



License No.: 603-364-196

Subcontractor Bidding Instructions

Project: My Place Hotel
820 Riverside Drive
Wenatchee, WA 98801

****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
- By Fax to: 605-725-5265

Bids Due By:

- Civil & Site Scopes - DUE ASAP AND NO LATER THAN **10/11/2019**
- All Other Scopes - Due NO LATER THAN **10/18/2019**

Regards,

Legacy Builders Inc.



Project Overview – Wenatchee, WA

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% or more complete and undergoing final owner review. Plans have been submitted to the city of Wenatchee, WA, with only minor changes anticipated. A project commencement date will be determined within the next few weeks, however, we anticipate work to begin October 2019.

Construction Overview – Wenatchee, WA

The building will be a typical four story, 63 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 - Wenatchee, WA
4 Story - 63 Unit Extended Stay Hotel

Job Site Address:

My Place Hotel
820 Riverside Drive
Wenatchee, WA 98801

Job Site Telephone:

Dallas Keller - Project Superintendent - 605-377-8533
Mike Clemmer - Project Manager - 801-875-1241
Jennifer Zaruba - Office Manager- 605-725-5275

Project General Contractor:

Legacy Builders, Inc.
1910 8th Ave NE
Aberdeen, SD 57401

Project Owner:

Wenatchee 8, LLC
22246 Pacific Hwy S.
Des Moines, WA 98198

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



ARTICLE 9
INSURANCE

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

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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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 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>Legacy Builders, Inc.</u>	<u>Wenatchee 8, LLC</u>
<u>1910 8th Avenue NE</u>	<u>22246 Pacific HWY S.</u>
<u>Aberdeen, SD 57401</u>	<u>Des Moines, WA 98198</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 Contractor and Subcontractor, to the extent allowed by applicable law and by Contractor's insurance policies, waive all rights against each other for damages caused by fire or other perils to the extent covered by insurance obtained pursuant to this Article or any other insurance applicable to the Work, except such rights as each may have to the proceeds of insurance held by Owner, as trustee. Subcontractor shall require similar waivers in favor of Owner and Contractor by sub-subcontractors.



My Place Hotel - Wenatchee, WA
 Construction Project Schedule
 Issued: 10/1/2019



START Week Of:	FINISH Week Of:	Milestone
10/28/2019	10/28/2019	SWPPP BMP's Installed
10/28/2019	11/4/2019	Clean & Grub Site
10/28/2019	11/4/2019	Install Sanitary Sewer, Water & Fire lines to Buildings
11/11/2019	11/18/2019	Building Excavation
11/25/2019	12/2/2019	Footings & Foundations
12/9/2019	12/9/2019	Building Foundation Backfill
12/9/2019	12/16/2019	Under-slab Plumbing & Electrical rough-in
12/9/2019	12/23/2019	Site Curb, gutter, Storm drain, & Retention Pond
12/9/2019	12/23/2019	Site Concrete Installation
12/23/2019	12/30/2019	Place Concrete Building Slab
1/6/2020	1/27/2020	Frame & Erect Wall Panels and Trusses
1/6/2020	2/3/2020	MEPFS rough in 3 - Floors
2/10/2020	2/10/2020	Roof Trusses
2/17/2020	2/17/2020	Building Dry In
2/17/2020	2/17/2020	TPO roofing over Eletrical Room
2/17/2020	2/17/2020	Roofing
2/17/2020	2/17/2020	Window Installation
2/24/2020	2/24/2020	Structural Steel Installation (including Grill Pavilion and Porte cochere)
2/24/2020	3/2/2020	Insulation & Pre-Rock
3/2/2020	3/23/2020	Exterior Masonry Installation
3/2/2020	3/23/2020	Exterior Building Finishes
3/2/2020	3/2/2020	4-Way City Inspections
3/9/2020	3/30/2020	Drywall, Tape & Texture
3/23/2020	3/23/2020	Site Light Pole & Fixtures Set
3/23/2019		8 Weeks To Opening Milestone
3/30/2020	4/13/2020	Painting and Wall Vinyl
4/6/2020	4/6/2020	Gypcrete - 2nd & 3rd Floor
4/6/2019		6 Weeks To Opening Milestone
4/6/2020	4/6/2020	Main Entrance automatic sliding doors
4/6/2020	4/20/2020	Flooring: Carpet, Vinyl & Ceramic tile Install
4/13/2020	4/13/2020	Asphalt / Optional Concrete Parking Lot Placed
4/13/2020	4/20/2020	Cabinets / Vanities and Tops Install
4/13/2020	4/27/2020	Elevator Install
4/20/2019		4 Weeks To Opening Milestone
4/20/2020	4/27/2020	Doors Frames & Hardware Install
4/20/2020	4/27/2020	Millwork, Acoustical, Equipment Installations
4/20/2020	4/27/2020	Landscaping
4/20/2020	5/4/2020	MEP & FS Trim-Out
4/20/2020	5/4/2020	FF&E Installation
5/4/2019		2 Weeks To Opening Milestone
5/4/2020	5/11/2020	Phone, Data, TV, & CCTV Systems Install & Programming
5/11/2020	5/11/2020	Quality Inspections
5/11/2020	5/11/2020	Punch-out
TBD		MSI Training
5/18/2019		Certificate of Occupancy
5/18/2019		Open For Business

_____(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
820 Riverside Drive
Wenatchee, WA 98801

Engineer of Record: Legacy Design Group

Engineers Project #:

Issue Date: 6/14/2019

Revisions Dated:

Sheets: C000, C001, C050, C100, C200, C201, C202, C300, C301, C400, C401, C500, C501, C502, C503, C504

Project Architectural Construction Documents:

Titled: My Place Hotel
820 Riverside Drive
Wenatchee, WA 98801

Architect of Record: The Richardson Design Partnership, LLC

Architect Project #: 18-119.01

Issue Date: 8/5/2019

Revisions Dated:

Sheets: A000, A001, A002, A010, A011, A012, A013, A021, A022, A023, A050, A051, A052, A053, 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, A500, A600, A601, A602, A603, A604, A700, A701, A801, A802, A901, A902, A903, A904

Project Structural Construction Documents

Titled: My Place Hotel
820 Riverside Drive
Wenatchee, WA 98801

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

Engineers Project #:

Issue Date: 6/13/2019

Revisions Dated:

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

Project Electrical Construction Documents:

Titled: My Place Hotel
820 Riverside Drive
Wenatchee, WA 98801

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

Engineers Project #:

Issue Date: 6/13/2019

Revisions Dated:

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



Plan Review Acknowledgement



Project Mechanical Construction Documents:

Titled: My Place Hotel
820 Riverside Drive
Wenatchee, WA 98801

Engineer of Record: The Richardson Design Partnership, LLC & Shakespeare Eng.

Engineers Project #:

Issue Date: 6/13/2019

Revisions Dated:

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

Project Plumbing Construction Documents:

Titled: My Place Hotel
820 Riverside Drive
Wenatchee, WA 98801

Engineer of Record: The Richardson Design Partnership, LLC & Shakespeare Eng.

Engineers Project #:

Issue Date: 6/13/2019

Revisions Dated:

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

_____(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 _____