

## INVITATION TO BID

November 11, 2021

**PROJECT:** Buckley Yard Commercial  
Off-site improvements, on-site infrastructure, SCL Health gray shell, and associated pad improvements.  
NEC of Airport Boulevard & Alameda Parkway  
Aurora, Colorado

**DISTRIBUTION:**

Epic Construction	Catamount Construction
The MCP Group	CSI, Inc.

Evergreen-Airport & Alameda, L.L.C., (Owner) invites the contractor above to submit a Bid Proposal on the construction of a new approximate 11,400 square foot gray shell, medical office building with associated onsite, infrastructure, and off-site work for the above referenced project.

### Project Scope of Work

The off-site improvements include but are not limited to curb, gutter, lane widening, right turn lane and decel lanes, sidewalk, medians, street lights, traffic signal improvements, landscaping, fire hydrants, utility connections and storm drain system.

The onsite improvements include but are not limited to new ADA path, curb and gutter, and sidewalk and/or sidewalk repair. Also included is saw-cut and removal of existing curb and paving as necessary to accommodate new construction. Removal and replacement of existing landscaping as required to accommodate new construction shall also be included. Any import or export material generated under this scope of work will be the responsibility of the contractor.

Construction of a 11,500 s.f. gray shell, medical office building.

- 420 S. Airport Blvd. Aurora, CO 80017
- Single Story, Type VB, Fully Sprinkled
- Metal Framed walls with Stucco, Composite Siding, Metal & Masonry Veneer Finishes
- Structural Steel I-Beam Columns & Beams w/ Sheathing o/ 1-1/2" B-deck
- Single Ply TPO Roof Membrane
- No interior demising walls
- Concrete Slab Floors
- Decorative Steel Canopies

- SES, Fire Riser/Sprinkler System, Domestic Water Meter, Gas Distribution from Riser; Extend all Wet/Dry Utilities from Pad Limits to Building
- HVAC Units on Roof with drops for future connection/distribution

### List of Bid Documents

- Invitation to Bid
- Construction Drawings described in the Schedule of Drawings (attached)
- List of Bid Alternates (attached)
- Bid Schedule of Values (blank form attached) with specific breakouts of the following scopes:
  - All improvements within S. Pagosa Street (Tracts A-D) including the intersections of Alameda Drive and Alameda Parkway and all improvements within the S. Quintero Way ROW. (**Onsite Infrastructure Improvements**)
  - The commercial detention pond (Tract E), storm main leading to the commercial detention pond, and associated improvements. (**Detention Improvements**)
  - The offsite improvements along Alameda Drive, Airport Boulevard, and Alameda Parkway with the exception of the westbound right turn lane leading to S. Pagosa Street. (**Offsite Improvements**)
  - The westbound, right turn lane leading to S. Pagosa Street on Alameda Parkway. (**Decel Lane**)
  - Lot 1 improvements, including the medical office building and all associated improvements. (**Building Improvements**)
- Bid Proposal Form (blank form attached)
- The Project Manual prepared by G3 Architecture (included on plans)
- Geotechnical Investigation Report (attached)
- Standard Form of Agreement between Owner and Contractor where the basis of payment is a Stipulated Sum AIA Document A101 as modified (attached)
- General Conditions for the Contract of Construction, AIA Document A201 – 2007 (attached)

Owner shall provide each Bidder a link to the complete set of the Plans, Project Manual and other relevant bid documents.

AIA Documents A101, and A201, 2007 Edition, should be reviewed and commented upon as part of the bid submittal.

Bid Security is not required.

## Submittal of Bid Proposal

The complete Bid Proposal shall be due no later than **2:00 PM on Thursday, December 2, 2021**. Email bids will be accepted at Mitch Lorenz, Director of Construction – Retail at [mlorenz@evgre.com](mailto:mlorenz@evgre.com) with copy to [zlauterbach@evgre.com](mailto:zlauterbach@evgre.com).

The complete bid proposal shall include the following items in a clean, easy to navigate, professional format.

