



Contractor License No: 0081971

## Subcontractor Bidding Instructions

Project: My Place Hotel  
3344 St. Rose Pkwy  
Henderson, NV 89052

**\*\*NOTE\*\***

**ALL SITE WORK RESPOND WITH BIDS  
AS SOON 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 **08/01/23**
- All Scopes - Due NO LATER THAN **08/08/23**

Regards,

Legacy Builders Inc.



## ***Project Overview - Henderson, 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 90% and building permit is expected soon. A project commencement date will be determined within the next few weeks, however, we anticipate work to begin 08/14/23

*\*Please note that an update to exterior finishes is still pending and a change may be distributed once completed.*

## ***Construction Overview – Henderson, NV***

The building will be a typical 4 story, 94 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 pre-finished siding, EIFS, and decorative woods and 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
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- 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  
94 Units, 4 Stories

### **Job Site Address:**

3344 St. Rose Pkwy  
Henderson, NV 89052

### **Job Site Telephone:**

Project Manager: Corey Haaland	605-725-5967	corey@legacybuilders.org
Job Site Contact:		
Office Contact: Jennifer Zaruba	605-725-5969	jenniferz@legacybuilders.org

### **Project General Contractor:**

Rivett Construction, Inc.  
1910 8th Ave NE  
Aberdeen, SD 57401

### **Project Owner:**

St Rose H9, LLC  
Daniel Coletti  
6675 S. Cimarron Road Ste #100  
Las Vegas, NV 89113

### **The Architect:**

The Richardson Design Partnership  
Jason Van Noord  
510 South 600 East  
Salt Lake City, UT 84102

