



**INVITATION TO BID – NEW CONSTRUCTION  
Mint Hill, NC**

Date: April 7, 2022

To: **Venture Construction** – Wade Wilson and Todd Camden  
**George Pastor & Sons** – Steve Saleh and John Pastor  
**CW Hayes Construction** – C. Wayne Hayes and Joe Majowich  
**Stansell Construction** – Jim Kurtz and Shawn Abel  
**Independence Construction** – Richard Pettruny and Steve Brown

You are invited to submit a bid for Taco Bell restaurant(s) as described below:

Entity #	Store #	Address	City	State	Zip Code	Concept	Type	Bldg Design	Pre-Bid Meeting Starting Date	Bid due Date
455580	039118	10800 Woodland Beaver Rd.	Mint Hill	NC	28215	Taco Bell	Endeavor	END20	Thursday, 4/14/22, 11am (EST)	Thursday, 4/28/22, 2pm (EST)

***PLEASE NOTE: Attendance on the prebid call is mandatory to have a bid considered for these projects. Prebid meeting schedule attached and subject to change.***

A pre-bid call for the project will be held on Thursday, April 14, 2022 starting at 11:00 AM (EST).

The call-in number and conference code will be sent out prior to pre-bid call.

The following criteria must be met on each bid received or your bid shall be considered invalid:

- All bids must be submitted on the specific **Bid Proposal Form**, and shall conform to the other requirements as set forth in this Invitation to Bid. If multiple projects are a part of this invitation, each project must have separate bid proposal forms.
- All bids **must be signed and dated** by an authorized representative of your company.
- No facimile bids will be accepted.
- **All bids must be sent via new Bid Automation System. You will receive a Bid Submittal Link from TB with instructions, after the Invitation to Bid is sent by the Consultant.**

- Bid information must not be shared with any Yum! Brands employee prior to the bid opening.
- Review Bid Submittal Requirements to be sure that your submitted bid to the Taco Bell database includes ALL items. Failure to include all documents could result in disqualification.

<b>BID DOCUMENTS</b>
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You should receive the following documents under separate cover:

<u>1</u> Set(s) of Reproducible Building Plans dated:	<u>04/01/22</u>
<u>1</u> Set(s) of Reproducible Civil Plans dated:	<u>04/01/22</u>
<u>1</u> Geotechnical Report dated:	<u>06/24/21</u>
<u>N/A</u> Vendor Conducting Geotech Report	<u>PSI</u>
<u>1</u> Survey dated:	<u>07/07/21</u>
<u>N/A</u> Vendor Conducting Survey:	<u>Commercial Site Design</u>
<u>N/A</u> Asbestos Survey dated:	<u>N/A</u>
<u>1</u> Copy of Bid Proposal Form	
<u>1</u> Contractor Letter	

<b>BID DUE DATE</b>
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**For your bid to be accepted and considered, your Bid Proposal and bid documents must be received no later than 2:00 PM (EST) on Thursday, April 28, 2022.**

<b>BID SUBMITTAL</b>
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Please include the following in your Bid Submittal:

1. Statement of Proposal on Contractor's letterhead, inclusive of the following:
  - a. What you propose to do and for what amount; (must match the proposal)
  - b. Type of building;
  - c. Number of Calendar Days required for completion;
  - d. Reference Building Plans, dates and revisions;
  - e. Reference Site Plan No., original date and revision date;
  - f. Reference Soil Report, original date and revision date;
  - g. Exceptions to Plans and Specifications; and
  - h. Alternates to be considered.

***NOTE: All bids must be submitted in accordance with the Plans and Specifications notes thereon. Any and all qualifications, exclusions, alternates, deviations, code requirements, etc., shall not be included in the attached bid breakdown. All of these items shall be noted on a SEPARATE PAGE on the Contractor's letterhead, with an explanation of and pricing for same, in the same format as the itemized bid breakdown.***

**BID SUBMITTAL - continued**

The bid is to be broken down by providing a numerical amount per line items within a category that balances back to the category total. Each category total will balance to the Section's subtotal and grand total of the bid.

