



Contractor License No: 298806

Subcontractor Bidding Instructions

Project: My Place Hotel
8530 N. Joplin Lane
Tucson, AZ 85742

****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 **04/03/23**
- All Scopes - Due NO LATER THAN **04/10/23**

Regards,

Legacy Builders Inc.



Project Overview - Tucson (Marana), AZ

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 04/03/23

Construction Overview– Tucson (Marana), AZ

The building will be a typical 4 story, 86 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
86 Units, 4 Stories

Job Site Address:

8530 N. Joplin Lane
Tucson, AZ 85742

Job Site Telephone:

Project Manager: Corey Haaland	605-725-5275	corey@legacybuilders.org
Job Site Contact: Phillip Hunsaker	605-850-8640	phillip.hunsaker@legacybuilders.org
Office Contact: Jennifer Zaruba	605-725-5969	jenniferz@legacybuilders.org

Project General Contractor:

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

Project Owner:

MP Cortaro, LLC
Tyler Kent
6900 E. Camelback Rd. Ste 902
Scottsdale, AZ 85251

The Architect:

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

Construction Schedule - Marana, AZ



Task Name	Start Date	End Date
My Place Hotel - Tucson, AZ	04/03/23	02/16/24
SWPPP BMP's Installed	04/03/23	04/09/23
Clean & Grub Site	04/06/23	04/19/23
Site Grading & Building pad	04/10/23	05/07/23
Building Excavation	05/01/23	05/15/23
Install Sanitary Sewer, Water & Fire Line to Building	05/15/23	05/29/23
Under-slab Plumbing & Electrical rough-in	05/15/23	05/28/23
Footings & Foundations & Slab Pour	05/29/23	06/18/23
Building Foundation Backfill	06/12/23	06/18/23
Frame & Erect Wall Panels and Trusses	06/19/23	08/11/23
Roof Trusses	08/07/23	08/27/23
Plumbing Rough In	07/17/23	09/03/23
Electrical & Fire Alarm Rough In	07/31/23	09/08/23
Structural Steel Installation (including Grill Pavilion and Porte cochere)	08/21/23	08/27/23
Mechanical Rough In	08/09/23	09/03/23
Fire Sprinkler Rough In	08/16/23	09/10/23
4-Way City Inspections	08/09/23	09/17/23
TPO roofing over Eletrical Room and building	08/28/23	09/03/23
Window Installation	08/28/23	09/03/23
Roofing	09/04/23	09/10/23
Building Dry In	09/04/23	09/10/23
Main Entrance automatic sliding doors (Installed)	09/04/23	09/10/23
Insulation & Pre-Rock	08/28/23	09/29/23
Site Curb, gutter, Storm drain, & Retention Pond	09/11/23	09/24/23
Site Concrete Installation	09/18/23	10/01/23
Asphalt Parking Lot	10/02/23	10/08/23
Site Light Pole & Fixtures Set	10/02/23	10/08/23
Exterior Building Finishes	10/09/23	11/10/23
Drywall, Tape & Texture	10/02/23	11/25/23
Exterior Masonry Installation	10/23/23	12/01/23
Painting and Wall Vinyl	11/06/23	12/10/23
Gypcrete - 2nd, 3rd, & 4th Floor	11/13/23	11/19/23
Landscaping and irrigation	11/20/23	12/10/23
Flooring: Carpet, Vinyl & Ceramic tile Install	11/27/23	12/24/23
8 Weeks To Opening Milestone	12/18/23	12/18/23
Doors Frames & Hardware Install	12/11/23	12/31/23
Electrical & Fire Alarm Trim Out	12/11/23	01/14/24
Plumbing Trim Out	12/11/23	01/07/24
Cabinets / Vanities and Tops Install	12/18/23	01/14/24
Mechanical Trim Out	12/18/23	12/31/23
Fire Sprinkler Trim Out	12/18/23	12/31/23
6 Weeks To Opening Milestone	01/01/24	01/01/24
Millwork, Acoustical, Equipment Installations	01/01/24	01/21/24
FF&E Installation	01/01/24	01/28/24
4 Weeks To Opening Milestone	01/15/24	01/15/24
Elevator Install	01/08/24	01/28/24
Phone, Data, TV, & CCTV Systems Install & Programming	01/29/24	02/11/24
2 Weeks To Opening Milestone	01/29/24	01/29/24
Punch-out	01/29/24	02/11/24
Final City Inspections	01/29/24	02/11/24
Quality Inspections	02/05/24	02/11/24
Certificate of Occupancy	02/12/24	02/16/24
Signed:		
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 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. (FN)</u>	<u>MP Cortaro, LLC</u>
<u>1910 8th Avenue NE</u>	<u>6900 E. Camelback Rd. Ste 902</u>
<u>Aberdeen, SD 57401</u>	<u>Scottsdale, AZ 85251</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
8530 N. Joplin Lane
Tucson, AZ 85742

Architect of Record: The Richardson Design Partnership

Architect Project #: 21-197.01

Issue Date: 11/12/21

Revision Date:

Sheets: A000, A001, A002, A010, A011, A012, A013, A021, A022, A023, A050, A051, A052, A101, A102, A103, A104, A105, A111, A112, A200, A201, A300, A310, A311, A312, A320, A321, A330, A331, A332, A333, A400, A401, A402, A403, A404, A405, A406, A410, A411, A412, A420, A421, A422, A423, A424, A500, A600, A601, A602, A603, A604, A700, A701, A801, A802, A803, A901, A902, A903, A904

Project Civil & Landscape Construction Documents

Titled: My Place Hotel
8530 N. Joplin Lane
Tucson, AZ 85742

Engineer of Record: Beck Consulting Engineers, Inc.

Engineer Project #: 224001

Issue Date: 07/12/22

Revision Date:

Sheets: 1.1, 1.2, 1.3, 1.4, 1.5, L000, L100, L101, L200, L201, L202, A051, A052, A333

Project Structural Construction Documents

Titled: My Place Hotel
8530 N. Joplin Lane
Tucson, AZ 85742

Engineer of Record: Calder Richards Structural Engineers

Engineer Project #: 21-197.01

Issue Date: 05/06/22

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
8530 N. Joplin Lane
Tucson, AZ 85742

Engineer of Record: Spectrum Engineers

Engineer Project #: 21-197.01

Issue Date: 05/06/22

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: My Place Hotel
8530 N. Joplin Lane
Tucson, AZ 85742

Engineer of Record: Shakespeare Engineering

Engineer Project #: 22132

Issue Date: 05/06/22

Revision Date:

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

Project Plumbing Construction Documents

Titled: My Place Hotel
8530 N. Joplin Lane
Tucson, AZ 85742

Engineer of Record: Shakespeare Engineering

Engineer Project #: 22132

Issue Date: 05/06/22

Revision Date:

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

Project Pool Construction Documents, if applicable

Titled: My Place Hotel
8530 N. Joplin Lane
Tucson, AZ 85742

Engineer of Record:

Engineer Project #:

Issue Date:

Revision Date:

Sheets:

_____ (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 _____