



open range construction co.

P.O. Box 9046 Woodland Park, CO 80866-9046 Phone: 719.630.8767 Fax: 719.630.8768

Request for Bid

Request for Bid (RFB)

For: Alma International Market

Issued: December 17, 2011

Submission deadline: December 22, 2011, 2:00pm

Deadline for final submission of questions: December 21, 2011

Project Documents Available at:

http://openrangeconstruction.com/project_files.htm

Contractor:

Open Range Construction Co.
P.O. Box 9046
Woodland Park, CO, Colorado 80866-9046
719.630.8767

Contact Name:

Martine Y. Vogel

Contact Phone:

719.896.6149

Contact Email:

martine@openrangeconstruction.com

For the Project:

Alma International Market
4442 S. Broadway
Englewood, Colorado

Project Description

This project consists of the construction of a one-level, commercial building to be used as a market (Mercantile Group M). Exterior structure will be Foxblocks Insulating Concrete Forms. Roof structure will be steel joists with EPDM roof covering over R-30 Foam Insulation. Exterior will be stucco/stone. Existing structure onsite is a car wash and will require demolition. Landscaping and paving will be required.

Initialed by: Contractor _____ Sub-Contractor _____

Bid Request

Please prepare a bid for the above mentioned project based upon the construction documents, plans, specifications and description for the subcontract opportunities your company is qualified to perform.

	List of Subcontract Items	Accepting Bids on Checked Items Only
	Layout and Survey	X
	Site Work (Prep, Demolition, Clearing, Earthwork, Backfill, Excavation and Fill)	X
	Site Work (Site Utilities)	X
	Site Work (Flexible Pavement – Asphalt Pavement)	X
	Site Work (Rigid Pavement – Concrete Driveway Entrance)	X
	Site Work (Curb and Gutter)	X
	Site Work (Sidewalks)	X
	Site Work (Drip Irrigation, Lawn Sprinkling, Irrigation, Landscaping, Soil Prep, Topsoil, Seeding and Soil Supplements, Sod, Exterior Plants, Plants and Bulbs, Plant Maintenance, Fertilizer)	X
	Concrete (Formwork, Reinforcement and Materials, Reinforcing Steel, Welded Wire Mesh, Anchor Bolts, Footings)	
	Concrete (Flat Work, Finishing, Expansion Joints)	X
	ICF Installation	
	Masonry/Stone (Stone Detailing, Masonry Veneer)	X
	Metals (Structural Metals, Steel Joists, Metal Decking, Steel Decking)	X
	Carpentry (Rough Carpentry, Wood Framing)	
	Carpentry (Heavy Timber Construction)	
	Carpentry (Sheathing, Trusses)	
	Carpentry (Wood Sub-Floors)	
	Carpentry (Structural Laminated Beams)	
	Carpentry (Finish Carpentry, Millwork – Interior Trim)	
	Carpentry (Custom or Pre-Fabricated Woodwork)	
	Carpentry (Interior Cabinetry, Hardware)	X
	Carpentry (Countertops)	X
	Carpentry (Interior Wood Paneling)	
	Carpentry (Stairs)	
	Carpentry (Plastic Fabrications)	

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Thermal and Moisture (Waterproofing, Damp-proofing)	
Thermal and Moisture (Insulation)	
Thermal and Moisture (EIFS)	
Thermal and Moisture (Stucco)	X
Thermal and Moisture (Siding)	
Thermal and Moisture (Shingles, Roof Tiles, Coverings, Metal Shingles, Slate, Cedar Shake, Tile, Clay, Concrete, Metal Tiles, Metal Roofing, Composite/Asphalt Shingles, Membrane Roofing)	X
Thermal and Moisture (Gutters, Downspouts)	X
Doors and Windows (Interior Doors, Exterior Doors)	
Doors and Windows (Metal Screen and Storm Doors)	
Doors and Windows (Aluminum Storefront)	X
Doors and Windows (Overhead Doors)	
Doors and Windows (Skylights, Solar Tubes)	
Finishing (Gypsum Wallboard/Drywall, Tape, Texture)	X
Finishing (Acoustical Ceiling Tile)	X
Finishing (Floor Finishes)	
Finishing (Paints and Coatings)	
Finishing (Steel and Iron)	
Mechanical (Plumbing, Plumbing Fixtures)	X
Mechanical (Floor/Radiant Heating)	
Mechanical (HVAC)	X
Electrical	X

Submission Requirements

Bids must be submitted as follows:

- Must be typed and, if submitted in digital format, must be either a PDF or Word document.
- Bids must be itemized and if more than one subcontract item is submitted for bid, each should be submitted separately. Lump-sum bids will not be accepted.
- Include a signed copy of this RFB.
- Submit Proof of Liability and Worker’s Compensation Insurance through your Company’s agent.
- Bids must be valid for a minimum of 30 days to be considered.
- Submit all documents to the Project Manager’s email or faxed to 719.630.8768 to the attention of the above-mentioned Project Manager.
- Subcontractors not currently on Open Range Construction Co.’s approved bidder’s list should provide a Company resume and references.

