

DOCUMENT 000101 - PROJECT TITLE PAGE

- 1.1 PROJECT MANUAL VOLUME [1]
 - A. Project Name: Current Products Corp. Offices
 - B. Owner Name: Willis Mullet
 - C. Project Location: Pensacola, FL
 - D. Architect Project No. 16011
 - E. Architect Name: Dalrymple | Sallis Architecture
 - F. 503 E. Government St.
 - G. Pensacola , FL 32502
 - H. Phone: (850) 470-6399
 - I. Fax: (850) 470-6397
 - J. Web Site: dalsal.com
 - K. Issued: March 30, 2016. Issued for: Bid
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END OF DOCUMENT 000101

DOCUMENT 000115 - LIST OF DRAWING SHEETS

1.1 LIST OF DRAWINGS

- A. Drawings: Drawings consist of the Contract Drawings and other drawings listed in the "Index of Drawings on G001 of the separately bound drawing set titled "Current Products Corp. Offices" and dated March 25, 2016, as modified by subsequent Addenda and Contract modifications.

END OF DOCUMENT 000115

DOCUMENT 001116 - INVITATION TO BID

1.1 PROJECT INFORMATION

- A. Notice to Bidders: Bidders are invited to submit bids for Project as described in this Document according to the Instructions to Bidders.
- B. Project Identification: 16011 Current Products Corp. Offices
 - 1. Project Location: Pensacola, FL
- C. Owner: Willis Mullet
- D. Architect: Dalrymple | Sallis Architecture. (850) 470-6399
- E. Project Description: Project consists of renovation to an existing 40,000 sf metal building, associated utilities, and incidental work per drawings and specifications.
- F. Construction Contract: Bids will be received for the following Work:
 - 1. General Contract (all trades).

1.2 BID SUBMITTAL AND OPENING

- A. Owner will receive sealed bids until the bid time and date at the location indicated below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:
 - 1. Bid Date: April 20, 2016.
 - 2. Bid Time: 2:00 p.m., local time.
 - 3. Location: 503 E. Government Street, Pensacola, FL 32502
- B. Bids will be thereafter privately opened.

1.3 PRE-BID CONFERENCE

- A. A mandatory pre-bid conference will be held at 3 pm, Thursday, March 31st, at the offices of Dalrymple | Sallis Architecture.

1.4 BID SECURITY

- A. No bid security shall be required for the work.

1.5 DOCUMENTS

- A. Printed Procurement and Contracting Documents: Obtain after March 30, 2016 by contacting Digital Now or Bay Area Blueprint. Documents will be provided to prime bidders only; only complete sets of documents will be issued.

- B. Online Procurement and Contracting Documents: Obtain access after March 30, 2016 via Dropbox link provided via email at bid opening. Online access will be provided to prime bidders only.

1.6 TIME OF COMPLETION

- A. Bidders shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time.

1.7 BIDDER'S QUALIFICATIONS

- A. Bidders must be prequalified by Owner.
- B. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work.

END OF DOCUMENT 001116

DOCUMENT 002113 - INSTRUCTIONS TO BIDDERS

1.1 INSTRUCTIONS TO BIDDERS

- A. AIA Document A701, "Instructions to Bidders," is hereby incorporated into the Procurement and Contracting Requirements by reference.

- 1. A copy of AIA Document A701, "Instructions to Bidders," is bound in this Project Manual.

END OF DOCUMENT 002113

DOCUMENT 002213 - SUPPLEMENTARY INSTRUCTIONS TO BIDDERS

1.1 INSTRUCTIONS TO BIDDERS

- A. Instructions to Bidders for Project consist of the following:
 - 1. AIA Document A701, "Instructions to Bidders."
 - 2. The following Supplementary Instructions to Bidders that modify and add to the requirements of the Instructions to Bidders.

1.2 SUPPLEMENTARY INSTRUCTIONS TO BIDDERS, GENERAL

- A. The following supplements modify AIA Document A701, "Instructions to Bidders." Where a portion of the Instructions to Bidders is modified or deleted by these Supplementary Instructions to Bidders, unaltered portions of the Instructions to Bidders shall remain in effect.

