



2025 Seattle Youth and Young Adult Emergency Shelter Capital Repair RFP

Questions & Answers

Posted: May 28, 2025

Last day to submit questions to RFP@KCRHA.org is June 16, 2025.

1. Where can I find the Information Session recording?

The Information Session will be posted [KCRHA's YouTube Channel](#).

The slide deck from the Information Session can be found at [this link](#).

2. Do projects need to be completed by December 31, 2026, or just all funding dispersed?

Funds must be spent by December 31, 2026. Agencies may have projects that are completed after December 31, 2026 if they are utilizing another funding source past that date. Applicants should describe in their workplan how they will ensure the project is completed in a reasonable timeframe if after December 31, 2026.

3. Can you provide more clarification for the statement in the RFP, "Include in the workplan a subcontractor/vendor evaluation, including how your agency will ensure construction quality standards, price and cost structure, financial stability, licensure bonding, and compliance with any pertinent prevailing wage state." Is licensure bonding required for the applicant or for subcontractors/vendors?

Under Washington State law, any public work involving construction, alteration, repair, or improvements (excluding routine maintenance) that are funded with public dollars must meet bonding requirements. This means that any contractor engaged in such work must provide a performance and payment bond or surety that guarantees:

1. Faithful execution of all provisions of the contract;
2. Payment to all laborers, mechanics, subcontractors, and material suppliers;

3. Compliance with state laws regarding unemployment insurance, workers' compensation, and business and occupation taxes, including any associated penalties or assessments.

The applicant will need to demonstrate that the contractor has provided the requisite bonding requirements required by law.

4. Are soft costs allowable, for example, is an architect allowable?

Subcontractor costs related to construction are allowable.

5. What are the mechanics of reimbursement?

KCRHA uses a reimbursable contract system. Invoicing is monthly and grantees must submit general ledger with invoices.

6. Can an applicant apply for the full amount (\$1,850,000)? Would an agency ever be awarded less than applied for?

KCRHA anticipates to award at minimum one and up to four agencies. Agencies can apply for the full amount, and agencies are to determine the amount needed and to apply for. Based on how agencies are rated and funding asks, KCRHA might award an agency less than applied for, and would engage in contract negotiations if that occurs.

