



DBA Rivett Construction, Inc.  
License No.: 0081971

## ***Subcontractor Bidding Instructions***

**Project:** My Place Hotel  
29 Arrowhead Dr.  
Carson City, NV 89712

**\*\*NOTE\*\***  
**ALL SITE WORK RESPOND WITH BIDS**  
**ASSOON AS POSSIBLE!**

Thank you for your interest in bidding the above stated project.

In order for your company to be considered you must submit completed and signed copies of all documents attached here and stated in the ***Subcontractors Bidding Checklist*** document found on iSqFt. The following documents can be found in the ***Subcontractors Bid Package Items*** File.

- Project Milestone Schedule
- Project Scope of Work
- Project Information Sheet
- Plan Review Acknowledgement
- Subcontractors Information Sheet

Complete bid packages may be submitted as follows:

- By Email to: [bids@LegacyBuilders.org](mailto:bids@LegacyBuilders.org)
- By Fax to: 605-725-5265

### **Bids Due By:**

- Civil & Site Scopes - DUE ASAP AND NO LATER THAN **11/14/2018**
- All Other Scopes - Due NO LATER THAN **11/19/2018**

Regards,

Legacy Builders Inc.



### Project Overview – Carson City, NV

This product is part of a new hotel brand founded on the concept of an Economy Extended Stay hotel for the efficient long-term traveler. The Project Development group has a 37 year history in the lodging business, including franchise creation, development, construction, and management.

The project schedule will allow roughly 120 days from footings to grand opening, allowing only the most efficient construction methods and a consistent and just-in-time flow of work.

Currently all construction documents are undergoing final owner and city review. A project commencement date will be determined within the next few weeks, however, we anticipate work to begin on or before November 26th, 2018.

### Construction Overview – Carson City, NV

The building will be a typical three story, 64 unit, linear hotel building with a centrally located lobby, corridor, single passenger elevator, and end loaded stair towers.

The structure is wood framed, pitched roof with asphalt shingles. Exterior finishes will include prefinished siding, EIFS, and decorative masonry. All guestrooms are typical of a hotel and will include small kitchenette with refrigerator/freezer, microwave, cooktop, etc...

All furniture, fixtures and equipment, including plumbing, electrical, appliances, furniture, builders hardware (doors, frames, windows, and accessories), floor coverings, wall coverings, and cabinetry, will be owner supplied, however, installation of all of these items are open for competitive bid.

The site will be finished with concrete curb & gutter, sidewalk and various thickened slab, with asphalt paving. All storm drainage and retention is will be surface run and detained. Landscaping will be maintained with an automatic irrigation system. Landscape quality is expected to be equal to or greater than municipal code with regard to quality and quantity.

#### Available Subcontracts

- Site work (grading, excavation, utilities, site concrete, paving, landscaping & Irrigation)
- Structural cast in place concrete
- Wood Framing/ panelizing
- Electrical / Low Volt
- Mechanical HVAC
- Plumbing
- Fire Sprinkler
- Roofing
- Insulation
- Drywall, Vinyl, Painting
- Carpet, vinyl, tile installations
- Automatic storefront doors & glazing
- Millwork, cabinets
- Masonry
- Exterior siding, soffit, fascia, & gutters
- EIFS
- Builders Hardware installation
- FF&E Installation
- Elevator
- Acoustical Ceiling Install



## **Project Information**

My Place Hotel - Carson City, NV  
64 Unit Extended Stay Hotel

### **Job Site Address:**

My Place Hotel  
29 Arrowhead Dr.  
Carson City, NV 89712

### **Job Site Telephone:**

Bill Turkington - Project Superintendent - 605-290-9188  
Mike Clemmer - Project Manager - 801-875-1241  
Jennifer Zaruba - Project Coordinator - 605-725-5969

### **Project General Contractor:**

Legacy Builders, Inc. DBA Rivett Construction, Inc.  
1910 8th Ave NE  
Aberdeen, SD 57401  
License No.: 0081971

