

INVITATION TO BID NEW CONSTRUCTION

Date: August 1, 2016

To: FJ Development
9002 North Kedvale Avenue
Skokie, Illinois 60076

Tel: 847-679-4300

You are invited to submit a bid for the construction of the Taco Bell_ restaurant, located at the following address:

7734 E. 109th Avenue
Address

312012/440429
Yum Site No./ Store No..

Winfield, Indiana
City, State

Live Mas Medium 40
Site Plan No.

2344 square feet
Building Size

0.86 acres
Site/Lot Size

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

- All bids must be submitted on the **Bid Proposal Form**, and shall conform to the other requirements as set forth in this Invitation to Bid.
- All bids must be in **black ink or typed** and submitted as originals.
- No erasures or "white outs" are acceptable. Errors may be corrected by drawing or typing a line through the error and reprinting the correct number next to it.
- All bids **must be signed and dated in black ink only** by an authorized representative of your company.
- Bids may be mailed or e-mailed to the Architects office.
- These types of delivery services are required so that the Owner/Developer will have a receipt of the actual delivery day and time.
- This is a sealed bid process, and all bids must be sent directly to the party named to receive the bid.
- Bid information must not be shared with prior to the bid opening.

BID DOCUMENTS

We are enclosing the following:

1	Electronic PDF Copy of Building Plans	Bids August 1, 2016
1	Electronic PDF Copy of Engineering Plans:	Plot Date 7/29/2016
1	Electronic PDF Copy of Project Manual:	August 1, 2016
1	Electronic PDF Copy of Taco Bell Scope of Work:	November 2014
1	Electronic PDF Copy of Invitation to Bid New Construction	August 1, 2016
1	Bid Form	

BID DUE DATE

For your bid to be accepted and considered, your Bid Proposal must be received no later than 5:PM on August 18, 2016 at the offices of:

F. Matthew Ray, Architect
2914 Shawnee Lane
Waterford, MI 48329
248-208-1655
fmray@sbcglobal.net

BID SUBMITTAL

Please include the following in your Bid Submittal:

1. Statement of Proposal on Contractor's letterhead, inclusive of the following:
 - What you propose to do and for what amount;
 - Bid break down be each individual trade;
 - Type of building;
 - Number of Calendar Days required for completion;
 - Reference Building Plans, dates and revisions;
 - Reference Site Plan No., original date and revision date;
 - Exceptions to Plans and Specifications; and
 - Alternates to be considered (See following Note).

BID SUBMITTAL - continued

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.

2. One (1) original of this Invitation to Bid - New Construction signed by an authorized representative of your company.
3. One (1) Bid Proposal Form.

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

A) **Construction Schedule**; and

B) **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:

- i) Comprehensive General Liability Insurance including a Broad Form endorsement and a Broad Form Property Damage endorsement with limits not less than \$3,000,000 Combined Single Limit.
- ii) Workers' Compensation Insurance in accordance with applicable state requirements.
- iii) Employers' Liability Insurance in an amount not less than \$1,000,000.
- iv) Comprehensive Automobile Liability Insurance including owned, non-owned and hired coverage in an amount not less than \$1,000,000 Combined Single Limit.
- v) Contractor shall also satisfy any insurance requirements necessitated by any pertinent governmental authority.
- vi) Contractor shall maintain scaffolding and demolition insurance if scaffolding or demolition are required to complete the Work

<p style="text-align: center;">OWNER/DEVELOPER FURNISHED EQUIPMENT AND INSTALLATION RESPONSIBILITIES</p>

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.
6. Completing the electrical connection and connecting the automatic fire suppression system to the hood.
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 shall arrange to have five separate telephone lines installed in the restaurant, one for the standard telephone and one for the Point of Sale modem communications. A third jack, RJ31X type, shall be installed above the ceiling above the manager's desk for the security system and wired to the house line. See plans for final count -- bid to include **two (2) additional lines** for a total of **five (5)**.
12. The contractor is responsible for storing and securing all items supplied by the Owner/Developer (reference Taco Bell Restaurant Master Specifications, Division 1 - General Requirements). Contractor shall provide lockable storage trailers (capacity of two @ 40' needed) on site within one week of ground break. These shall remain on site until equipment deliveries are complete and the equipment has been installed.
13. Contractor is responsible for coordinating activities of all Taco Bell supplied equipment installers.
14. 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)

DISCREPANCIES OR OMISSIONS

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, promptly notify the following Owner/Developer's construction representative:

Matt Ray
Name
2914 Shawnee Lane
Address
Waterford, MI 48329
City, State, Zip
248-208-1655
Telephone

OTHER IMPORTANT INFORMATION

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 - New Construction 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. Bids are to be returned to the Owner/Developer by the due date in the envelope provided in this Bid Package. The face of the mailing package and the envelope provided in this Bid Package, must clearly state Site Number (as shown on Page 1 of this Invitation to Bid). Bids must be sent Certified (return receipt requested), or any overnight air courier service, such as Airborne, Federal Express, etc., in order to document actual receipt by Owner/Developer. No facsimile bids shall be accepted.
7. Owner/Developer has a proactive minority vendor program and encourages its contractors to utilize minority subcontractors whenever possible.

OTHER IMPORTANT INFORMATION - continued

8. 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.
9. Miscellaneous Requirements:
- A) Maintain two telephone lines at the job site with one line attached to a fax machine and one for voice communication. An answering device shall be provided and connected to the voice communication line.
 - B) Contractor must have a representative on site all day at store opening to handle any problems that may be encountered.
 - C) Contractor is responsible for all temporary utilities.
 - D) Contractor must have Certificate of Occupancy prior to Final Punch List.
 - E) Compaction certificates are mandatory for parking lot, building slab, and foundations.
 - F) Truss shop drawings and certificates must be submitted and approved by Taco Bell's Construction Manager prior to installation.
 - G) The day before final inspection, you must have the unit cleaned --- restaurant clean.
 - H) No job will be started without a pre-construction meeting and formal Notice to Proceed. Construction schedules will be adhered to.
 - I) 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.
 - J) 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.

OTHER IMPORTANT INFORMATION - continued
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9. Miscellaneous Requirements (continued):

- K) Owner/Developer requires a full set of red-lined as-built drawings turned in prior to release of final payment. The original red-line as-built set shall be placed in a 6" PVC capped (one end not glued) tube over the walk-in cooler. A CD of the complete construction drawings including revisions and change orders sent to the Project Architect at the Owner/Developer A&E Office.

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,

Jim Sata
Natron Corporation

CONTRACTOR'S ACKNOWLEDGMENT ATTACHED

CONTRACTOR'S ACKNOWLEDGMENT

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: _____