1.3 ARTICLE 2 - BIDDER'S REPRESENTATIONS

- A. Add Section 2.1.3.1:
 - 1. 2.1.3.1 - The Bidder has investigated all required fees, permits, and regulatory requirements of authorities having jurisdiction and has properly included in the submitted bid the cost of such fees, permits, and requirements not otherwise indicated as provided by Owner.
- B. Add Section 2.1.5:
 - 1. 2.1.5 - The Bidder is a properly licensed Contractor according to the laws and regulations of the State of Florida and meets qualifications indicated in the Procurement and Contracting Documents.
- C. Add Section 2.1.6:
 - 1. 2.1.6 - The Bidder has incorporated into the Bid adequate sums for work performed by installers whose qualifications meet those indicated in the Procurement and Contracting Documents.

1.4 ARTICLE 3 - BIDDING DOCUMENTS

- A. Delete Section 3.1.1 and replace with the following
 - 1. 3.1.1: Bidders may obtain complete sets of the Bidding Documents from the reprographic offices listed in the Invitation to Bid. Documents will be invoiced to bidder.
- B. 3.4 - Addenda:
 - 1. Delete Section 3.4.2.
 - 2. Delete Section 3.4.3 and replace with the following:
 - a. 3.4.3 - Addenda may be issued at any time prior to the receipt of bids.

3. Add Section 3.4.4.1:
 - a. 3.4.4.1 - Owner may elect to waive the requirement for acknowledging receipt of 3.4.4 Addenda as follows:
 - 1) 3.4.4.1.1 - Information received as part of the Bid indicates that the Bid, as submitted, reflects modifications to the Procurement and Contracting Documents included in an unacknowledged Addendum.
 - 2) 3.4.4.1.2 - Modifications to the Procurement and Contracting Documents in an unacknowledged Addendum do not, in the opinion of Owner, affect the Contract Sum or Contract Time.

1.5 ARTICLE 4 - BIDDING PROCEDURES

A. 4.1 - Preparation of Bids:

1. Add Section 4.1.1.1:
 - a. 4.1.1.1 - Printable electronic Bid Forms and related documents are available from Architect.
2. Add Section 4.1.9:
 - a. 4.1.9 - Owner may elect to disqualify a bid due to failure to submit a bid in the form requested, failure to bid requested alternates or unit prices, failure to complete entries in all blanks in the Bid Form, or inclusion by the Bidder of any alternates, conditions, limitations or provisions not called for.
3. Add Section 4.1.10:
 - a. 4.1.10 - Bids shall include sales and use taxes. Contractors shall show separately with each monthly payment application the sales and use taxes paid by them and their subcontractors in the form indicated. Reimbursement of sales and use taxes, if any, shall be applied for by Owner for the sole benefit of Owner.

B. 4.4 - Modification or Withdrawal of Bids:

1. Add the following sections to 4.4.2:
 - a. 4.4.2.1 - Such modifications to or withdrawal of a bid may only be made by persons authorized to act on behalf of the Bidder. Authorized persons are those so identified in the Bidder's corporate bylaws, specifically empowered by the Bidder's charter or similar legally binding document acceptable to Owner, or by a power of attorney, signed and dated, describing the scope and limitations of the power of attorney. Make such documentation available to Owner at the time of seeking modifications or withdrawal of the Bid.
 - b. 4.4.2.2 - Owner will consider modifications to a bid written on the sealed bid envelope by authorized persons when such modifications comply with the following: the modification is indicated by a percent or stated amount to be added to or deducted from the Bid; the amount of the Bid itself is not made known by the modification; a signature of the authorized person, along with the time and date of the modification, accompanies the modification. Completion of an unsealed bid form, awaiting final figures from the Bidder, does not require power of attorney due

to the evidenced authorization of the Bidder implied by the circumstance of the completion and delivery of the Bid.

C. 4.5 - Break-Out Pricing Bid Supplement:

1. Add Section 4.5:

- a. 4.5 - Provide detailed cost breakdowns on forms provided no later than two business days following Architect's request.

D. 4.6 - Subcontractors, Suppliers, and Manufacturers List Bid Supplement:

1. Add Section 4.6:

- a. 4.6 – If awarded the project, provide list of major subcontractors, suppliers, and manufacturers furnishing or installing products no later than three business days following Architect's request. Include those subcontractors, suppliers, and manufacturers providing work totaling three percent or more of the Bid amount. Do not change subcontractors, suppliers, and manufacturers from those submitted without approval of Architect.