Initialed by: Contractor ____ Sub-Contractor ____

Modification of Bids

Modifications to bids already submitted will be allowed *if* submitted in writing prior to the deadline fixed in the Request for Bid.

Value Engineering/Deviation from Specifications

The subcontractor is required to provide a base bid based on the construction documents and specifications provided. Any request to value engineer (VE) or deviate from these documents must be submitted in writing to the Project Manager for approval and must be submitted as an option to the base bid. All bidders shall be notified of any accepted VEs.

ADDITIONAL PROVISIONS

Payment

Progress payment requests shall be written and submitted via mail (P.O. Box 9046, Woodland Park, CO 80866-9046), email (accounting@openrangeconstruction.com) or fax (719.630.8768) to Open Range Construction Co.'s accounting department by the 25th of the month for payment by the 10th of the following month. All work for the portion requested must be completed prior to the request for payment. Please note that a certificate of Workman's Compensation Insurance must be received before the first payment is made or the contractor will hold a percentage needed to cover the labor portion of the job.

Time of Completion

Subcontractor shall keep both an adequate size and properly trained crew on the job site in order to complete the project within the required timeframe and work within the project schedule.

Change Orders

No change orders or contract additions will be made unless agreed to in writing by Contractor. If any additional work is performed and not covered in the contract, the Subcontractor proceeds at his own risk and expense. No alterations, additions, or small changes can be made in the work or method of the performance, without a written change order signed by the Contractor and Subcontractor.

Clean-up

Subcontractor will be responsible for cleaning up the job on a daily basis, including all generated construction debris, drink cans, food wrappers, and/or other trash. In order to maintain a safe jobsite, the Subcontractor will be responsible for keeping the area clear of construction debris that poses a hindrance to job performance and/or safety hazard. If it becomes necessary, the Subcontractor will be back charged for appropriate clean up by deducting clean up costs from payments.

Initialed by: Contractor _____ Sub-Contractor _____

Jobsite Conduct

The Subcontractor and everyone representing the Subcontractor, including foremen and crews, shall conduct themselves in a professional, safe manner following all required and applicable OSHA standards. The Contractor reserves the right to order an immediate stoppage of work for inappropriate conduct including: alcohol or drug consumption, evidence of working under the influence, and/or displaying unsafe work practices. If it becomes necessary, the Subcontractor will be back charged for any delays in the project or for expenses resulting from work stoppage due to such conduct.

Taxes and Permits

The Subcontractor understands and agrees that he shall be responsible for all taxes, fees and expenses imposed directly or indirectly for its work, labor, material and services required to fulfill this contract. The Subcontractor is responsible for all permits pertaining to the law, ordinances and regulations where the work is performed.

Insurance and Indemnity

The Subcontractor shall maintain, at his own expense, full and complete insurance on its work until final approval of the work described in the contract. The Subcontractor shall not hold the Contractor liable from any and all costs, damages, fees and expenses from any claims arising on the project. Failure of the Subcontractor to maintain appropriate insurance coverage may deem a material breach allowing the Contractor to terminate the contract or to provide insurance at the Subcontractor's expense.

To the fullest extent permitted by law, the Subcontractor shall indemnify and hold harmless the Contractor, Contractor's representatives, agents and employees from all claims, losses, damages and expenses, including attorney's fees arising out of or resulting from the performance of the work, provided that such claim, loss, damage or expense is caused in whole or in part by any negligent act or omission of the Subcontractor, anyone directly employed by them or anyone whose acts they are liable for, and attributes to bodily injury, sickness, disease or death, mold growth, or to injury to or destruction of tangible property (other than the work itself) including any resulting loss of use, regardless of whether or not it is caused in part by a party indemnified above.

Warranty

Subcontractor shall warranty all labor, materials and equipment furnished on the project for a minimum of one year against defects in workmanship or materials utilized. The manufacturers warranty will prevail. No legal action of any kind relating to the project, project performance or this contract shall be initiated by either party against the other party after one year beyond the completion of the project or cessation of work.

Initialed by: Contractor _____ Sub-Contractor _____

Hazardous Materials, Waste and Asbestos

Both parties agree that dealing with hazardous materials, waste or asbestos requires specialized training, processes, precautions and licenses. Therefore, unless the scope of this agreement includes the specific handling, disturbance, removal or transportation of hazardous materials, waste or asbestos, upon discovery of such hazardous materials the Subcontractor shall notify the Contractor immediately and allow the Contractor to contract with a properly licensed and qualified hazardous material contractor.

Arbitration of Disputes

Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association under its Construction Industry Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Attorney Fees

In the event of any arbitration or litigation relating to the project, project performance or this contract, the prevailing party shall be entitled to reasonable attorney fees, costs and expenses.

Acknowledgement and Acceptance

By signing below, the subcontractor acknowledges a receipt and compliance with this RFB and understands that failing to agree with the requirement, provisions and terms above will disqualify the bid.

Contractor's Name	Contractor's Signature	Date
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Subcontractor's Name	Subcontractor's Signature	Date
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Initialed by: Contractor ____ Sub-Contractor ____