



December 4, 2023

Project Manager Invitation to Budgetary Bid / Scope of Work

Notice is hereby given that the General Contractor:

Miller Architects & Builders, LLC
3335 West St. Germain Street
St. Cloud, MN 56301

Contact: Scott Hanson
Mobile: (320) 471-9299
Email: ScottH@millerab.com
Phone: (320) 251-4109
Fax: (320) 251-4693

Is presently seeking subcontractor and vendor budgetary bids for the construction of:

Project: GOOD SHEPHERD FUNERAL HOME - Garage Addition
Location: 3809 North 90th Street, Omaha, NE 68134
Description: 1,300 sq. ft. Addition
Schedule:

▪ Budgeting	12-5-24 to	12-21-24
▪ Building Permit Plan Review	2-14-24 to	3-20-24
▪ Construction Period	Spring 2024	

BIDDING INFORMATION

1. Project manager Scott Hanson of Miller Architects & Builders will accept subcontractor and vendor bids by facsimile or E-Mail until **2:00 p.m., Thursday, December 21, 2023.**
2. The link to access Autodesk/Plan Grid for bidding documents is in email.
 - Hardcopy documents are the responsibility of the bidders.
 - Addendum(s) will have a new link to access them and will be emailed out by PM when issued. Civil Plans will be issued by addendum when available.
3. **Bids, on your letterhead, must include or be accompanied by:**
 - A. Indication of addendums received, if any.
 - B. Indication of Section being bid. Multiple Sections to be bid individually.
 - C. Approval notes from the architect for “approved equals”.
 - D. Alternates as identified within this Bid Invitation and in Plans/Specifications.
 - E. Value engineering alternates, if any, are to be identified on bid document.
 - F. Freight to the jobsite will be considered as included. It is the sole responsibility of contractors to unload their materials.
 - G. State and local sales tax must be included.
 - H. Shop drawings must be submitted ASAP after awarded; allow 5 days for review and return so material can be on site according to the Construction Schedule.
 - I. Indication of a valid contractor’s license as required by the City of Omaha.

GENERAL NOTES

1. Bidders are encouraged to visit site to see existing conditions.
2. Contact Project Manager if specifications call for related work and you are uncertain if it should be

included in your bid.

3. The Construction Schedule will be used as the project timeline. Contractors need to provide manpower needed to meet this schedule. Contractors are to provide Shop Drawings or Product Data Sheets within two weeks of award of contract or as needed to meet Construction Schedule.
4. Bidders are to review all bidding documents to be sure their bid is complete. Change orders will not be issued for failure to completely review all documents or for failure to notify project manager of code required work that was inadvertently overlooked by the architect and engineers responsible for the bidding documents.
5. Bidders are to include permit costs for their section of work.
6. GC reserves the right to reject any or all bids and to waive any informality or irregularity in the bids and in the bidding.
7. Contractor's attendance will be required at scheduled preconstruction and progress meetings.
8. All material submittals and colors must be delivered to GC promptly after receiving the contract and be approved by owner and architect before any materials are ordered. If any materials have a pattern, the pattern direction must be approved before install. Bidders MUST NOT provide samples for selection of material costing more than contracted materials. If this happens, and the owner makes a selection from the samples, the cost difference will be the subcontractor's responsibility.
9. Contractors must verify they are working with the most current drawings before they begin their work; the cost to repair errors will be the responsibility of the subcontractor.
10. If applicable, contractors shall supply temporary generators until electric service installation, temporary heat and temporary shelters for their own work.
11. Any contractor who hires a subcontractor must inform the GC and submit the required insurance information for them prior to their work starting on site.
12. Coordinate with the job superintendent with any materials or equipment that needs to be installed at a certain time due to size or special installation requirements.
13. Notify GC on any equipment clearance requirements before construction begins.
14. Deficiencies must be corrected within two weeks after issuance of Project Completion Punch List.
15. To obtain a subcontract, bidders must be able to provide proof of general liability and workers compensation insurance thus: **Certificate of Insurance:** No physical work will be permitted at the project site before we receive a compliant certificate of insurance thus: Certificates of Insurance to list Miller Architects & Builders, LLC as the certificate holder; list Miller Architects & Builders, LLC and Owner as additionally insured which comply with the Contract Documents. Additional Insured shall apply on a primary basis with respect to any other insurance afforded to Owner and Contractor. Miller Architects & Builders, LLC and Owner is included as additional insured for both on-going operations per CG2010 (07/04) and completed operations CG2037 (07/04) or the equivalent that comply with the subcontract agreement.
 - a. Commercial General Liability: to include, without limitation, comprehensive form; premises operations; underground explosion and collapse hazard; products-completed operations; contractual; independent contractors; broad form property damage; and personal injury.