# Construction Schedule - Henderson, NV



Task Name	Start Date	End Date	Duration
<b>My Place Hotel</b>	07/31/23	04/07/24	229d
SWPPP BMP's Installed	07/31/23	08/06/23	7d
Clean & Grub Site	07/31/23	08/13/23	14d
Building Excavation	08/14/23	08/27/23	14d
Footings & Foundations	08/21/23	09/03/23	14d
Install Sanitary Sewer, Water & Fire Line to Building	08/28/23	09/10/23	14d
Building Foundation Backfill	09/04/23	09/10/23	7d
Under-slab Plumbing Rough In	09/04/23	09/17/23	14d
Under-slab Electrical Rough In	09/04/23	09/17/23	14d
Pool Underground	09/11/23	09/24/23	14d
Place Concrete Building Slab	09/25/23	10/01/23	7d
Frame & Erect Wall Panels and Trusses	10/09/23	11/19/23	35d
Plumbing Rough In	10/23/23	11/26/23	35d
Roof Trusses	11/13/23	11/26/23	14d
Electrical & Fire Alarm Rough In	11/13/23	12/17/23	35d
Structural Steel Installation (Grill Pavilion and Porte cochere)	11/27/23	12/03/23	7d
Site Curb, gutter, Storm drain, & Retention Pond	10/01/23	10/14/23	14d
Site Concrete Installation	10/09/23	10/22/23	14d
Asphalt Parking Lot	10/16/23	10/22/23	7d
Mechanical Rough In	11/13/23	12/03/23	21d
Fire Sprinkler Rough In	11/13/23	12/03/23	21d
TPO roofing over Electrical Room and building	12/01/23	12/07/23	7d
Roofing	12/01/23	12/07/23	7d
Building Dry In	12/01/23	12/07/23	7d
Window Installation	12/01/23	12/07/23	7d
Insulation & Pre-Rock	12/01/23	12/28/23	28d
Exterior Building Finishes	12/08/23	01/04/24	28d
4-Way City Inspections	12/17/23	01/20/24	35d
Exterior Masonry Installation	12/17/23	01/20/24	35d
Main Entrance automatic sliding doors (Installed)	01/01/24	01/07/24	7d
Drywall, Tape & Texture	12/18/23	02/10/24	55d
Gypcrete - 2nd, 3rd, & 4th Floor	01/08/24	01/14/24	7d
Painting and Wall Vinyl	01/08/24	02/11/24	35d
Flooring: Carpet, Vinyl & Ceramic tile Install	01/22/24	02/18/24	28d
Electrical Trim Out	01/22/24	03/03/24	42d
Fire Alarm Trim Out	01/22/24	03/03/24	42d
Plumbing Trim Out	01/22/24	03/03/24	42d
<b>8 Weeks To Opening Milestone</b>	02/12/24	02/12/24	<b>1d</b>
Doors Frames & Hardware Install	02/01/24	02/21/24	21d
Pool Trim-Out	02/01/24	02/21/24	21d
Elevator Install	02/12/24	03/03/24	21d
Cabinets / Vanities and Tops Install	02/12/24	03/10/24	28d
<b>6 Weeks To Opening Milestone</b>	02/26/24	02/26/24	<b>1d</b>
Millwork, Acoustical, Equipment Installations	02/19/24	03/10/24	21d
FF&E Installation	02/12/24	03/10/24	28d
Mechanical Trim Out	02/12/24	02/25/24	14d
Site Light Pole & Fixtures Set	03/18/24	03/24/24	7d
Fire Sprinkler Trim Out	02/12/24	02/25/24	14d
<b>4 Weeks To Opening Milestone</b>	03/11/24	03/11/24	<b>1d</b>
Phone, Data, TV, & CCTV Systems Install & Programming	03/11/24	03/24/24	14d
Permanent Power Install	05/01/24	05/14/24	
<b>2 Weeks To Opening Milestone</b>	03/25/24	03/25/24	<b>1d</b>
Punch-out	03/25/24	04/07/24	14d
Final City inspections	03/25/24	04/07/24	14d
Landscaping and irrigation	04/08/24	04/28/24	21d
Quality Inspections	04/01/24	04/07/24	7d
<b>Certificate of Occupancy</b>	04/03/24	04/07/24	<b>5d</b>
Signed: _____			
<b>Subcontractor:</b> _____			
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 individual milestones as they relate to Subcontractors individual scope(s) of work. Subcontractor agrees to make every reasonable effort, and supply adequate man-power and resources to both commence and complete its scope(s) of work according to the Milestone schedule listed above.			

ARTICLE 9  
INSURANCE

9.1 Subcontractor shall purchase and maintain insurance as required by the Contract Documents, including coverage against claims pursuant to workers' compensation acts and other employee benefit acts, claims for damages because of bodily injury, including death, and claims for damages to property which may arise out of Subcontractor's acts or omissions, whether such acts or omissions are committed by himself/itself or by any sub-subcontractor or anyone directly or indirectly hired by any of them. The minimum liability insurance requirements are as follows:

Comprehensive or Commercial General Liability including products and completed operations and contractual liability:

Each Occurrence	\$1,000,000
General Aggregate	\$2,000,000
This shall apply on a per project and per location basis.	

Comprehensive Automobile Liability:

Combined Single Limit Each Occurrence (including owned, hired & non-owned autos)	\$1,000,000
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Worker's Compensation: Statutory for State of Operation

Employer's Liability:

Each Accident	\$100,000
Disease – Policy Limit	\$500,000
Disease – Each Employee	\$100,000

Excess/Umbrella Liability:

Per Occurrence/Aggregate	\$1,000,000
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Professional Liability: \$1,000,000

*\*If you or your subcontractor/supplier provide Professional and/or Design Services as part of your scope of work, this will be required.*

Certificates of insurance from companies acceptable to Contractor and in the form and content acceptable to Contractor, shall be filed by Subcontractor with Contractor and/or Owner prior to the commencement of the Work. Subcontractor's insurance companies must maintain a minimum rating of "A-" with the AM Best rating service. Contractor and Owner shall each be named as an **"Additional Insured"**, on a primary noncontributory basis, for all insurance except worker's

compensation insurance. Each of Subcontractor's insurance policies must provide that the insurance cannot be canceled, modified, or allowed to lapse without thirty(30) days prior written notice to Contractor. The Additional Insureds shall be listed as follows:

<u>Contractor</u>	<u>Owner</u>
<u>Rivett Construction, Inc.</u>	<u>St Rose H9, LLC</u>
<u>1910 8<sup>th</sup> Avenue NE</u>	<u>6675 S. Cimarron Road Ste #100</u>
<u>Aberdeen, SD 57401</u>	<u>Las Vegas, NV 89113</u>

- 9.2 Subcontractor shall file a copy of all policies with Contractor before commencement of the Work as provided in paragraph 3.1.
- 9.3 Subcontractor, shall waive all subrogation rights against Contractor and Owner for damages with respect to the insurances required in Section 9.1. Subcontractor shall require similar waivers in favor of Owner and Contractor by all sub-subcontractors.



## Plan Review Acknowledgment

### Project Architectural Construction Documents

Titled: My Place Hotel  
3344 St. Rose Pkwy  
Henderson, NV 89052

Architect of Record: The Richardson Design Partnership

Architect Project #: 21-199.01

Issue Date: 11/19/21

Revision Date:

Sheets: A000, A001, A002, A010, A011, A012, A013, A021, A022, A023, A050, A051, A052, A101, A102, A103, A104, A105, A111, A112, A113, A200, A201, A300, A310, A311, A320, A321, A330, A331, A332, A400, A401, A402, A403, A404, A405, A406, A410, A411, A420, A421, A422, A423, A424, A500, A600, A601, A602, A603, A604, A700, A701, A702, A801, A802, A901, A902, A903, A904, EG01, EG02

### Project Civil & Landscape Construction Documents

Titled: My Place Hotel  
3344 St. Rose Pkwy  
Henderson, NV 89052

Engineer of Record: Rietz Consulting, Inc.

Engineer Project #:

Issue Date: 12/16/22

Revision Date:

Sheets: C1, C2, C3, C4, C5, C6, C7, C8, C9, C10, C11, C12, C13, C14, C15, C16, C17, C18, C19, ET-1, ET-2, ET-3, ET-4

### Project Structural Construction Documents

Titled: My Place Hotel  
3344 St. Rose Pkwy  
Henderson, NV 89052

Engineer of Record: Calder Richards Structural Engineers

Engineer Project #: 21-199.01

Issue Date: 07/22/22

Revision Date:

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

### Project Electrical Construction Documents

Titled: My Place Hotel  
3344 St. Rose Pkwy  
Henderson, NV 89052

Engineer of Record: Spectrum Engineers

Engineer Project #: 21-199.01

Issue Date: 11/19/21

Revision Date:

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



## Plan Review Acknowledgment

### Project Mechanical Construction Documents

Titled:

Engineer of Record: Shakespeare Engineering

Engineer Project #: 22157

Issue Date: 07/22/22

Revision Date:

Sheets: M001, M002, M101, M102, M103, M104, M104, M401, M402, M501, M601

### Project Plumbing Construction Documents

Titled:

Engineer of Record: Shakespeare Engineering

Engineer Project #: 22157

Issue Date: 07/22/22

Revision Date:

Sheets: P001, P002, P100, P101, P102, P103, P104, P301, P302, P400, P401, P402, P501, P601, P602

### Project Pool Construction Documents, if applicable

Titled:

Engineer of Record: Vangsun Consulting, LLC

Engineer Project #: 22-0066.00

Issue Date: 12/14/22

Revision Date:

Sheets: L1.00, L2.00, L2.01

\_\_\_\_\_ (Subcontractor) acknowledges that it has reviewed all of the project's construction 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)

\_\_\_\_\_  
Printed 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 \_\_\_\_\_