



**City of SeaTac  
Parks & Recreation Department**

**INVITATION TO BID  
For  
Sealcoat and Striping at North SeaTac Park and Valley Ridge Park**

The City of SeaTac, Parks & Recreation Department, seeks to hire a contractor to complete the preparation and application of seal coating and striping to parking lots at North SeaTac Park and Valley Ridge Park.

ALL COMMUNICATIONS WITH THE CITY concerning this “Invitation to Bid” must be directed to Aaron Wiseman, Parks Operations Supervisor at 206.973.4781.

**Attendance at a pre-bid conference is optional to bid on this project.** The conference is scheduled for Thursday, July 25, 2024. We will meet at 9:00 a.m. at North SeaTac Park (13001 20<sup>th</sup> Ave. S., SeaTac 98168. Parking lot located off 20<sup>th</sup> Ave. S.). We will travel to Valley Ridge following the meeting at North SeaTac Park. City representative for the meeting is Park Operations Supervisor, Aaron Wiseman.

Proposals in response to this “**Invitation to Bid**” will be accepted until **5:00 p.m., Friday, August 2, 2024**. Proposals received after the mentioned time and date will not be accepted.

The Parks & Recreation Department reserves the right to reject any part of or all bids, to waive any informality in bids and to accept any item in a bid. The City will not necessarily be bound to accept the low bid.

All proposals shall be mailed, hand delivered, or emailed:

Attn: Aaron Wiseman  
City of SeaTac  
4800 S. 188<sup>th</sup> St.  
SeaTac, WA 98188

Email: [awiseman@seatacwa.gov](mailto:awiseman@seatacwa.gov)

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## INSTRUCTIONS TO BIDDERS

1. Bidders must bid on all items contained in the proposal. The omission or deletion of any bid item will be considered non-responsive and shall be cause for rejection of the bid.
2. Proposals must be made on the forms provided herein.

### The following included forms must be executed in full *with* submittal of the bid:

1. **BID PROPOSAL**
  - a. Show lump sum or unit prices in figures in the spaces provided.
  - b. The proposal must be signed and dated by an authorized agent of the Contractor.
2. **NON-COLLUSION AFFIDAVIT**
  - a. Sign and submit with bid.

### The following forms are to be submitted *after* the contract is awarded:

1. **CONTRACT**

Sign and submit two (2) copies of contract.
2. **CERTIFICATE OF INSURANCE**

In accordance with the insurance requirements set forth in the Specifications. To be executed by the successful bidder and by an acceptable insurance company. The City of SeaTac must be named as Primary Non-Contributory Additional Insured on policies.
3. **STATEMENT(S) OF INTENT TO PAY PREVAILING WAGES**

Affidavit certifying all employees of Contractor and Subcontractor shall be paid no less than the Prevailing Wage Rate(s) as determined by the Industrial Statistician of the Washington State Department of Labor and Industries.
4. **CITY BUSINESS LICENSE**

Contractor will be required to obtain a valid City of SeaTac business license prior to commencing work.

## GENERAL REQUIREMENTS

### 1. Intent

The intent of these specifications is to describe and cover all labor, materials, equipment and services necessary to prepare surfaces, apply sealcoat, paint curbing and stripe parking stalls complete with handicap decals at the following sites:

- Valley Ridge Park, 4644 S. 188<sup>th</sup> St., SeaTac
- North SeaTac Park, 13001 20<sup>th</sup> Ave. S, SeaTac (This bid also includes the small parking lot located at 12898 Des Moines Memorial Drive.)

### 2. Work Included

The work included in this contract includes, but may not be limited to: cleaning the surfaces to be sealcoated/painted, application of products specified for sealcoating striping and painting of appropriate decals, parking zones and curbing, providing signage/caution tape to protect areas of work and provide traffic control. The Contractor will furnish all labor, tools, specialized equipment, materials, and supervision to perform these services.

### 3. Term of Contract

Work is to be completed by October 15, 2024. Work at both sites will need to be performed Monday through Thursday. Considerations should be given that these sites are public parks that will remain open during days of work. Contractor is responsible for traffic control at all sites. Work will be weather dependent with temperatures above 60 degrees and dry conditions.

### 4. Safety

Contractor shall take all necessary precautions for the safety of employees and public on the work site and shall comply with all applicable provisions of federal, state and local regulations, ordinances and codes. Employees of the contractor will be responsible to limit or temporarily suspend their operations should the need occur.

### 5. Insurance Requirements

The Contractor shall procure and maintain insurance as outlined below for the duration of this Agreement. Any Commercial General Liability and Automobile Liability insurance policies obtained shall be underwritten by insurance companies which have an A.M. Best's rating of A VII or better, licensed to do business in the State of Washington. Liability insurance policies shall specifically name the City, its elected or appointed officials, officers, employees and volunteers as **Primary-Non-Contributory Additional Insureds** of said policies.