1.6 ARTICLE 5 - CONSIDERATION OF BIDS

A. 5.2 - Rejection of Bids:

1. Add Section 5.2.1:

- a. 5.2.1 - Owner reserves the right to reject a bid based on Owner's and Architect's evaluation of qualification information submitted following opening of bids. Owner's evaluation of the Bidder's qualifications will include: status of licensure and record of compliance with licensing requirements, record of quality of completed work, record of Project completion and ability to complete, record of financial management including financial resources available to complete Project and record of timely payment of obligations, record of Project site management including compliance with requirements of authorities having jurisdiction, record of and number of current claims and disputes and the status of their resolution, and qualifications of the Bidder's proposed Project staff and proposed subcontractors.

1.7 ARTICLE 6 - POSTBID INFORMATION

A. 6.3 - Submittals:

1. Add Section 6.3.1.4:

- a. 6.3.1.4 - Submit information requested in Sections 6.3.1.1, 6.3.1.2, and 6.3.1.3 no later than three business days following Architect's request.

1.8 ARTICLE 7 - PERFORMANCE BOND AND PAYMENT BOND

A. 7.1 - Bond Requirements:

1. Remove Section 7.1.1 and replace with the following:

- a. 7.1.1.1 - Neither a Performance Bond nor a Payment Bond will be required.

1.9 ARTICLE 8 - FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR

- A. Add Section 8.1: The successful Bidder shall provide a digital copy of the Owner-Contractor Agreement to the Architect.

1.10 ARTICLE 9 - EXECUTION OF THE CONTRACT

- A. Add Article 9:

1. 9.1.1 - Subsequent to the Notice of Intent to Award, and within 10 days after the prescribed Form of Agreement is presented to the Awardee for signature, the Awardee shall execute and deliver the Agreement to Owner, in such number of counterparts as Owner may require.
2. 9.1.2 - Owner may deem as a default the failure of the Awardee to execute the Contract and to supply the required bonds when the Agreement is presented for signature within the period of time allowed.
3. 9.1.3 - Unless otherwise indicated in the Procurement and Contracting Documents or the executed Agreement, the date of commencement of the Work shall be the date of the executed Agreement.
4. 9.1.4 - In the event of a default, Owner may declare the amount of the Bid security forfeited and elect to either award the Contract to the next responsible bidder or re-advertise for bids.

END OF DOCUMENT 002213

DOCUMENT 003100 - AVAILABLE PROJECT INFORMATION

1.1 AVAILABLE PROJECT INFORMATION

- A. This Document and its referenced attachments are part of the Procurement and Contracting Requirements for Project. They provide Owner's information for the Bidder's convenience and are intended to supplement rather than serve in lieu of the Bidder's own investigations. They are made available for the Bidder's convenience and information but are not a warranty of existing conditions. This Document and its attachments are not part of the Contract Documents.
- B. Existing drawings that include information on existing conditions including previous construction at Project site are included in the bid documents.
- C. Permit Application: Selected contractor to apply for permit after bid closing date.
- D. Related Requirements:
 - 1. Document 002113 "Instructions to Bidders" for the Bidder's responsibilities on examination of Project site and existing conditions.

END OF DOCUMENT 003100

DOCUMENT 004113 - BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

1.1 BID INFORMATION

- A. Bidder: _____.
- B. Project Name: Current Products Corp. Offices
- C. Project Location: Pensacola, FL
- D. Owner: Willis Mullet
- E. Architect: Dalrymple | Sallis Architecture
- F. Architect Project Number: 16011

1.2 CERTIFICATIONS AND BASE BID

- A. Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Dalrymple | Sallis Architecture and Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:

- 1. BASE BID
Dollars (\$_____).

1.3 BID GUARANTEE

- A. The Bidder hereby agrees that the above proposal shall remain in full force and effect for a period of 30 days after the time of opening of this proposal and that the Bidder will not revoke or cancel this proposal or withdraw from the competition within said 30 day period, and that in event the contract is awarded to this Bidder he will, within 10 consecutive calendar days after it is awarded, enter into written contract with the Owner in accordance with the accepted bid.

1.4 TIME OF COMPLETION

- A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Architect, and shall fully complete the Work within ____ calendar days.