	Each Occurrence	Aggregate
Bodily Injury and Property Damage combined	\$1,000,000	\$2,000,000
Personal Injury	\$1,000,000	\$1,000,000
 - b. Automobile Liability: to include all owned autos (private passenger and other than private passenger), hired and non-owned auto.

Bodily Injury and Property Damage combined	\$1,000,000 Each Occurrence
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 - c. Umbrella Liability: \$1,000,000 Each Occurrence
 - d. Workers' Compensation: to include coverage A-statutory (which may be satisfied by self-insurance program meeting the requirements of State law).

Please note if equivalent endorsements are applied, the endorsements must be provided along with the certificate of insurance. All endorsements must be listed on the certificate of insurance.

16. Contact the Project Manager for clarification of any part of bid documents. Do not exclude items from the bid if something is not clear; costs associated with corrections will be the subcontractor's responsibility.

MILLER ARCHITECTS & BUILDERS will provide the following GENERAL REQUIREMENTS

1. Project Manager and on-site Project Superintendent for scheduling, quality control and general coordination.
2. Architectural and structural drawings and specifications.
3. Builder's Risk Insurance.
4. Building permit fee. (Subcontractors must pay for their specialty permits and provide submittal plans and approved plans to Miller Project Manager.)
5. Quality control testing by an independent testing company for soil compaction, concrete strength, and special structural inspections. Retesting costs due to failed tests will be paid by the responsible contractor.
6. Temporary electricity, toilet, and dumpsters for use by the construction personnel. All material must be broken down, sorted, and placed in the appropriate dumpsters. Dumpsters are for site related project debris only.

BIDS WILL BE ACCEPTED FOR THE FOLLOWING WORK

All work shall include material, labor, tools and equipment as needed to safely execute scope of work. Materials may be provided as noted below.

1. EARTH WORK

- A. Install and maintain temporary erosion/sediment control and utility protection until project is complete in accordance with typical best management practices.
- B. Clear, grub, and remove organic topsoil from the building, parking, and drive areas. Figure organic topsoil depth of 12". Stockpile, redistribute, and rough grade at landscape areas up to back edge of curb or pavement. Import/export topsoil as required.
- C. Complete any recommended soil corrections per Miller Architects & Builders testing agency recommendations.
- D. Demolish the existing stoop foundation and curb + gutter per the plans.
- E. Excavate, backfill, import and compact soils/granular fill as needed for footings, foundation, building addition (to 10" below finished floor at building addition), paving expansion, and future bituminous drive.
- F. Provide, Install, and maintain safety fence and/or barricades at open excavations if required.
- G. Removal of temporary erosion/sediment control, and utility protection at the completion of project.
- H. Any required temporary seeding and erosion control blanket.
- I. **Provide alternate** per yard pricing for compacted-in-place volume of soil corrections if needed to include export, import and compaction.

2. CONCRETE

- A. Cut out, remove to dumpster, and patch concrete floors at existing garage [125sf for sewer pipe to waste trap].
- B. Excavate footing trench and subsequently backfill and compact using same materials.
- C. Import and compact 6" of sand under new concrete slabs. Final re-compaction of any and all soils prior to concrete placement.
- D. Form, reinforce, place, finish and seal all concrete.
- E. 15 mil vapor barrier per specification under all interior floors.
- F. Saw cut all control joints per GC requirements within 24 hours of placement at locations approved by Miller superintendent.