2. This Invitation to Bid - signed by an authorized representative of your company.
3. Bid Proposal Form **in pdf and excel file**
4. Signed Contractor's Acknowledgment
5. IAQ – Indoor Air Quality Management Plan

If awarded the construction contract, you will be required to furnish the following prior to the commencement of the work:

1. **Performance and Payment Bond** (unless waived by Owner/Developer);
2. **Construction Schedule**; and
3. **Certificate of Insurance** as set forth in the Specifications and as detailed below: It shall be the responsibility of the Contractor to furnish Owner/Developer with Certificates of Insurance, showing the Owner/Developer as additional named insured, as its interests may appear, evidencing that Contractor has obtained the following insurance coverage from companies holding a General Rating of "A" or better as set forth in the most current issue of Best's Key Rating Insurance Guide. Such certificates will provide that Owner/Developer will receive at least thirty (30) days prior written notice of any material change in, or cancellation of, such insurance:
  - a. If the Contract Sum is less than or equal to \$350,000, Commercial General Liability Insurance with a limit for each occurrence not less than \$1,000,000 and a general aggregate limit not less than \$1,000,000 identifying Owner/Developer as an additional insured. If the Contract Sum is greater than \$350,000, Commercial General Liability insurance with a limit for each occurrence not less than \$3,000,000 and a general aggregate limit not less than \$3,000,000 identifying Owner/Developer as an additional insured. All such insurance shall be primary and non-contributory
  - b. Workers' Compensation Insurance in accordance with applicable state requirements with a waiver of subrogation in favor of Owner/Developer.
  - c. Employers' Liability Insurance in an amount not less than \$1,000,000 with a waiver of subrogation in favor of Owner/Developer.
  - d. Comprehensive Automobile Liability Insurance including owned, non-owned and hired coverage in an amount not less than \$1,000,000 Combined Single Limit, identifying Owner/Developer as an additional insured. All such insurance shall be primary and non-contributory.
  - e. Contractor shall also satisfy any insurance requirements necessitated by any pertinent governmental authority.

- f. Contractor shall maintain scaffolding and demolition insurance if scaffolding or demolition are required to complete the Work

<p style="text-align: center;"><b>OWNER/DEVELOPER FURNISHED EQUIPMENT AND INSTALLATION RESPONSIBILITIES</b></p>
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The Owner/Developer shall be responsible for furnishing certain equipment, fixtures and miscellaneous items, and shall complete certain special projects. However, Contractor shall be responsible for scheduling, coordinating, receiving, unloading, safeguarding, setting, installing and leveling such equipment, fixtures and miscellaneous items, as set forth in the Building Plans and Specifications. Contractor shall acquaint itself with such provisions in the Building Plans and Specifications which detail Owner/Developer furnished equipment and Contractor installation responsibilities and shall include such costs on the Bid Proposal Form. This will include, but not be limited to the following:

1. Assembling all equipment in place.
2. Providing all utility stub-outs with final connection.
3. Equipment not on casters will be caulked tight to adjoining wall materials with clear silicone.
4. Kitchen exhaust hood is pre-plumbed for the Ansul Suppression System.
5. Supplying Ansul Suppression (if required).
6. Completing the electrical connection and connecting the automatic fire suppression system to the hood (if required).
7. The contractor shall provide conduit or interior wall chases for all security equipment.
8. Solid wood blocking must be provided for all wall mounted equipment and accessories.
9. The furniture shall be core-drilled and installed by Contractor. Contractor is responsible for filling the top of the core drilled furniture cavities.
10. Contractor is responsible for setting all equipment in place and for providing all plumbing and electrical required by lines, ice and drink machine vendors and installers, including connecting all drain lines.
11. The contractor is responsible for storing and securing all items supplied by the Owner/Developer . Contractor shall provide lockable storage trailers on site within one week of ground break. These shall remain on site until equipment deliveries are complete and the equipment has been installed.

12. Contractor is responsible for coordinating activities of all Owner supplied equipment installers.
13. Items supplied by owner and installed by others:
  - a. Floor safe
  - b. Point Of Sale System
  - c. Drive-thru Order System (sensor loop installed by contractor)
  - d. Signage (menu board & directional bases by contractor)
  - e. Muzak System (speakers installed and wired by contractor)- **only if applicable**

<b>DISCREPANCIES OR OMISSIONS</b>
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In the event you discover discrepancies in or omissions from the Building Plans, Building Specifications, Site Plans, Soils Analysis, Survey or other documents to be considered in preparing your bid, or should you be in doubt as to their meaning, or do not receive all of the bid documents previously indicated, promptly notify the following Owner/Developer's construction representative:

Clint Langley  
 Name  
104 Lisa Court  
 Address  
McMurray, PA 15317  
 City, State, Zip  
724-263-7757  
 Telephone

*ALL INQUIRIES MUST BE RECEIVED PRIOR TO THE BID DATE TO BE CONSIDERED IN YOUR BID.*

<b>OTHER IMPORTANT INFORMATION</b>
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1. Owner/Developer shall be responsible for the cost of the General Building Permit, public improvement bonds (if any), utility tap and connection fees. It shall be the Contractor's responsibility to post insurance, business licenses or other municipality requirements, and obtain all permits prior to the commencement of the work. Any permits other than the General Building Permit are the responsibility of the Contractor or appropriate trade.
2. No deviation from the Specifications on the base bid shall be considered unless presented in writing and approved by Owner/Developer prior to the bid due date. Any alternates must be noted as such on a separate page on Contractor's letterhead.
3. The Invitation to Bid shall become a part of the final contract documents.
4. By submitting a bid, the Contractor acknowledges that it has visited the site and is aware of all conditions which relate to the work and have addressed them in the bid.
5. It shall be the responsibility of the Contractor to provide a copy of plans and specifications, as well as soils reports to all parties concerned in connection with this bid.

