



TA LIESY CONSTRUCTION

12042 SE Sunnyside Rd., #475, Clackamas, OR 97015

office: 503/ 761-6259

fax: 503/ 572-3903

CCB 196471

INSTRUCTIONS TO BIDDERS

PROJECT ID: The Timbers Phase II

address: 602 NE 86th St., Vancouver, WA 98665

ESTIMATOR: CHUCK CONDITT

office:

cell: (503) 421-7548

fax: (503) 572-3903

email: chuck@taliesyhomesnw.com

BID DEADLINE: Monday 11/26/2012 3:00 PM PST

DESCRIPTION:

The Timbers Phase II Apartments project consists of new construction of two (2) apartment buildings on the site that also includes the existing Phase I building. Phase II will contain (19) for-rent apartments in (2) 2-story and 3-story apartment buildings with an office/common area. The project is located at 602 NE 86th St., Vancouver, WA 98665. Construction is 2- and 3-stories of wood frame off concrete slab on grade. On-site parking includes (45) spaces. Unit mix includes (4) 1-bdrm, and (15) 2-bdrm units.

Total Unit Square Feet	20,912	Project Start Date	12/27/12
Total Gross Square Feet	24,036	Project Completion Date	7/25/13
Number of Buildings	2	Project Duration (months)	7.0
Number of Units	19		
Number of Parking Spaces	45		

SCOPE OF WORK:

Bidders are responsible for verifying their individual scope of work in the bid documents.

REQUIREMENTS FOR ALL BIDDERS:

All Bidders must be licensed with the Contractors Board for the State in which the project is located. Bidders will be required to provide a Certificate of Insurance naming the general Contractor as additional insured upon bid award.

ALL BIDS MUST INCLUDE THE FOLLOWING INFORMATION:

COMPANY NAME

COMPANY ADDRESS

COMPANY PHONE

CONTRACTORS LICENSE NUMBER

CONTACT PERSON / ESTIMATOR

CONTACT PERSON PHONE (AVAILABLE ON BID DAY)

PROJECT NAME

DATE OF BID

LUMP SUM BASE BID AMOUNT

ALTERNATE BID AMOUNTS LISTED SEPARATELY

BID DOCUMENTS:

Plans and any related bid documents are available at the print shop listed below. Bidders are responsible for costs of reprographics and printing.

Precision Images
900 SE Sandy Blvd.
Portland, OR 97214

office: (503) 274-2030
fax: (503) 222-1879
website: www.precisionimages.com

BID DOCUMENT INVENTORY:

DESCRIPTION	ARCHITECT ENGINEER	DOCUMENT DATE	LIST OF DOCUMENTS
Geotech Report	Geotechnical & Environmental Services Inc.	12/09/05	(25) pages
Civil Drawings	SGA Engineering & Design	Stamped 8/30/12	(16) pages
Landscape Plan			
Architectural Drawings	Ronhovde Architects LLC	09/07/12	CS-1, CS-2, A0.1, A0.3, A0.4, A1.0, A1.1, A1.1a, A1.2, A1.2a, A1.3, A2.1, A3.1, A3.2, A4.1, A5.1, A5.2, A6.1, A9.1, A9.2, A9.3, A9.4, A9.5, A9.6, A9.7, A9.8, A10.1, R-1
Plumbing Drawings			
Mechanical Drawings			
Electrical Drawings			
Structural Drawings	VIDA Design	03/02/12	S1.0, S2.0, S2.1a, S2.1b, S2.22, S3.0, S6.1, S6.2, S6.3

ALTERNATES:

Bid Alternates (if any) are listed below. Bidders are responsible for verifying their individual scope of work for any Alternates based on the bid documents.

NO BID ALTERNATES

SUBSTITUTIONS:

Bidders are required to bid material, equipment and methods per the Bid Documents. Requests for substitutions must be submitted in writing ten (10) days prior to the Bid Deadline. Substitutions must be approved by the Architect.

VALUE ENGINEERING:

Bidders are encouraged to submit Value Engineering (VE) options in addition to the bid based on bid documents.

PREVAILING WAGE:

Prevailing wage rates ARE NOT required for this project

Certified Payroll IS NOT required for this project

PAYMENT AND PERFORMANCE BOND:

The Bidder will include in the Bid the cost of a labor and materials Payment and Performance Bond if required.

BIDDER PAYMENT AND PERFORMANCE BOND NOT REQUIRED

SITE WALKTHROUGH:

The site is fenced and locked. Contact the Estimator for access to the site and existing structures. Be considerate of the surrounding existing neighborhood when driving to and from the site.

PRE-SELECTION OF DESIGN-BUILD SUBCONTRACTORS:

Subcontractors for the following trades have been pre-selected as design-build subcontractors. Do not bid work for the following trades:

NO PRE-SELECTED SUBCONTRACTORS

BIDDERS REPRESENTATION:

Each bidder, by providing a bid, represents that:

- The Bidder has read and understands The Instructions to Bidders and all Bid Documents provided.
- The Bidder has visited the site and has been familiarized with the local conditions.
- The Bid is based upon the materials, equipment and systems described in the Bid Documents.

QUESTIONS:

All bidding questions or requests for clarifications shall be submitted in **EMAIL** form to the Estimator.

BID SUBMISSION:

Submit bids by fax, email or postal mail to:

TA Liesy Construction LLC
ATTN: **CHUCK CONDITT**
12042 SE Sunnyside Rd., # 475
Clackamas, OR 97015

fax: (503) 572-3903
email: chuck@taliesyhomesnw.com

END OF DOCUMENT