The Contractor shall not begin work under the Agreement until all required insurance has been obtained and until such insurances have been received by the City. The Contractor shall file with the City a certificate of insurance evidencing that the policies are in force. The certificate shall be accompanied by policy endorsements as are necessary to comply with these requirements.

The types and limits insurance are as follows:

COMMERCIAL GENERAL LIABILITY-Comprehensive Form  
\$2,000,000 aggregate.  
Coverage to include Premise and Operations Liability  
Blanket Contractual  
OCP for subcontractors liability

Product and Completed Operations Liability  
Stop Gap Liability-\$1,000,000/\$1,000,000/\$1,000,000  
Primary-Non Contributory Additional Insured coverage for the City et.al.

AUTOMOBILE LIABILITY

\$2,000,000 per accident bodily injury and property damage liability, including any owned, hired or non-owned automobile.

WORKER’S COMPENSATION

Employees of Contractor and Subcontractors are to be insured under Washington State Industrial Insurance.

The General Aggregate provision of the Contractor’s insurance policies shall be amended to show that the General Aggregate Limit of the policies applies separately to this contract.

The Contractor agrees to repair and replace all property of the City and all property of others damaged by the bidder, its employees or its subcontractors.

**6. Prevailing Wages**

Contractor shall file a “Statement of Intent to Pay Prevailing Wages,” with the State of Washington Department of Labor & Industries prior to commencing the Contract work. Contractor shall pay prevailing wages in effect on the date the bid is accepted or executed by Contractor, and comply with Chapter 39.12 of the Revised Code of Washington, as well as any other applicable prevailing wage rate provisions. Use August 2, 2024 rates for Washington State, King County. A copy of the applicable wage rates is available for viewing in our office. A hard copy of the applicable wage rates will be mailed upon request.

Following is the URL to the Department of Labor & Industries prevailing wage rates pages.  
<https://www.lni.wa.gov/licensing-permits/public-works-projects/prevailing-wage-rates/>

**7. Performance Bond.**

Pursuant to Chapter 39.08 RCW, the Contractor, shall provide the City a performance bond for the full contract amount to be in effect until sixty (60) days after the date of final acceptance, or until receipt of all necessary releases from the State Department of Revenue and the State Department of Labor and Industries and until settlement of any liens filed under Chapter 60.28 RCW, whichever is later.

**8. Retainage**

The City shall hold back a retainage in the amount of five percent (5%) of any and all payments made to contractor for a period of sixty (60) days after the date of final acceptance, or until receipt of all necessary releases from the State Department of Revenue and the State Department of Labor & Industries and until settlement of any liens filed under Chapter 60.28 RCW, whichever is later. The amount retained shall be placed in a fund by the City pursuant to RCW 60.28.011(4)(a), unless otherwise instructed by the Contractor within fourteen (14) calendar days of Contractor’s signature on the Agreement.

**9. Nondiscrimination**

Contractor will comply with all local, state and federal laws and regulations pertaining to equal employment opportunities.

**10. Business License**

Contractor will be required to obtain a valid City of SeaTac business license prior to commencing work.

### **11. Areas of Work**

- Limited to designated parking surfaces.
- Striping of all parking stalls.
- Painting of all handicap decals and loading zones.
- Painting all curbs to designated use.
- Crack sealing

### **12. Products**

See attached specification.

### **13. Methods**

Manufacturers' recommendations for application and surface preparation will be followed. See attached specification.

**BID PROPOSAL**  
**For**  
**Sealcoat & Striping of North SeaTac Park and Valley Ridge Park**

Proposals will be accepted until 5:00 p.m. on Friday, August 2, 2024. All proposals shall be mailed, hand delivered, or emailed to: Aaron Wiseman at SeaTac City Hall, 4800 S. 188<sup>th</sup> St., SeaTac, WA 98188. Email: [awiseman@seatacwa.gov](mailto:awiseman@seatacwa.gov).

Pursuant to and in compliance with your invitation for bid, Instructions to Bidders and other documents relating thereto, the undersigned has carefully examined the specifications and hereby proposes to furnish all labor and materials and to perform all the work as required, in strict accordance with the contract documents and specifications, for the amount shown.

Valley Ridge Park                      \$ \_\_\_\_\_ \*

(4644 S. 188<sup>th</sup> St.)

North SeaTac Park                      \$ \_\_\_\_\_ \*

(13001 20<sup>th</sup> Ave. S.) This bid also includes the small parking lot located at 12898 Des Moines Memorial Dr.

