



REQUEST FOR PROPOSALS (RFP)

Demolition Services – 11205 12th Ave SW, Seattle, WA 98146

Issued by: Horn of Africa Services

Issue Date: March 17, 2026

Proposal Due Date: April 5th, 2026

1. INTRODUCTION

Horn of Africa Services (“Owner”) is seeking proposals from qualified, licensed, bonded, and insured general contractors to perform **full demolition services** for the structure located at **11205 12th Ave SW, Seattle, WA 98146**.

The selected contractor will be responsible for providing all labor, materials, equipment, permits, and supervision necessary to safely and completely demolish the existing building, remove debris, and prepare the site in accordance with all applicable regulations. The project must successfully pass all required demolition inspections.

2. PROJECT OVERVIEW

Project Address: 11205 12th Ave SW, Seattle, WA 98146

Project Type: Full building demolition to satisfy permit **Demo26-0006**.

A hardcopy of the permit is available free of charge at the organization’s headquarters:

5303 Rainier Ave S, Suite D, Seattle, WA 98118

Available for pickup: **March 25, 2026, Monday–Friday, 9:00 AM–5:00 PM**

Estimated Start Date: Upon notification of award and completion of contracting.

Estimated Completion Date: Within **two weeks** of contract signing.

3. SCOPE OF WORK

The contractor shall provide a complete, turnkey demolition project, including:

- Coordination and verification of **utility disconnections**



- Coordination of **hazardous materials assessment or abatement** (if required)
- **Full demolition** of the structure and safe removal of all debris
- **Transportation and disposal** of materials in compliance with all laws
- **Site grading and stabilization** after demolition
- Completion of all required inspections and obtaining final approval

4. CONTRACTOR QUALIFICATIONS

Contractors submitting proposals must meet the following minimum qualifications:

- Valid **Washington State Contractor License**
- Demonstrated experience with **similar demolition projects**
- Compliance with **OSHA safety standards**
- Contractor must be **bonded and insured**
- Ability to meet project schedule and inspection requirements

5. INSURANCE & BONDING REQUIREMENTS

The selected contractor must provide proof of the following minimum coverage and bonding:

- **General Liability Insurance:** \$1,000,000 minimum
- **Performance Bond:** Required for the full contract amount
- **Payment Bond:** Required for the full contract amount

Proof of bonding capacity must be included in the proposal.

6. LEGAL COMPLIANCE & DISPOSAL REQUIREMENTS

The contractor must comply with **all applicable local, county, and state laws, regulations, and ordinances** throughout the duration of the project. This includes demolition standards, environmental regulations, safety requirements, and waste-handling rules.

Upon completion of the demolition, the contractor is responsible for ensuring that **all debris, materials, and waste are fully removed from the site and disposed of at approved facilities** in accordance with **City of Seattle** and **King County** ordinances.

The Owner may request documentation verifying proper disposal.

7. PROPOSAL REQUIREMENTS



Proposals must include:

- **Company Profile:** Background, qualifications, and key personnel
- **Project Approach:** Methodology, safety plan, and demolition strategy
- **Proposed Schedule:** Start date, timeline, and completion plan
- **Cost Breakdown:** Detailed pricing for all phases of work
- **References:** At least two recent demolition project references
- **Proof of Insurance and Bonding Capacity**

8. SUBMISSION INSTRUCTIONS

Proposal Deadline: April 5th, 2026

Submission Methods:

- **Email:** tsegayeg@hoas.org (must be received by **4:30 PM**)
- **In-Person Delivery:** Sealed envelope delivered to the organization's office by **4:30 PM**
 - Address: 5303 Rainier Ave S, Suite D, Seattle, WA 98118

Contact for Questions & Site Access:

Tsegaye Gebru

Email: tsegayeg@hoas.org

Cell: 206-356-7601

Contractors needing site access to prepare their proposal must contact the individual above to schedule a visit.

Please include your full project budget in your proposal.

9. PAYMENT TERMS

Horn of Africa Services will issue payment according to the following schedule:

- **45%** of the contract amount will be paid **at project start**, after contract execution.
- The remaining **55%** will be paid **only after King County has approved the demolition work** and all required inspections have been successfully passed.

The contractor must provide any documentation required by the county to verify compliance and completion before final payment is released.



10. BID SELECTION CRITERIA

Horn of Africa Services will accept the **lowest responsible and responsive bid**, in alignment with full and fair competitive business practices.

All proposals must meet the minimum qualifications, scope requirements, and compliance standards outlined in this RFP.

Horn Of Africa Services reserves the right to verify qualifications, request clarification, or reject any proposal that does not meet the required criteria.