- G. Bollards, 6" diameter x 6' galvanized schedule 40 set and filled with concrete.
 - H. Manage proper ready-mix concrete washout procedures per SWPPP BMPs and final disposal of washout material to the extent of your contracted work.
3. **BUILDING MATERIALS (MATERIALS ONLY)**
- A. Framing lumber.
 - B. Wood trusses, lateral bracing and structural connectors by Simpson or equal.
 - C. Wall sheathing, rigid insulation and weather barrier.
 - D. Roof and parapet sheathing.
 - E. Wood blocking for all doorstops, cabinetry, drinking fountains, handrails, etc.
 - F. Fiberglass batts for thermal and sound insulation with vapor barrier as applicable.
 - G. Fiber reinforced panels (FRP), trims, and adhesive.
 - H. Provide a complete detailed takeoff with unit pricing.
 - I. **Provide alternate price** for canopy work.
4. **CARPENTRY (LABOR, EQUIPMENT & PNEUMATIC FASTENERS)**
- A. Provide equipment needed including all tools, safety hardware, shoring, scaffolding, platform and/or forklifts.
 - B. Construct, and subsequently remove, all temporary shoring and building security barricades.
 - C. Demolition of all items needed to create door opening 100.1 and to remove parapet wall per plan; coordinate with superintendent to follow roofing/architectural metals demolition completed by roofing contractor. Earthwork, concrete, mechanical and electrical performed by those tradesmen.
 - D. Unload, stock, and install the following materials (material provided by GC except pneumatic fasteners):
 - **ALL BUILDING MATERIALS** per bid section above.
 - **INSULATION:** Batts in framing corners, foam-in-place insulation at doors, windows, tube steel within exterior walls (include drilling holes) and at other locations specified; i.e. rim-joists, etc.
 - **DOORS, FRAMES, HARDWARE & MILLWORK)** Verify closure mounting location with superintendent before install.
 - **FRP WALL PROTECTION**
 - **FIRE EXTINGUISHER CABINETS**
 - **TOILET COMPARTMENTS & ACCESSORIES**
5. **ROOFING & ARCHITECTURAL METALS**
- A. Demolition of architectural metals and roofing system per the plans. Salvage for reuse any metals that are in 'like-new' condition.
 - B. Roofing system including specified insulation, membrane, prefinished architectural-metals (e.g., parapet cap, scuppers, downspouts, roof to wall flashings), and boots for roof penetrations. Manufacturer's inspection and 15-year warranty document.
 - C. Prefinished architectural metals per plan including demolition and reinstallation per plan.
6. **DOORS, FRAMES, HARDWARE & MILLWORK**
- A. Hollow metal frames and doors - primed.
 - B. Wood jambs and doors - prefinished.
 - C. All hardware for hollow metal and wood doors with master keying. Include keyed cylinders for aluminum doors with construction key.
7. **OVERHEAD DOORS**
- A. Weather-stripping to be installed with non-corrosive fasteners.
 - B. Operators to be ¾ hp belt-drive; each with keyless entry and four 4-button transmitters.

8. GYPSUM BOARD

- A. Gypsum board throughout.
- B. Steel angle backer wherever required for drywall support.
- C. Stocked drywall is to be temporarily secured as required.
- D. Drywall returns at windows and doors where applicable.
- E. Expansion joints per architectural and Gypsum Council recommendations.
- F. Fire and finish taping as required – walls to receive FRP full height.
- G. Install hollow metal door frames in stud walls; frames provided by GC.
- H. Prior to painting: Miller superintendent, drywall taper, and painter will inspect to accept all surfaces; tape lines and other imperfections shall not show through the paint or work must be corrected.

9. PAINTING

- A. Prior to painting: Miller superintendent, drywall taper, and painter will inspect to accept all surfaces; tape lines and other imperfections shall not show through the paint or work must be corrected.
- B. Prepare, prime, and paint gypsum board ceiling.
- C. Paintable caulking around all hollow metal frames and windows.