- Signed Bid Proposal Form completed on the Evergreen provided form.
- Bid Schedule of Values completed on the Evergreen provided form. Complete the items listed in yellow only. Must submit as Excel File.
- Complete list of inclusions, exclusions, and clarifications.
- List of proposed project staff, roles and resumes (PM/CM, PE & Superintendent).
- Written description of how the project will be approached and executed.
- Breakout of General Conditions and General Requirements.
- Subcontractor list.
- Unit Price Breakdown.
- Preliminary construction schedule outlining major project tasks and durations with milestones noted that align with the dates provided herein by Evergreen. The Bidder's schedule and clarifications shall clearly note any deviations from Evergreen's listed milestone dates.
- Acknowledge receipt and review of Evergreen standard contracts and list of any modifications requested for review and consideration. Comments to standard contract forms after initial Bid Submittal will not be considered.

## Bid Review Meeting

A Pre-Bid Conference will be held on **Tuesday, November 16, 2021 at 9:00 AM**. It is a requirement that a representative of each Bidder perform a site inspection prior to the Pre-Bid Conference to familiarize themselves with the project. Bidders that fail to have a representative or make alternate arrangements to participate in the Pre-Bid Meeting will be disqualified from submitting a bid.

## Critical Post-Bid Dates

The Owner's intent is to issue an Award of Contract on or before **December 15, 2021**, and execute a contract within 15 calendar days from the Award of Contract. Announcement of Award of Contract shall be made to all Bidders. Construction is to commence no later than **15 days following Notice of Award**. A detailed critical-path schedule will be due from the General Contractor within 7 calendar days from the Notice of Award.

Should you have any questions related to this project, please communicate them to Mitch Lorenz in writing via email to Mitch Lorenz at [mlorenz@evgre.com](mailto:mlorenz@evgre.com) with copy to [zlauterbach@evgre.com](mailto:zlauterbach@evgre.com).

During the bidding process, all inquiries and requests for information are to be submitted in writing. No telephone questions by the General Contractor or the Subcontractors shall be accepted by Owner.

The Owner reserves the right to reject any and all Proposals and to waive formalities and irregularities.

We appreciate your interest in this project and wish you the best of luck.

Sincerely,

Mitchell L Lorenz  
Director of Construction – Retail  
Evergreen Devco, Inc.

cc: Laura Ortiz  
Zach Lauterbach  
Scott Higa – G3 Architects  
Josh Erramouspe – Olsson Associates

## **OTHER BID CLARIFICATIONS**

- Owner shall carry Builders Risk Insurance.
- The following guaranty bonds will be required as an alternate in the Bid Proposal: Payment and Performance bonds covering the off-site, on-site and building improvements.
- GC shall issue a final construction schedule to Owner no later than 10 working days from receipt of Notice of Award. This schedule shall include critical path tasks for all building material submittals integrated into the construction schedule.
- The GC is responsible for survey and staking for its construction activities and all dry utility.
- The GC will be responsible for providing their own temporary construction utilities and consumption bills associated with them.
- Contractor to provide a 2-year workmanship and material warranty for offsite Public Improvements.
- The GC is responsible for installing and maintaining construction fence at all times during construction.
- The GC is responsible for all dust control and SWPPP on the site. This includes all reports, logs and the QSP.
- The GC is responsible for scheduling all the required inspections. The Owner will pay for and contract with the testing and special inspection firms.
- The GC is responsible for all site security within its Work Limits.
- The GC needs to include all import and export as needed to complete the project per the construction documents. All import is required to be tested for geotechnical and environmental compliance before any dirt is brought to the site.
- The GC needs to include all demo of existing conditions to complete the new improvements.
- The GC will be required to attend a weekly OAC meeting and any other meetings the Owner requires; and provide all meeting minutes as typical for the scope of work. Meeting minutes shall included logs for buildings material submittals, request for information, change order/cost control that will be reviewed at each meeting.
- The GC must include the cost to provide a weekly update report with progress photos, including drone photos.
- GC shall provide the fire alarm designs to include a radio dialer for each fire alarm system.
  - **FIRE ALARM MONITORING SYSTEM SHALL NOT BE PROPRIETARY.**
- GC needs pre-approval from Evergreen and Southwest Roofing of the roofing subcontractor. Approval timing needs to occur before GC awards bid to roofing subcontractor. It is recommended to obtain this approval pre-bid to make sure the bidding pool is acceptable.
- GC shall provide a list of all long lead items as part of its Bid Proposal. Including anticipated weeks from date of purchase order and how each long lead item impacts the critical path schedule.

