



GENERAL CONTRACTOR

REQUEST FOR PROPOSAL

To: Prospective Bidder

From: Elevated Construction, Inc.
Norman E. Hays, President
3010 LBJ Parkway
Suite 1200
Dallas, TX 75234

Re: Bid for the interior buildout and exterior façade/patio scope of work for a 3,980 SF interior space and a 648 SF patio space for a JoJo's Shake Bar Restaurant at Scottsdale Quarter in Scottsdale, AZ.

Address: Scottsdale Quarter, 15037 N. Scottsdale Road, Suite 150, Scottsdale, AZ

Date: March 16, 2022

Overview of RFP

A. RFP Submittals Due

Deadline: **5:00 PM EST Friday, June 10, 2022**

To: Elevated Construction, Inc. – Norman Hays

Via: Email – nhays@elevatedconstructioninc.com

B. Bid Breakdown

- a. Stipulated Lump Sum Contract
- b. Construction Bid By Division (Exhibit D)
- c. Include General Conditions (GC'S)
- d. Include Profit and Overhead (P&O)
- e. General Liability Insurance with Owner as an Additional Insured (Builders Risk by Owner)

C. Construction Start Date

- a. Assume a Tuesday, July 5, 2022 start date pending permit issuance. Demo and Other work can be completed on an Early Start Permit but need to coordinate early start date with Full Permit issuance

D. RFI'S – Any request for information needs to be submitted using Exhibit B-RFI form

E. REQUIREMENTS FOR BID

- a. Develop and provide a detailed Gantt style schedule with your proposal based on a Tuesday, July 5, 2022 Start Date.
- b. Specify how you will staff the project
- c. Specify whether this will be an “open shop” project or strictly union or non-union
- d. Specify the Change Order markup fee charged by GC – General Conditions and Profit & Overhead.
- e. Provide your standard Certificate of Insurance
- f. Contractor must complete the “EXHIBIT C” Bid Form.
 - i. Reference the project including project address.
 - ii. Reference the building plans, dates and revisions that you have priced from.
 - iii. Included a detailed explanation of all exceptions, alternates, or clarifications.
 - iv. Alternate Ideas that would decrease schedule and / or reduce cost.
- g. All bids must be submitted on attached bid breakdown form. (See Exhibit D)
- h. Detailed Schedule
 - Submitted in PDF form.
 - Showing Contractor’s start and end dates including duration in number of weeks.
 - Incorporate Client provided equipment and trades.
- i. Contractor shall also satisfy any insurance requirements/Bonds necessitated by any pertinent governmental authority.
- j. Owner will provide Builder’s Risk Insurance coverage for this project.
- k. JoJo’s Shake BAR is identified in this document (the “Owner”) and with whom you will be contracting. Elevated Construction is the Construction Manager. Both parties must be named on all general liability policies as an additional insured, and the designation must be reflected on the certificate of insurance.

Notes:

- a. All bids must be submitted in accordance with the plans and specifications.
- b. The Partner General Contractor shall guarantee their pricing for a 30-day period from the bid date.
- c. A complete design and installation of the fire suppression, fire alarm, and sprinkler system to meet The City of Scottsdale standards for the building.
- d. Building and Site Permit Fees to be paid directly by Owner.
- e. Impact Fees, if any, to be paid directly by the Owner.

JOJO'S SHAKE BAR CLARIFICATIONS

The following is a list of clarifications and requirements for this project:

- Contractor is required to have full time supervision on site while work is in progress.
- The Contractor shall assign a project manager to this project.
- The Contractor's project team shall not be modified unless approved in advance by the Owner.
- Contractor is responsible for all temporary utilities and heat required during the construction process.
- General Contractor must have a Certificate of Occupancy prior to final punch list.
- Plans and specifications must be bid exactly for your base proposal.
- Please list any value engineering or alterations on page 3 of the bid form.
- By submitting a bid, the General Contractor acknowledges that they have visited the site and are aware of all conditions which relate to this project and have addressed them in this bid, furthermore all necessary supervision, labor, material, and equipment are included to complete the project per the documents, proposal and schedule provided.
- General Contractor is required to submit all close out documents before final payment will be released to include the following:
 - Complete As-built drawings (Red-Lined Drawings)
 - Subcontractor List including full contact information and emergency numbers.
 - Warranty Letter and other associated warranty letters and information (From GC, Subcontractors and Manufacturers.
 - Copies of Certificate of Occupancy and inspection information showing that the permit is closed.
 - Operation Manuals for all equipment that is GC or Subcontractor provided and installed.
 - Complete interior and exterior photos.
 - Signed completed punch list that has also been signed by GC and JoJo's Shake BAR representative.
 - Utility Information and to be sure that all Utilities have been transferred into JoJo's Shake BAR's name.
- All meters to be provided by the GC and coordinated in a timely manner as to not interrupt the completion date.



- JoJo's Shake BAR will not be responsible for any lost or stolen items during the construction phase.
- All change orders MUST be submitted in writing and approved before the General Contractor proceeds with the change order scope.
- General Contractor and Subcontractors to provide a 1-year warranty to protect the owner against all defects in materials and workmanship.
- Installation of all OF/CI items to be included in GC proposal.
- All applicable taxes are to be included GC proposal.
- Provide protection for all existing and new affected materials.
- All lifts/scaffolding to be left in a safe and secured manner.
- Provide daily and weekly clean up as required.
- All costs associated with procuring subcontractor permits shall be included.
- Payment and performance bonds are excluded.
- Constructor and its subcontractors must be licensed to do work with the local authority(s) having jurisdiction.
- All means, costs, or other burdens necessary to achieve and maintain traffic control required for this project shall be included in the contractor's proposal.
- Contractor shall procure all temporary utilities including but not limited to power, water, gas, phone, etc., at no additional cost to owner, to facilitate its contract/work.
- GC shall complete daily reports using Elevated Construction's Procore software. GC shall work with Elevated Construction to complete the weekly reports required for the OAC meetings and have representation on each weekly Project Team Call.

F. BID EXHIBITS

- a. Bar Napkin Productions (BNP) permit/construction set dated 05/18/2022 – EXHIBIT A
- b. RFI Form - EXHIBIT B
- c. Bid Form – EXHIBIT C
- d. Construction Bid– EXHIBIT D

As part of the bid please submit the following – Bids will not be accepted if the items below are not completed in full:

1. Bid Form - EXHIBIT C
2. Construction Bid - EXHIBIT D
3. Detailed Gant Chart Schedule using July 5, 2022 Start Date

LUMP SUM:

The selected General Contractor shall enter into a Lump Sum Contract (AIA A101) in current funds for the General Contractor's performance of the Contract. The Lump Sum is the Cost of the Work as defined in the Contract Documents. The Contract Sum is guaranteed by the General Contractor not to exceed the Total Compensation Amount provided herein, subject to additions and deductions by Change Order as provided in the Contract Document.

BID ALTERNATES:

- 1) Provide costs to provide an Electrician for one (1) day to disconnect lights and other Fixtures/Equipment as well as two (2) days of site supervision from GC to coordinate the pickup of FF&E that will not be reused and is contracted to be removed from site by FF&E Liquidator. This will be in advance of the start of demolition in order to clear the space out of FF&E left behind by previous tenant.