1.5 ACKNOWLEDGEMENT OF ADDENDA

- A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

1. Addendum No. 1, dated _____.
2. Addendum No. 2, dated _____.
3. Addendum No. 3, dated _____.

1.6 BID SUPPLEMENTS

A. The following supplements are a part of this Bid Form and are attached hereto.

1. Bid Form Supplement - Alternates.

1.7 CONTRACTOR'S LICENSE

A. The undersigned further states that it is a duly licensed contractor, for the type of work proposed, in the state of Florida, and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

1.8 SUBMISSION OF BID

A. Respectfully submitted this ____ day of _____, 2016.

B. Submitted By: _____ (Name of bidding firm or corporation).

C. Authorized Signature: _____ (Handwritten signature).

D. Signed By: _____ (Type or print name).

E. Title: _____ (Owner/Partner/President/Vice President).

END OF DOCUMENT 004113

DOCUMENT 004323 - ALTERNATES FORM

1.1 BID INFORMATION

- A. Bidder: _____.
- B. Prime Contract: _____.
- C. Project Name: Current Products Corp Offices
- D. Project Location: Pensacola, FL
- E. Owner: Willis Mullet
- F. Architect: Dalrymple | Sallis Architecture
- G. Architect Project Number: 16011

1.2 BID FORM SUPPLEMENT

- A. This form is required to be attached to the Bid Form.

1.3 DESCRIPTION

- A. The undersigned Bidder proposes the amount below be added to or deducted from the Base Bid if particular alternates are accepted by Owner. Amounts listed for each alternate include costs of related coordination, modification, or adjustment.
- B. If the alternate does not affect the Contract Sum, the Bidder shall indicate "NO CHANGE."
- C. If the alternate does not affect the Work of this Contract, the Bidder shall indicate "NOT APPLICABLE."
- D. The Bidder shall be responsible for determining from the Contract Documents the affects of each alternate on the Contract Time and the Contract Sum.
- E. Owner reserves the right to accept or reject any alternate, in any order, and to award or amend the Contract accordingly within 60 days of the Notice of Award unless otherwise indicated in the Contract Documents.
- F. Acceptance or non-acceptance of any alternates by the Owner shall have no affect on the Contract Time unless the "Schedule of Alternates" Article below provides a formatted space for the adjustment of the Contract Time.

1.4 SCHEDULE OF ALTERNATES

- A. Alternate No. 1: Provide batt insulation in walls of new Research and Development lab, in lieu of open cell spray foam insulation.
 - 1. ADD____ DEDUCT____ NO CHANGE____ NOT APPLICABLE_____.

2. _____ Dollars
(\$_____).
3. ADD____ DEDUCT____ calendar days to adjust the Contract Time for this alternate.

B. Alternate No. 2: Provide Simple Saver insulation system at ceiling of new Research and Development lab in lieu of open cell spray foam insulation..

1. ADD____ DEDUCT____ NO CHANGE____ NOT APPLICABLE____.
2. _____ Dollars
(\$_____).
3. ADD____ DEDUCT____ calendar days to adjust the Contract Time for this alternate.

C. Alternate No. 3: Clean and repair existing exposed roof and wall insulation throughout warehouse in lieu of cleaning and repair only at new model shop and R&D areas.

1. ADD____ DEDUCT____ NO CHANGE____ NOT APPLICABLE____.
2. _____ Dollars
(\$_____).
3. ADD____ DEDUCT____ calendar days to adjust the Contract Time for this alternate.

D.

1.5 SUBMISSION OF BID SUPPLEMENT

- A. Respectfully submitted this ____ day of _____, 2016.
- B. Submitted By: _____(Insert name of bidding firm or corporation).
- C. Authorized Signature: _____(Handwritten signature).
- D. Signed By: _____(Type or print name).
- E. Title: _____(Owner/Partner/President/Vice President).

END OF DOCUMENT 004323

SECTION 004373 - SCHEDULE OF VALUES
 TO: **Willis Mullet**

hereinafter called "Owner"

Pursuant to bidding requirements for the Work titled:

Current Products Corp. Offices

A. ITEM NO.	B. DESCRIPTION OF WORK	C. SCHEDULED VALUE
1.	General Conditions	
2.	Cleaning	
3.	Demolition	
4.	Metal Framing	
5.	Insulation	
6.	Doors	
7.	Windows	
8.	Gypsum Wallboard	
9.	Flooring	
10.	Painting	
11.	Plumbing	
12.	HVAC	
13.	Electrical Power and Distribution	
14.	Electrical Lighting	
15.	SUBTOTAL	
16.	Contractor Overhead __%	
17.	Contractor Profit __%	
18.	GRAND TOTAL	

PROVIDE SIGNATURE IDENTICAL TO THAT SHOWN

ON THE BID FORM

BIDDER: _____

By _____

(To be submitted on the Bidder's letterhead, placed in a sealed envelope and attached to the Contractors proposal.) END OF SECTION 004373