**TOTAL FOR ALL SITES**            \$ \_\_\_\_\_ \*

**\*Does not include WA State Sales Tax**

CONTRACTOR (Firm Name): \_\_\_\_\_

Signature of Authorized Agent \_\_\_\_\_

Name and Title of person signing (*printed*): \_\_\_\_\_

Date: \_\_\_\_\_

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Washington State Contractor's Registration Number: \_\_\_\_\_

Contractor's Industrial Insurance Account Number: \_\_\_\_\_

Uniform Business Identification (UBI) Number: \_\_\_\_\_

Contractor Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

E-mail: \_\_\_\_\_

STATE OF WASHINGTON  
NON-COLLUSION AFFIDAVIT  
COUNTY OF KING  
Seal Coating and Striping of Various City Sites

\_\_\_\_\_, being first duly sworn, on his oath says that the bid submitted, is a genuine and not a sham of collusive bid, or made in the interest or on behalf of any person therein named; and he further says that the bidder has not directly or indirectly induced or solicited any bidder on the above work or supplies to put in a sham bid, or any person or corporation to refrain from bidding; and that said bidder has not in any manner sought by collusion to secure an advantage over any other bidder or bidders.

\_\_\_\_\_  
CONTRACTOR

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington

residing at \_\_\_\_\_.

My commission expires \_\_\_\_\_.



## Specifications

### Sealcoat & Striping

#### PART 1 - GENERAL

##### Work Locations:

1. North SeaTac Park (13001 20<sup>th</sup> Ave. S, SeaTac, WA 98168)
2. Valley Ridge Park (4644 S. 188<sup>th</sup> St., SeaTac, WA 98188)

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract apply to this Section.

#### 1.2 SUMMARY

##### A. Section Includes:

1. Asphalt surface treatments.
2. Pavement-marking paint.

#### 1.3 UNIT PRICES

- A. Be prepared to provide unit prices for the following (if requested on award of bid):

1. Fog seal, first coat, per square foot.
2. Fog seal, second coat, per square foot.
3. White 4" wide parking lot striping, per lineal foot.
4. Painting of all handicapped decals and traffic control items, per each.
5. Painting of all fire lanes and yellow curbs, per lineal foot.
6. Crack seal, where necessary, per lineal foot.

- B. Material Certificates: Provide cut sheet for fog seal brand used and for crack seal material, from manufacturer.

- C. Optional Pre-bid on site meeting will be held on Thursday, July 25, 2024 at 9:00 AM. Please meet at North SeaTac Park (parking lot located off 20th Ave. S.). We will travel to Valley Ridge Park after meeting at North SeaTac Park.

1. Review methods and procedures related to work including, but not limited to, the following:

- a. Review condition of existing paving.
- b. Review requirements for protecting new work, including restriction of traffic during installation period and for remainder of construction period.
- c. Provide a copy of proposed phasing plan for review and approval by construction manager.

#### 1.4 DELIVERY, STORAGE, AND HANDLING

- A. Store no materials on site except for the day of installation.

#### 1.5 PROJECT CONDITIONS

- A. Environmental Limitations: Do not apply asphalt materials if sub-grade is wet or excessively damp, if rain is imminent or expected before time required for adequate cure, or if the following conditions are not met:

1. Fog Seal: Comply with weather limitations in ASTM D 3910

- B. Pavement-Marking Paint: Proceed with pavement marking only on clean, dry surfaces and at a minimum ambient or surface temperature of 40 deg F (4.4 deg C) for oil-based materials and not exceeding 95 deg F (35 deg C).

## PART 2 - PRODUCTS

### 2.1 ASPHALT MATERIALS

- A. Fog Seal: ASTM D 977 emulsified asphalt, slow setting, factory diluted in water, (80/20 mixture) of suitable grade and consistency for application. Apply no sand aggregate.
- B. Water: Potable.

### 2.2 AUXILIARY MATERIALS

- A. Pavement-Marking Paint: Alkyd-resin type, lead and chromate free, ready mixed, colors complying with FS TT-P-1952, “Lead Free Traffic Paint” as manufactured by C&C Paint 206.783.8835.
  - 1. Color: White, Red, Yellow & Blue.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Verify that weather conditions are favorable, and paving is dry and in suitable condition to begin paving.
- B. Phasing: Parking lot shall be seal coated in two separate coats (the second to be applied after the first is dried). Prepare phasing plan and traffic control plan with the Construction Manager prior to construction.

### 3.2 SURFACE TREATMENTS

- A. Fog Seals: Apply two coats of fog seal at the following rates:
  - 1. First Coat: 25 to 30 SF per gallon to existing asphalt pavement and allow to cure.
  - 2. Second coat: 65 to 70 SF per gallon to existing asphalt pavement and allow to cure.

### 3.3 PAVEMENT MARKING

- A. Do not apply pavement-marking paint until layout, colors, and placement have been verified with Construction Manager.
- B. Pressure wash all curbing surfaces to be painted and eliminate loose material and dust.
- C. Apply paint with mechanical equipment to produce pavement markings, of dimensions indicated, with uniform, straight edges. Apply at manufacturer’s recommended rates to provide a minimum wet film thickness of 15 mils.

### 3.4 DISPOSAL

- A. Remove containers from project site and legally dispose of them in an EPA-approved landfill.
  - 1. Do not allow milled materials to accumulate on site.