### **Project Owner:**

Carson Hotel Group, LLC  
1910 8th Ave NE  
Aberdeen, SD 57401

### **Owner's Representative:**

Jason Welk - 605-228-8888

### **The Architect:**

Richardson Design Partnership  
510 S. 600 E.  
Salt Lake City, UT 84101

### **The Civil Engineer:**

Legacy Design Group, LLC  
1910 8th Ave NE  
Aberdeen, SD 57401



# My Place Hotel - Carson City, NV

My Place Hotel

Date: 12-3-18

**Updated:**

Start Date: 12/3/18



START Week Of:	FINISH Week Of:	Milestone
12/3/2018	12/3/2018	SWPPP BMP's Installed
12/3/2018	12/3/2018	Clean & Grub Site
12/3/2018	12/17/2018	Install Sanitary Sewer, Water & Fire lines to Buildings
12/3/2018	12/10/2018	Building Excavation
12/17/2018	12/17/2018	Footings & Foundations
12/24/2018	12/24/2018	Building Foundation Backfill
12/24/2018	1/7/2019	Under-slab Plumbing & Electrical rough-in
1/14/2019	1/14/2019	Place Concrete Building Slab
1/21/2019	2/4/2019	Frame & Erect Wall Panels and Trusses
1/28/2019	2/18/2019	MEPFS rough in 3 - Floors
2/11/2019	2/11/2019	Roof Trusses & Building Dry In
2/18/2019	2/18/2019	TPO roofing over Eletrical Room
2/18/2019	2/18/2019	Roofing
2/18/2019	2/18/2019	Window Installation
2/25/2019	2/25/2019	Structural Steel Installation (including Grill Pavilion and Porte cochere)
2/25/2019	3/4/2019	Insulation & Pre-Rock
2/25/2019	3/11/2019	Site Curb, gutter, Storm drain, & Retention Pond
2/25/2019	3/4/2019	Site Concrete Installation
2/25/2019	3/18/2019	Exterior Masonry Installation
2/25/2019	3/18/2019	Exterior Building Finishes
3/4/2019	3/4/2019	4-Way City Inspections
3/11/2019	4/1/2019	Drywall, Tape & Texture
3/18/2019	3/18/2019	Asphalt Parking Lot Placed
3/25/2019	3/25/2019	Site Light Pole & Fixtures Set
<b>3/18/2019</b>		<b>8 Weeks To Opening Milestone</b>
3/25/2019	4/8/2019	Painting and Wall Vinyl
4/1/2019	4/1/2019	Gypcrete - 2nd & 3rd Floor
<b>4/1/2019</b>		<b>6 Weeks To Opening Milestone</b>
4/1/2019	4/1/2019	Main Entrance automatic sliding doors
4/1/2019	4/15/2019	Flooring: Carpet, Vinyl & Ceramic tile Install
4/8/2019	4/15/2019	Cabinets / Vanities and Tops Install
4/8/2019	4/15/2019	Elevator Install
<b>4/15/2019</b>		<b>4 Weeks To Opening Milestone</b>
4/15/2019	4/22/2019	Doors Frames & Hardware Install
4/15/2019	4/22/2019	MEP & FS Trim-Out
4/15/2019	4/29/2019	FF&E Installation
4/15/2019	4/22/2019	Millwork, Acoustical, Equipment Installations
4/22/2019	4/29/2019	Landscaping
<b>4/29/2019</b>		<b>2 Weeks To Opening Milestone</b>
4/29/2019	5/6/2019	Phone, Data, TV, & CCTV Systems Install & Programming
5/6/2019	5/6/2019	Quality Inspections
5/6/2019	5/6/2019	Punch-out
TBD		MSI Training
<b>5/13/2019</b>		<b>Certificate of Occupancy</b>
<b>5/13/2019</b>		<b>Open For Business</b>

\_\_\_\_\_(Subcontractor) acknowledges that it has reviewed and understands the above schedule as an addendum to the Subcontract agreement and accepts the overall timeline of the project and the

\_\_\_\_\_  
Signature (Subcontractors Authorized Agent)

Print

Date



## Plan Review Acknowledgement



### Project Civil & Landscape Construction Documents:

Titled: My Place Hotel  
29 Arrowhead Dr.  
Carson City, NV 89712

Engineer of Record: Legacy Design Group

Engineers Project #:

Issue Date: 7/3/2018

Revisions Dated: 11/2/2018

Sheets: C000, C001, C100, C200, C201, C300, C301, C400, C500, C501, C502, C503, C504, C505, L101, L102, L501, L502, LI101, LI102, LI501, LI502

### Project Architectural Construction Documents:

Titled: My Place Hotel  
29 Arrowhead Dr.  
Carson City, NV 89712

Architect of Record: The Richardson Design Partnership, LLC

Architect Project #:

Issue Date: 10/4/2018

Revisions Dated:

Sheets: A000, A001, A002, A003, A010, A011, A012, A021, A022, A023, A050, A051, A052, A101, A102, A103, A104, A105, A111, A112, A113, A200, A201, A300, A310, A311, A320, A321, A330, A331, A400, A401, A402, A403, A404, A405, A406, A410, A411, A420, A421, A422, A500, A600, A601, A700, A701, A801, A802, A901, A902, A903, A904

### Project Structural Construction Documents

Titled: My Place Hotel  
29 Arrowhead Dr.  
Carson City, NV 89712

Engineer of Record: The Richardson Design Partnership, LLC & Calder Richards

Engineers Project #:

Issue Date: 10/4/2018

Revisions Dated:

Sheets: S001, S002, S003, S004, S100, S200, S201, S202, S203, S300, S400, S401, S500, S600, S601

### Project Electrical Construction Documents:

Titled: My Place Hotel  
29 Arrowhead Dr.  
Carson City, NV 89712

Engineer of Record: The Richardson Design Partnership, LLC & Spectrum Engineering

Engineers Project #:

Issue Date: 10/4/2018

Revisions Dated:

Sheets: EG01, E001, E002, E100, E100P, E101, E102, E103, E104, E105, E401, E402, E403, E501, E601, E602, E603, E604, E801



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## Plan Review Acknowledgement



### Project Mechanical Construction Documents:

Titled: My Place Hotel  
29 Arrowhead Dr.  
Carson City, NV 89712

Engineer of Record: The Richardson Design Partnership, LLC & Spectrum Engineers

Engineers Project #:

Issue Date: 10/4/2018

Revisions Dated:

Sheets: M001, M002, M003, M004, M101, M102, M103, M104, M105, M401, M402, M501, M601, M602

### Project Plumbing Construction Documents:

Titled: My Place Hotel  
29 Arrowhead Dr.  
Carson City, NV 89712

Engineer of Record: The Richardson Design Partnership, LLC & Spectrum Engineers

Engineers Project #:

Issue Date: 10/4/2018

Revisions Dated:

Sheets: P001, P002, P003, P100, P101, P102A, P102B, P103A, P103B, P104, P400, P401, P402, P403, P501, P601, P602, P603

\_\_\_\_\_(Subcontractor) acknowledges that it has reviewed all of the project's constructions documents listed herein and understands that although various documents listed herein do not directly correspond to the work that the subcontractor is bidding, all scopes of work considered in the project are impacting on the project as a whole and therefore all project documents will be considered the Contract Documents, if the subcontractor is awarded the work it is bidding. Additionally the Subcontractor understands as that this document will become an addendum to all subcontract agreements awarded for the project.

Further, subcontractor acknowledges contractor's right to create and issue addendums to the herein listed contract documents. Such addendums will be incorporated into the originally acknowledged contract documents upon receipt of said addendums by said contractor.

\_\_\_\_\_  
Signature (Subcontractors Authorized Agent)

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date



## *Subcontractor's Information*

### SUBCONTRACTOR INFORMATION -

Entity Name: \_\_\_\_\_

Entity Type: \_\_\_\_\_ State of Registration: \_\_\_\_\_ Fed. ID#: \_\_\_\_\_

Age of Entity: \_\_\_\_\_ State(s) of Licensure: \_\_\_\_\_

Does your Entity hold a contractors licensed in the state the project is located: \_\_\_\_\_

State License Info:    Class\_Number \_\_\_\_\_ Issue Date \_\_\_\_\_  
\_\_\_\_\_ Expiration Date \_\_\_\_\_

Authorized Agent: \_\_\_\_\_ Title of Agent: \_\_\_\_\_

Principal Office: \_\_\_\_\_

Contact Phone #: \_\_\_\_\_ Fax#: \_\_\_\_\_

Email: \_\_\_\_\_

Website: \_\_\_\_\_

### WORK INFORMATION -

Type of work the Entity usually performs: \_\_\_\_\_

\_\_\_\_\_

Type of work the Entity usually Subcontracts: \_\_\_\_\_

\_\_\_\_\_

Scope(s) of work as bid for this project: \_\_\_\_\_

\_\_\_\_\_

If awarded the contract, list the minimum number of workers your entity would intend to supply to perform the awarded scope of work: \_\_\_\_\_ List the maximum number: \_\_\_\_\_



**CUSTOMER & TRADE REFERENCES:**

**LIST TWO SUPPLIERS FROM WHICH YOUR ENTITY PURCHASES MATERIAL AND/OR LABOR:**

Company Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Phone#: \_\_\_\_\_

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

Company Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Phone#: \_\_\_\_\_

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

**LIST FOUR GENERAL CONTRACTOR OR OWNER REFERENCES FROM PROJECTS YOU HAVE PREVIOUSLY OR CURRENTLY HELD SUBCONTRACTS FOR:**

Company Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Phone#: \_\_\_\_\_

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

Company Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Phone#: \_\_\_\_\_

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

Company Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Phone#: \_\_\_\_\_

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

Company Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Phone#: \_\_\_\_\_

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





The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SIGNATURE –

Dated at this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

Name of Organization \_\_\_\_\_

Signed By \_\_\_\_\_

Title \_\_\_\_\_