



December 4, 2023

Project Manager Invitation to Budget 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: L STREET CHAPEL
Location: 4712 S. 82ND STREET, RALSTON, NE 68127
Description: ADDITION (4,000 SF) AND REMODELING
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. Refer to the Subcontract Agreement for complete requirements.

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. Builder's Risk Insurance.
2. Building permit fee. (Subcontractors must pay for their specialty permits and provide submittal plans and approved plans to Miller Project Manager.)
3. Full-time on-site Project Superintendent for scheduling, quality control and general coordination.
4. 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.
5. 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, and equipment as needed for safe demolition and/or installation, unless noted otherwise 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. SITE UTILITY WORK

- A. Install fire protection water supply to flange.
- B. Erosion controls as needed.
- C. Pressure test and disinfect lines to meet city and testing agency requirements.
- D. **Provide alternate** per yard pricing, in the event it becomes necessary, for compacted-in-place volume of soil replacement to include export, import and compaction.

3. BITUMINOUS PAVEMENT per plan.

- A. Granular base, bituminous pavement, new striping per plan.

B. Galvanized parking sign posts and signs per plan.

4. **SELECTIVE DEMOLITION (LABOR & EQUIPMENT)**

- A. Provide equipment needed: All tools, safety hardware, shoring, scaffolding, forklift, etc.
- B. Demolition of all items called out on the demolition plans except: site concrete and bituminous by earthwork contractor, roofing, mechanical and electrical performed by those trades. Coordinate all work with Miller superintendent. Provide temporary secure and water tight cover(s) wherever equipment is removed at building envelope.
- C. Remove and properly dispose of all demolished items.

5. **CONCRETE**

- A. Cut out, remove to dumpster and, when other trades have finished their work, patch concrete floors at identified areas.
- B. Excavation and demolition as needed to underpin foundation with new footing and foundation.
- C. Form, reinforce, place, finish and seal (seal if applicable) all concrete.
- D. 15 mil vapor barrier per specification under all interior floors.
- E. Final re-compaction of any and all soils prior to concrete placement.
- F. Saw cut all control joints per GC requirements within 24 hours of placement at locations approved by Miller superintendent.
- G. Set and fill 6" x 7' galvanized schedule 40 bollards 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.

6. **MASONRY**

- A. Rigid insulation, flashing, weeps, ties, mortar, block and brick to the extent applicable.
- B. Masonry demolition and patching as needed per plan.
- C. Wash and seal veneer.
- D. Labor only to install steel lintels in the masonry if applicable.

7. **METALS (SEPARATE MATERIAL AND LABOR AMOUNTS)**

- A. Structural steel beams, columns, tubing, lintels and angles.
- B. Miscellaneous metals including railings, bollards, etc.
- C. Shop applied primer to all steel above.
- D. Structural column anchor bolts with washers and nuts.

8. **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.

9. **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. 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** (exclude aluminum storefront) Verify closure mounting location with superintendent before install.
 - **FRP WALL PROTECTION**
 - **FIRE EXTINGUISHER CABINETS**
 - **TOILET COMPARTMENTS & ACCESSORIES**
- D. **Provide alternate price** to install structural steel and non-shrink grout under all steel columns.
10. **CABINERY, COUNTERTOPS & SOLID SURFACE**
- A. Support brackets as required to support items unless otherwise noted on plan.
 - B. Cut out countertop(s) for sink installation(s).
 - C. Coat rack (if any) and closet shelving and rods.
 - D. Exposed wood is to be pre-finished.
 - E. Countertops, plastic laminate and/or solid surface.
 - F. Caulking of all joints where cabinetry/countertop material abuts adjacent materials.
 - G. Walk-through with superintendent and mark backer blocking locations on the studs for hanging the cabinetry and countertops.
 - H. Final field measurements are your responsibility.
 - I. Putty any and all nail holes from the installation of your work in a color to match wood as closely as possible.
 - J. **Provide alternate price** to supply and install vanity tops and windowsills.
11. **ROOFING & ARCHITECTURAL METALS**
- A. Roofing system including specified insulation, membrane, prefinished sheet-metals (e.g., parapet cap, scuppers, downspouts, roof to wall flashings), and boots for roof penetrations. Manufacturer's inspection and 20-year warranty document.
 - B. Prefinished architectural metals per plan including demolition and reinstallation per plan.
 - C. **Provide alternate price** for canopy work.
12. **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.
 - D. Running and standing millwork is to be prefinished. Include interior borrowed lite framing.
13. **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.
14. **ALUMINUM STOREFRONT DOORS, WINDOWS & HARDWARE**
- A. Hardware, including automatic door operators, for aluminum storefront system, except cylinders provided by others.
 - B. Glass and glazing for all wood and metal doors and sidelights based on the door schedule.
 - C. Glass for wood framed interior windows.
 - D. Drip caps, flashings, and joint sealant as needed at the exterior and interior of aluminum frames for a water tight, completely finished installation.

E. Mirrors.

15. COLD FORMED FRAMING & GYPSUM BOARD

- A. Cold form steel soffit framing.
- B. Gypsum board throughout.
- C. Steel angle backer wherever required for drywall support.
- D. Stocked drywall is to be temporarily secured as required.
- E. Drywall returns at windows and doors where applicable.
- F. Expansion joints per architectural and Gypsum Council recommendations.
- G. Tile backer board.
- H. Fire and finish taping as required.
- I. Install hollow metal door frames in stud walls; frames provided by GC.
- J. 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.