- The Base Bid Proposal shall meet design and specifications. GC may submit alternate bids for Owner and Architect consideration at time of bid only.

**BID SCHEDULE OF VALUES**

(Refer to separate MS Excel file for use)

## **SCHEDULE OF DRAWINGS**

### **Sheet Index**

Date	Sheet Number	Description	Designer
10/15/2021	1	Cover Sheet	Olsson
10/15/2021	2	General Notes	Olsson
10/15/2021	3	Survey Control Plan	Olsson
10/15/2021	4	Demolition Plan	Olsson
10/15/2021	5	Demolition Plan	Olsson
10/15/2021	6	Site Plan	Olsson
10/15/2021	7	Site Plan	Olsson
10/15/2021	8	Initial Erosion Control Plan	Olsson
10/15/2021	9	Initial Erosion Control Plan	Olsson
10/15/2021	10	Post Paving Erosion Control Plan	Olsson
10/15/2021	11	Post Paving Erosion Control	Olsson
9/15/2021	12	Overall Grading Plan	Olsson
9/15/2021	13	Overall Grading Plan	Olsson
10/15/2021	14	Detention Pond Grading & Wall Plan	Olsson
10/15/2021	15	Outlet Structure, Forebay & Safety Rail Details	Olsson
10/15/2021	16	Retaining Wall Details & General Notes	Olsson
10/15/2021	17	Storm Drainage Plan and Profile	Olsson
10/15/2021	18	Storm Drainage Plan and Profile	Olsson
10/15/2021	19	Storm Drainage Plan and Profile	Olsson
10/15/2021	20	Final Drainage Plan	Olsson
10/15/2021	21	Final Drainage Plan	Olsson
10/15/2021	22	Final Drainage Plan	Olsson
10/15/2021	23	Final Drainage Plan	Olsson
10/15/2021	24	Overall Utility Plan	Olsson
10/15/2021	25	Overall Utility Plan	Olsson
10/15/2021	26	Sanitary Plan and Profile	Olsson
10/15/2021	27	Sanitary Plan and Profile	Olsson
10/15/2021	28	Water Plan and Profile	Olsson
10/15/2021	29	Water Plan and Profile	Olsson
10/15/2021	30	Typical Road Sections	Olsson
10/15/2021	31	Road Plan and Profile	Olsson
10/15/2021	32	Road Plan and Profile	Olsson
10/15/2021	33	Road Plan and Profile	Olsson
10/15/2021	34	Road Plan and Profile	Olsson
10/15/2021	35	Road Plan and Profile	Olsson
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10/15/2021	38	Road Plan and Profile	Olsson
10/15/2021	39	Road Plan and Profile	Olsson
10/15/2021	40	Traffic Signal Plan	Olsson



10/15/2021	41	Traffic Signal Plan	Olsson
10/15/2021	42	Details	Olsson
9/25/2021	43	Street Photometrics	JCAA
9/25/2021	44	Street Photometrics	JCAA
9/25/2021	45	Street Photometrics	JCAA
9/25/2021	46	Street Photometrics	JCAA

**Lot 1 Construction Plans**

11.08.2021	G100	Cover Sheet	G3
11.08.2021	G101	Code Analysis, Exiting Plan, General Notes	G3
11.08.2021	G111	Landlord Work Letter	G3
11.08.2021	G121	Specifications	G3
11.08.2021	G122	Specifications	G3
11.08.2021	G123	Specifications	G3
11.08.2021	G124	Specifications	G3
11.08.2021	1	Preliminary Site Development Plan	Olsson
11.08.2021	AS101	Architectural Site Plan	G3
11.08.2021	AS102	Site Details	G3
11.08.2021	A101	Floor Plan	G3
11.08.2021	A103	Roof Plan	G3
11.08.2021	A201	Building Elevations	G3
11.08.2021	A202	Building Elevations	G3
11.08.2021	A301	Building Sections	G3
11.08.2021	A302	Building Sections	G3
11.08.2021	A303	Wall Sections	G3
11.08.2021	A304	Wall Sections	G3
11.08.2021	A305	Wall Sections	G3
11.08.2021	A401	Storefront Elevations	G3
11.08.2021	A402	Door Schedule - Door & Window Details	G3
11.08.2021	A403	Storefront Details	G3
11.08.2021	A501	Building Details	G3
11.08.2021	A502	Building Details	G3
11.08.2021	A503	Building Details	G3
11.08.2021	S100	General Notes and Specifications	Apex
11.08.2021	S110	Special Inspections	Apex
11.08.2021	S120	Schedules	Apex
11.08.2021	S130	Loading Diagrams	Apex
11.08.2021	S200	Footing Plan	Apex
11.08.2021	S201	Foundation Wall Plan	Apex
11.08.2021	S210	Low Steel Framing Plan	Apex
11.08.2021	S220	Roof Framing Plan	Apex