10. FINAL CLEANING

- A. Clean mud, stickers, and adhesive residue off windows, doors, plumbing fixtures, lighting fixtures, etc.
- B. Dust and wipe down so that no residue remains at windowsills, millwork, and cabinets (in and out), etc.
- C. Sweep, scrub, and mop all hard surface floors so that no residue remains.
- D. Clean light fixture lenses.
- E. Wipe down all walls, doors, and frames.
- F. Conduct complete room by room sign off inspection with Miller's superintendent to record completion of contracted work.

11. MATERIAL ONLY: FIRE EXTINGUISHERS & F.E. CABINETS

12. DESIGN/BUILD NFPA COMPLIANT FIRE PROTECTION SYSTEM

- A. Permit fees, submittal fees, drawings, calculations to comply with NFPA and local requirements must be submitted ASAP after awarded so material can be on site according to construction schedule.
- B. Coordinate with city to obtain flow data and/or flow test to be used as a basis for your proposal and design.
- C. Supply and install all required pipe, fittings, hangers, sprinkler heads, backflow preventer, flow switches, tamper switches, valves, air compressor, etc. as required.
- D. Install return air plenum sprinkler pipe material if required.
- E. Provide stand pipe drops at required locations if required.
- F. Areas subject to freezing to be protected by a dry system or alternate system and remainder of the building to be protected by a wet system Riser assembly, flow-switch, Fire department connection.
- G. Sprinkler heads are to be centered in ceiling tile per the grid layout on the plan.
- H. White, semi-recessed heads are to be used throughout.
- I. Access panels for wherever access to fire protection equipment is required; keyed alike lockable, for any in public areas.
- J. Coordinate work with other trades and Miller Superintendent to assure no conflict with others.
- K. Miscellaneous wood blocking needed for your work.
- L. Caulk around all penetrations in sound rated walls.
- M. Fire caulk around all penetrations in fire rated walls.
- E. Remove union and manufacturer's labels and residue from exposed piping.

13. DESIGN/BUILD CODE COMPLIANT PLUMBING SYSTEM

- A. Permit fees, submittal fees, drawings, calculations to comply with local requirements must be submitted ASAP after awarded so material can be on site according to construction schedule.
- B. Demolish, retrofit and add sanitary waste piping, vent piping and water supply piping as needed for the remodel. Perform excavation and backfill as needed for proper installation of sanitary waste system. Layout wherever interior floors need to cut out (cut out by others); keep trenches no wider than 18" if possible.
- C. Gas piping as needed to new gas-fired unit heater.

14. DESIGN/BUILD CODE COMPLIANT HVAC SYSTEM

- A. Permit fees, submittal fees, drawings, calculations to comply with local requirements must be submitted ASAP after awarded so material can be on site according to construction schedule.
- B. New gas-fired unit heater, accessories and thermostat as needed to heat the new garage.
- A. Fire caulk as required at penetrations through fire rated walls.
- B. Vibration/sound isolation curbs.
- C. Seal off any roof penetrations no longer used.

15. DESIGN/BUILD CODE COMPLIANT ELECTRICAL SYSTEM

- A. Permit fees, submittal fees, drawings, calculations to comply with local requirements must be submitted ASAP after awarded so material can be on site according to construction schedule. Please refer to attached STANDARD PREP ROOM DESIGN INFO to better understand what's wanted.
- B. Demolish, retrofit and add new electrical distribution, conduit, wiring, devices and fixtures as needed for the remodel. Haul away and properly dispose of demolished lighting and equipment.
- C. Any changed or new breaker panel labels, shall be typed and permanently affixed to panels.
- D. Provide electric power to all new mechanical equipment.
- E. Provide control wiring for all existing and new mechanical equipment.
- F. Light fixtures per the reflected ceiling plans.
- G. Switches and six outlets as needed within addition.
- H. Exit signage and emergency lighting.
- I. OSHA compliant temporary power distribution to jobsite office trailer, outlets within building for construction use and temporary lighting for duration of construction.
- J. Fire caulk as required at penetrations through fire rated walls.
- K. Fire alarm and smoke detection system as required by code.
- L. Wire all new mechanical supplied items

Thank you for your time and effort in bidding this project. Please contact me with any questions.