16. CERAMIC WALL & FLOOR TILE (Indicate material allowance amount)

- A. Floor preparation as required.
- B. Pattern directions must be approved before installation.
- C. Seal grout and tile.

17. ACOUSTIC CEILINGS

- A. Plan grid layout with Miller Superintendent and Project Manager prior to installation.
- B. Angle and egg crates at light cove soffits, if any.

18. CARPET & VINYL FLOORCOVERING (Include material allowance)

- A. Floor preparation as required.
- B. Carpet.
- C. Sheet vinyl.
- D. Vinyl base.
- E. Pattern directions must be approved before installation.
- F. Machine scrub and wax vinyl flooring per manufacturer's recommendation.

19. 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 all gypsum board.
- C. Prepare, prime, and paint exterior masonry.
- D. Spot prime and paint masonry lintels, access doors and hollow metal doors/frames; etc.
- E. Paintable caulking around all hollow metal frames and windows.
- F. Putty all finish nail holes in millwork.

20. 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. Vacuum carpeted areas and spot clean if necessary.
- D. Sweep, scrub, and mop all hard surface floors so that no residue remains.
- E. Clean light fixture lenses.
- F. Fully clean mechanical and storage room(s).
- G. Wipe down all walls, doors, and frames.
- H. Clean all windows inside and out.

- I. Clean all mirrors.
- J. Conduct complete room by room sign off inspection with Miller's superintendent to record completion of contracted work.

21. MATERIAL ONLY: FIRE EXTINGUISHERS & F.E. CABINETS, CORNER GUARDS, and TOILET & BATH ACCESSORIES.

22. FOLDING PARTITION

23. 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 adhesive residue from exposed piping.

24. 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. Please refer to attached STANDARD PREP ROOM DESIGN INFO to better understand what's wanted.
- B. Demolish, retrofit and add 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. Add hot water recirculating lines and pump with timer control to within 6' of faucets throughout.
- D. Sanitary waste piping, vent piping and water piping as needed to retrofit plumbing system. New sanitary sewer drainage to 5' outside building. Excavated trenches to be backfilled with trench spoil material.
- E. Gas piping as needed to back-feed underground to existing meter location and piping to new gas-fired equipment and appliances. Assist with application for new service location.
- F. Miller A&B will supply the following items from Duncan Stuart Todd for your installation:
 - . Two (2) DST 218 aspirators Water Control Unit 2100.
 - . One (1) DST 302 Volume Pressure Control System.
 - . One (1) DST 1" RPZ cold water backflow preventer and one (1) DST 3/4" RPZ hot water backflow preventer assemblies to isolate the Prep Room as required by code. Contractor to include testing cost. <https://duncanstuarttodd.com/product/todd-water-control-unit-2100/>
- G. Fixtures per plan. For the Prep Room specifically use:

Kohler K-12687 flush sink with Zurn Z-1218 carrier and Sloan Royal 117-1 flush valve, Bradley S-19-220 eye-wash and S-19-120 drench shower.

- H. Coordinate floor drain elevations with floor tile contractor and Miller superintendent.
- I. Miscellaneous wood blocking for plumbing work.
- J. Caulk around your penetrations at all walls.
- K. Fire caulk around your penetrations in fire rated walls.
- L. Caulk around plumbing fixtures as required.
- M. Coordinate with Miller to make corrections wherever there's a potential of water freezing inside pipe.

25. 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. Please refer to attached STANDARD PREP ROOM DESIGN INFO to better understand what's wanted.
- B. Demolish, retrofit and add new HVAC ductwork and equipment as needed for the remodel.
- C. Haul away and properly dispose of demolished equipment.
- D. At Prep Room: new furnace with air conditioning unit and air-to-air heat exchanger sized for Nebraska code air changes per hour with low, mid, and high returns at the wall with the flush sinks.
- E. Cover the ends of the ductwork during construction to keep free of dirt.
- F. At existing RTUs, add hail guards, perform routine maintenance checkup and install new MERV 8 filters and vacuum ductwork at completion of project.
- G. Install new grilles, diffusers throughout.
- H. Venting for fireplace and dryer.
- I. New equipment installation to include sheet-metal, duct insulation, grilles, diffusers, vibration/sound isolation curbs, condensation drainage and controls/control wiring as needed for proper operation.
- J. Air exchange ventilation throughout to be as required by code. Do not install supply or return close to the casket viewing areas.
- K. Flashing and/or sealants at building envelope penetrations.
- L. Fire caulk as required at penetrations through fire rated walls.
- M. Access panels for all HVAC equipment needing access.
- L. Low-sonic bath fans; coordinate venting with Miller.
- M. Seal off any roof penetrations no longer used.
- N. 7-day programmable thermostats and control wiring for new and existing equipment.
- O. Apply for any available electric rebates for owner.

26. 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 outlets as needed within addition.
- H. Outlets per plan. Include direct wiring (or outlets if needed) at drinking fountain(s).
- I. Retrofit outlets and switches as needed to add furring and drywall; a dashed line is shown on the floor plan next to walls that will be furred out.
- J. Exit signage and emergency lighting.
- K. OSHA compliant temporary power distribution to jobsite office trailer, outlets within building for construction use and temporary lighting for duration of construction.

- L. Fire caulk as required at penetrations through fire rated walls.
- M. Fire protection system as required by code.
- N. Wire all new mechanical supplied items
- O. One electric supplementary heating unit for each Vestibule.
- P. Smoke detection alarm system if required.

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