6. Owner/Developer has a proactive minority vendor program and encourages its contractors to utilize minority subcontractors whenever possible.
7. Owner/Developer reserves the right to discontinue negotiations at any time with Contractor if an acceptable agreement on the construction price cannot be reached. Owner/Developer's policy recommends construction contracts be awarded to the lowest bidder. However Owner/Developer reserves the right to include other criteria when awarding a contract, including, but not limited to, the number of calendar days to complete the project, past performance of repeat contractors, quality of workmanship, and contractor's financial ability. In addition, no work shall commence until Contractor has signed Owner/Developer's form of Construction Contract, attached hereto for reference.
8. Miscellaneous Requirements:
  - a. Contractor must have a representative on site all day at store opening to handle any problems that may be encountered.
  - b. Contractor is responsible for all temporary utilities.
  - c. Contractor must have Certificate of Occupancy prior to Final Punch List.
  - d. Compaction certificates are mandatory for parking lot, building slab, and foundations.
  - e. Truss shop drawings and certificates must be submitted and approved by Yum! Brands Construction Manager prior to installation.
  - f. The day before final inspection, you must have the unit cleaned --- restaurant clean.
  - g. No job will be started without a pre-construction meeting and formal Notice to Proceed. Construction schedules will be adhered to.
  - h. All existing structures, etc. (not to be reused) shall be demolished and removed from the site and disposed of in accordance with local codes, at the contractor's expense. It shall be the contractor's responsibility to preserve all utility connections and re-use where applicable. The Contractor shall be responsible for all utility connections.
  - i. A qualified/competent job superintendent must be on the job site at all times during the course of construction and completion of the punch list.
  - j. Owner/Developer requires a full set of red-lined as-built drawings turned in prior to release of final payment. Original red-lined and permitted set of drawings shall be mailed to Taco Bell Records Department with a copy of the tracking transmittal form to the Development Coordinator prior to payment of the final draw. A CD of the complete construction drawings including revisions and change orders sent to the Project Architect at the Owner/Developer A&E Office.
  - k. As part of the ADA inspection and corrections, and in addition to the confirmation letter already required, each GC must provide "before" and "after" pictures of items that they are required to correct from the ADA Inspection Reports.
    - Before photo - Use the page from the ADA Inspection Report as the "before" photo
    - After photos – Take a picture of the problem area, then take a picture of the Smart Level and/or measuring tape showing the numbers. For instance, if a slope is off by 2 degrees in the ADA

Inspection Report, once the slope is fixed, take a picture of that area with the Smart Level on that spot, along with a close up shot of the Smart Level showing the numbers. Another example, if the bathroom sink is off, take a tape measure and snap a picture of the sink area making sure that the numbers on the tape are showing.

- Numbers must be shown on the pictures for the Smart Level and measuring tape so that we can confirm that the corrections were done.
  - Finally, include the before picture(s), the “after” pictures and the confirmation letter in your final draw package and send to the appropriate coordinator. GCs should then take the “before” photo and attach it to the “after” photo then send.
- I. The Contractor must notify the Construction Manager at least one week prior to the installation of the following items, and receive inspection prior to proceeding:
- i. Site/Underground services
  - ii. Footing concrete
  - iii. Pre-slab
  - iv. Asphalt/concrete paving
  - v. Truss and rough framing
  - vi. Pre-stucco
  - vii. HOHC ductwork prior to closure
  - viii. Roofing
  - ix. Kitchen equipment installation
  - x. And one week prior to Final Inspection
- m. GC will be responsible to supply/install the secondaries from the 3” conduit stubbed 5’ from the transformer.

**In the event you are unable to submit a bid, please provide Owner/Developer with written notification of your inability to provide a bid, prior to the Bid Due Date. Failure to do so may result in being removed from the Owner/Developer's list of approved contractors.**

Sincerely,

Clint Langley  
Construction Manager

***CONTRACTOR'S ACKNOWLEDGMENT ATTACHED***

## CONTRACTOR'S ACKNOWLEDGMENT

Entity #	Store #	Address	City	State	Zip Code	Concept	Type	Bldg Design	Pre-Bid Meeting Starting Date	Bid due Date
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**I hereby certify that I have read and fully understand the foregoing. I acknowledge that this Invitation to Bid shall become a fully enforceable part of the construction contract if I am awarded the project. (No initialed modification of this form shall be allowed.)**

Company Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_