11.08.2021	S221	Roof Deck Plans	Apex
11.08.2021	S230	Parapet Framing Plan	Apex
11.08.2021	S300	Elevations	Apex
11.08.2021	S301	Elevations	Apex
11.08.2021	S400	Wall Sections	Apex
11.08.2021	S401	Wall Sections	Apex
11.08.2021	S402	Wall Sections	Apex
11.08.2021	S500	Foundation Details	Apex
11.08.2021	S510	Framing Details	Apex
11.08.2021	S511	Framing Details	Apex
11.08.2021	S520	Typical CFS Details	Apex
11.08.2021	P001	Plumbing Cover Sheet	JCAA
11.08.2021	P002	Plumbing Schedules & Details	JCAA
11.08.2021	P003	Plumbing Specifications	JCAA
11.08.2021	P101	Plumbing Floor Plan	JCAA
11.08.2021	P103	Plumbing Roof Plan	JCAA
11.08.2021	M001	Mechanical Cover Sheet	JCAA
11.08.2021	M002	Mechanical Schedules & Comcheck	JCAA
11.08.2021	M003	Mechanical Specifications	JCAA
11.08.2021	M101	Mechanical Floor Plan	JCAA
11.08.2021	M103	Mechanical Roof Plan	JCAA
11.08.2021	E001	Electrical Cover Sheet	JCAA
11.08.2021	E100	Electrical Site Plan	JCAA
11.08.2021	E200	Electrical Plan	JCAA
11.08.2021	E300	Electrical One Line Diagram	JCAA
11.08.2021	E400	Lighting Comcheck	JCAA
10.08.2021	L-1.00	Landscape Notes	Norris
10.08.2021	L-1.01	Landscape Schedules	Norris
10.08.2021	L-2.00	Landscape Plan	Norris
10.08.2021	L-3.00	Landscape Details	Norris
10.08.2021	L-3.01	Landscape Details	Norris
10.08.2021	LI-1.00	Irrigation Notes	Norris
10.08.2021	LI-2.00	Irrigation Plan	Norris
10.08.2021	LI-3.00	Irrigation Details	Norris
10.08.2021	LI-3.01	Irrigation Details	Norris
<b><u>Additional Documents / Files</u></b>			
Oct-21	91 pages	Final Drainage Report - Infrastructure Site Plan	Olsson
10/14/2021	114 pages	Stormwater Management Facility Inspection and Maintenance (I&M) Plan	Olsson

9/20/2021	95 pages	Stormwater Management Plan	Olsson
10/1/2021	126 pages	Geotechnical Subsurface Exploration Program	Ground
11/2/2021	44 pages	Geotechnical Subsurface Exploration Program and Pavement Sections	Ground
10/26/2021	3 pages	Addendum to Ground Engineering Report	Salem

## LIST OF BID ALTERNATES

- Alternate #: 1      Payment & Performance Bond
- Alternate #: 2      Add for built-up roof system in lieu of specified TPO roof system.  
Alternate roof specification provided.  
Alternate bid shall include both cost and schedule impacts.
- Alternate #: 3      Add hydroseeding on all Lots, excluding Lot 1, and on all disturbed areas on Tract F.

## **SCHEDULE MILESTONES**

- 11/11/21: Invitation to Bid issued
- 11/16/21: Pre-Bid Meeting
- 11/30/21: Last day for bid RFI's
- 12/02/21: Bid Proposals due
- 12/15/21: Notice of Award
- 12/20/21: Contract issued
- 01/03/22: Construction start