

Natural Grocers Midland, TX 1/11/2021

Bid only open to preapproved General Contractors; McPherson Contractors, James E John Construction, ESI construction

Construction Documents:

Project manual dated 1/04/2021

Drawings:

G1.0, G2.0, G3.1, G3.2, G4.0, A1.0, A2.1, A3.0, A3.1, A3.2, A3.3, A4.0, A5.1, A5.2, A5.3, A6.1, A9.0, A10.1, A11.1, A11.2, A11.3, A11.4, A12.1, A12.2, S1.0, S2.0, S2.1, S3.0, S3.1, S4.0, M0.1, M0.2, M0.3, M0.4, M0.5, M0.6, M0.7, MD1.1, MD2.1, M1.1, M2.1, M3.1, M4.1, M4.2, P0.1, P0.2, P0.3, P0.4, P2.0, P2.1, P3.0, P4.0, P4.1, PD2.0, PD3.0, E0.0, E0.1, E1.0, E2.0, E2.1, E3.0 E4.0, E4.1, E5.0, E5.1, E6.0, E6.1, E7.0, ED1.0 dated 1/4/2021

Bid date and time: **1/21/2021 @ 10:30am Mountain Time.**

Mandatory job walk was on 1/12/2020 @ 1.30pm

Use a bid form in a separate attachment

TOTAL BID – both numeric and alphabetic _____

Change Order general contractor fee:

- 1) If it is a net add UNDER \$5000, the general contractor will add 10% to the change order.
- 2) If it is a net add OVER \$5000, the general contractor will add 6% to the change order
- 3) If it is a net deduct the general contractor will deduct 5% to the change order. Subcontractor's are allowed a maximum of 12% on change orders.

Clarifications to the drawings and documents:

1. Most door hardware is to be provided by NGVC and installed by the GC. All hardware is installed by GC including exit devises. **NGVC is also providing all the doors.** GC does not provide the following hardware: Offset astragal, threshold, perimeter gaskets, door sweeps, and hinges. GC does provide the door viewers.
2. All equipment must be more than ten feet from the edge of the roof if the parapet height is not adequate. This includes roof vents.
3. **Please carry an allowance of \$10,000 for the building permit**
4. Stipulated sum contract
5. Vitamin Cottage Natural Grocers reserves the right to refuse or reject any and all bids.
6. Subcontractors to the General Contractor are to be specifically named with their bid amounts at bid time. Vitamin Cottage Natural Grocers reserves the right to refuse or reject any and all bids including general contractors and subcontractors.
7. **Statement agreeing to the below schedule is required.** The project schedule must be submitted by the apparent low bidder within 24 hours after bid.
8. Not included in the General Contractors scope of work: Refrigeration Piping, Refrigeration Controls and start up,
9. General Contractors Superintendent daily work reports are to be submitted to Vitamin Cottage Natural Grocers Construction Manager within 36 hours by email. Pictures are required at that time.

10. Project staff with resume's to be included with the bid. Changes to staff only after written approval by Vitamin Cottage Natural Grocers VP of Store Construction.

11. Progress payments require lien waivers.

12 All new glass must be tempered

13. Payment and performance bond is not required.

14. Project Schedule:

1/25/2021 Anticipated permit issuance

1/15/2021 Contract award

1/25/2021 - 2/1/2021 Anticipated start

3/15/2021 All wiring pulled. Both line and low voltage

2/1/2021 Ready for telephone service

3/15/2021 Owners Equipment delivery and installation

4/7/2021 Certificate of Occupancy

4/7/2021 General Contractor 100% complete including punch list

15. No OSB allowed on the project. Change all notes on structural drawings to read plywood.

16. All RFI's and submittals to be submitted directly to the Vitamin Cottage Natural Grocers Construction Manager not the architect of record.

17. Airius fans are installed by the GC/subcontractor

18. Provide one forty-foot storage trailer on site for thirty days

19. Electrical Contractor is to provide and install all lights except the lights by Albeo/GE which the electrical contractor is to install. Electrical contractor is to provide the cable for the Albeo/GE lights.

20. The two and three compartment sinks with faucets are supplied by Vitamin Cottage Natural Grocers and installed by General Contractor.

