruction.com, 971.269.9296, for the meeting invite.

LEED CERTIFICATION

OWNER INTENDS TO APPLY FOR NATIONAL GREEN BUILDING STANDARD (NGBS) CERTIFICATION, with the possibility to pursue a **Gold rating. PROSPECTIVE BIDDERS' WORK SHALL INCLUDE OBTAINING SPECIFIED SUPPORT DOCUMENTS FOR NGBS APPLICATION.**

MWESB Outreach

Walsh Consturction has always worked to ensure the maximum participation of Target Business firms for projects in which it is involved. Managing these commitments is not just an initiative or an event; it is an ongoing process and an integral part of how we do business. Walsh maintains high visibility in the community in our efforts to increase Target Business participation on our project.



Good Faith Efforts

Good Faith recruitment efforts are those intense, aggressive, sincere and result-oriented actions taken by Walsh and its subcontractors to meet or exceed the project diversity and Workforce Training and Hiring goals.

All proposals are subject to demonstrated capability to perform the work. Low proposers may be asked to provide financial statements and references on similar jobs for review to ensure capability.

Responsibility of Prospective Contractor

- (a) Walsh will award contracts only to responsible prospective contractors who have the ability to perform successfully under the terms and conditions of the proposed subcontract. In determining the responsibility of a bidder, Walsh will consider the following:
- 1 Have a minimum of (3) years of experience in the same type of work described in the specifications for the work. Have been in the contracting business for a minimum period of three years in the region where work will be performed.
 - 2 Have the technical and financial resources to perform and complete the projects successfully in compliance with the drawings and specifications, terms and conditions of the contract, and be able to actually perform a major portion of the work with direct labor (at least 60% of the project).
 - 3 Have a good record of past performance that includes, but is not limited to quality of work, ability to complete projects on time, contractor's integrity, compliance with public policy, financial, contractual and tax obligations, and Federal and State rules and regulations in performing the contract.
 - 4 Be willing to enter into a Walsh Construction Company (WCC) subcontract agreement using WCC's subcontract form in an unaltered state and be able to provide insurance as required by the WCC subcontract agreement.
 - 5 Bidders must, at time of award, hold and be able to provide evidence of State License (in State where project is being built) as a contractor for the work to be performed.
- (b) Before a bid is considered for award, the bidder may be required to submit a statement or other documentation regarding any of the items in paragraph (a) above. Failure by the bidder to provide additional information shall render the bidder non-responsive and ineligible for award.

Walsh Construction Co. reserves the right to do the following:

- 1 Reject/cancel any or all bids
- 2 Award only a portion of the bid items due to budget constraints
- 3 Choose bid options (base bids/alternate bids)
- 4 Award the contracts to one contractor or a number of contractors
- 5 Award the contract in different phases based on budget condition
- 6 Define and waive any informalities in the bidding
- 7 Make a final judgment whether the bidders are responsive or non-responsive

The following is contained in this package:

- 1 Invitation to Bid
- 2 Instructions to Bidders
- 3 Bidder's Checklist
- 4 Bid Form
- 5 Walsh Construction Co./OR Subcontract Agreement Sample
- 6 Walsh Construction Co./OR Supply Agreement Sample
- 7 Walsh Construction Co./OR Subcontract Exhibit B - Project Specific Provisions
- 8 Walsh Construction Co./OR Purchase Order Exhibit B - Project Specific Provisions



WALSH CONSTRUCTION CO.

- 9 Project Schedule
- 10 Site Logistics Plan
- Scope Specific Bid Packages

Project Specifications:

Project: SEI Mississippi Apartments
Architect: MWA Architects, Inc.
Date: March 11, 2026

Project Drawings:

Project: SEI Mississippi Apartments
Architect: MWA Architects, Inc.
Date: March 11, 2026