21. Bids are to specifically acknowledge all clarifications

22. Priority of documents. 1) This bid document takes priority over everything, 2) The contract drawings 3) The Spec Book by Vitamin Cottage Natural Grocers may not be 100% applicable to this project but has provided intent to the scope of work. 4) Project Manual by Rogue Architecture

23. Both Transfer switches for generator is provided by Vitamin Cottage Natural Grocers and installed by General Contractor/Electrical Contractor

24. The owner provided freezer does not come with a floor; therefore the concrete does get insulated.

25. Absolutely no concrete overcuts allowed.

26. Provide builders risk policy.

27. Warranty period one year from Certificate of Occupancy.

28. GC is responsible for all roof curbs and transition to new units.

29. All walls in produce preparation room to have FRP

30. This document and all changes to the drawings must be posted on the field drawings. This sheet is to be taped on the back side of the front sheet.

31. Corner guards are not the responsibility of the general contractor.

32. General Contractor is responsible for all ADA signage.

33. Cultured stone is not an acceptable option.

34. Overhead door is to extend as high as possible up the wall. It is not a coiling door. Door is to have two windows.
35. No exposed conduit between the tops of the refrigeration cases and twelve foot aff.
36. All RTU's are have hail guards installed regardless if existing
37. ADA grab bars and the baby changing table are provided and installed by the General Contractor
38. Toilet paper dispenser, paper towel dispenser, and soap dispenser are provided by Vitamin Cottage Natural Grocers and installed by the General Contractor.
39. Roof walk pads are a requirement of the bid.
40. Please provide and install a clear viewer with a minimum bore of one-inch in two locations. Defender #U-9896
41. Nothing can be anchored to the underside of the roof deck including lights. No exception.
42. New sewer tie in is to happen a minimum of five feet outside the building. All new sewer lines from that point.
43. It Room plywood is 2'-0"H X 6'-0"W
44. Thermostat sensor mounting height is 5'-6" unless located at shelving then it is to be raised to 7'-6"
45. TV Mount is supplied and installed by the GC. Must be minimum 80" aff clear to bottom of TV
46. Electrician is to pull the low voltage wires for the refrigeration system as shown on the plans. This must be stranded wire. Electrician is to land all wire at the refrigeration cases, but not at the compressor rack.
49. All appliances are provided by NGVC and installed by GC
50. Please provide power for the building sign areas on the front. A. Vitamin Cottage emblem with Natural Grocers. Electrician to make final connection. Assume three locations
51. Include an extra final clean in the project.
52. Include three dumpsters a minimum of 30 yards in the bid. This is one for equipment and two for the stocking team.
53. Existing perimeter walls need to be finished to the deck.
54. Weld a metal strip on all hollow metal doors that is six feet long over the strike side of the existing exterior door. This applies to existing doors.
55. Roof access ladder requires an extension
56. Granite counter top by GC
- 57 Counting Room and IT Room requires the security screen within the wall on the outside of the room.
58. GC is to paint interior of building. GC to carry touch up paint, and all required yellow paint including existing bollards at front of store.
59. Mop Sink FRP is to be two pieces 4' X 4' on two walls at the mop sink
60. No exposed concrete joints that should be under cases. No over cuts in concrete.
61. HVAC filters to be changed and dated at turnover with paper filters.
62. Power poles to extend to the bottom of the joist and about a foot off the ground for the cash register stands
63. All switches and outlets to be labeled for circuit
64. Provide and install upper cabinets above lower ones shown on A11.1.
65. Fire sprinklers will need to be modified
66. GC to flush all sewer lines prior to turnover to NGVC

67. GC to Camera all sewer lines before turnover and send video to Natural Grocers Construction Manager.
68. GC is Responsible to Flood test roof.
69. Occ sensors to be ceiling mount. Radio Frequency type not allowed.
70. this project does not have a landlord required roofer.
71. GC to provide and install (4) Balloon hooks in the roof parapets.
72. All door Closers to be mounted on the push side of the door.
73. Water will not be allowed to be added to concrete in the field or on the delivery trucks. Concrete batch tickets from the trucks with indication if water was added, and third-party testing companies for all concrete must be provided to NGVC on all projects. This is a condition for payment on the concrete line item on pay applications.
74. Kombucha wall to be painted Bark above twelve foot.
75. Water softener will be owner provided and GC installed.
76. all wire to be continuous from device to breaker and from device to device. J-boxes are not to be used as a connection point.
77. All change orders to include a detailed breakdown upon submission.
78. Required roofer is Javier Bergeron with Texas roofing system. 432 349 9388
79. GCs electrician to provide power poles at cash registers
80. GC to carry money to patch and repair all damaged/missing roof gutters and downspouts.
81. GCs demo contractor to remove security pedestals at front doors.