



# INVITATION TO BID

LMC Construction  
19200 SW Teton Ave  
Tualatin, OR 97062  
Tel: 503.646.0521  
Fax: 503.646.6823

BID DUE DATE:

**Monday, February 10th**

BID TIME:

**5:00 P.M.**

FROM: Ryan Duffin

E-Mail: ryand@lmcincorporated.com

Project	Parkway East and Parkway West - Apartment Renovation										
Project Address	3103-3167 7th Place NE, Salem OR 97303										
Project Description	<b>Work Summary:</b> Renovation of an existing apartment complex consisting of 124 units in 10 buildings and 5 garage buildings. The project scope includes full exterior envelope replacement, deck replacements, site grading and Stormwater management upgrades, site concrete replacement and extensive interior upgrades. <b>Clarifications:</b> Fire Suppression design build proposals will be excluded.										
Spec Sections Included	DIV-1: General Requirements, DIV-2: Existing Conditions, DIV-3: Precast Architectural Concrete, Precast Concrete Treads DIV-5: Metal Fabrications, Pipe & Tube Railings DIV-6: Rough Carpentry, Sheathing, Exterior Finish Carpentry, Interior Finish Carpentry, Interior Architectural Woodwork DIV-7: Cold -Applied Waterproofing, Traffic Coatings, Thermal Insulation, Weather Resistive Barrier, Asphalt Shingles, Fiber Cement Siding and Trim, Sheet Metal Flashing and Trim, Fire stopping, Joint Sealants DIV-8: Flush Wood Doors, Fiberglass Faced Doors, Sliding Vinyl Framed Doors, Vinyl Windows, Door Hardware DIV-9: Gypsum Board, Resilient Base, Resilient Sheet Flooring, Resilient Plank Flooring, Carpeting, Painting DIV-10: Signage, Toilet & Bath Accessories, Fire Extinguishers & Cabinets, Postal Specialties DIV-11: Residential Appliances DIV-12: Window Coverings, Residential Casework & Countertops DIV-22: Plumbing DIV-23: HVAC DIV-26: Electrical DIV-27: Communications DIV-28: Electronic Safety and Security DIV-31: Earthwork, Site Clearing DIV-32: Asphalt Paving, Concrete Paving, Design Build Planting Irrigation, Soil Preparation, Lawn and Grasses, Plants, Establishment Maintenance DIV-33: Water Distribution, Storm Utility Piping, Sub drainage.										
Instructions	Provide an itemized cost breakdown for your scope of work. <b><u>Bid all work per plans and specifications, and offer any cost saving options as an alternate.</u></b> Bidder Questions & Substitution Requests are due no later than Tuesday, February, 4th at 5:00 pm. It is the bidder's responsibility to include all back up documentation for all substitution requests.										
Site Visit - Optional	A LMC representative will be onsite Tuesday, February 4th at 10:00 am. Attendance to this site visit is <b>optional</b> if needed to submit a complete bid.										
Bid Documents	1: Parkway East :Permit/Bid Set Drawings by Carleton Hart Architecture Dated 1/21/2014 2: Parkway East -Site Repairs: Permit/Bid Set Drawings by Carleton Hart Architecture Dated 1.10.2014 1: Parkway West: Permit/Bid Set Drawings by Carleton Hart Architecture Dated 1/21/2014 2: Parkway West -Site Repairs: Permit/Bid Set Drawings by Carleton Hart Architecture Dated 1.10.2014 2: Parkway East-West Permit/Bid Set Specifications by Carleton Hart Architecture Dated 1/21/2014										
Prevailing Wages/Other	Project is subject to Marion County Davis Bacon Residential Prevailing Wage Rates, General Decision Number : OR140016 dated 1/03/2014.										
Plan Centers	All Plans and Specifications are available for viewing at LMC's office. Each Sub-contractor is solely responsible for viewing/reviewing any <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;"> <b>LMC Office</b>                19200 SW Teton                Beaverton, OR                503.646.0521             </td> <td colspan="3"> <b>Plans can viewed online for free or be purchased from Precision Images at subcontractors expense.-password:</b>   <a href="http://www.precisionimages.com">www.precisionimages.com</a> </td> </tr> <tr> <td> <b>OR Contractor Plan Center</b>                 5468 SE International Way                Milwaukie, OR 97222                503.650.0148             </td> <td> <b>Salem Contractors Exchange</b>                2256 Judson St SE                Salem, OR 97302                503.362.1651             </td> <td> <b>Eugene Builders Exchange</b>                2460 W 11th                Eugene, OR 97402                541.484.5884             </td> <td> <b>DJC Oregon</b>                921 SW Washington St, Suite 210                Portland, OR 97205                503.226.1311             </td> </tr> </table>			<b>LMC Office</b> 19200 SW Teton Beaverton, OR 503.646.0521	<b>Plans can viewed online for free or be purchased from Precision Images at subcontractors expense.-password:</b>  <a href="http://www.precisionimages.com">www.precisionimages.com</a>			<b>OR Contractor Plan Center</b>  5468 SE International Way Milwaukie, OR 97222 503.650.0148	<b>Salem Contractors Exchange</b> 2256 Judson St SE Salem, OR 97302 503.362.1651	<b>Eugene Builders Exchange</b> 2460 W 11th Eugene, OR 97402 541.484.5884	<b>DJC Oregon</b> 921 SW Washington St, Suite 210 Portland, OR 97205 503.226.1311
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Please fax response to 503-646-6823 and direct any questions to LMC @ 503-646-0521. Thank you in advance for your work in preparing this quote and for your timely response, it is sincerely appreciated. Failure to respond by the due date and time could exclude your bid from being evaluated - LMC Management											
Please inform us if you plan on bidding this project:		YES: <input type="checkbox"/>	NO: <input type="checkbox"/>								
Company Name											
Phone		Fax:									
Contact		E-Mail:									
Div./Scope Bidding											
<b><u>M/W/ESB Contractors are strongly encouraged to submit proposals</u></b>											



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Spec Sections Included	DIV-2: Select Demo, DIV-3: Cast in Place Concrete, Pre-stressed panel decking DIV-5: Metal Fabrications, Pipe & Tube Railings DIV-6: Rough Carpentry, Sheathing, Exterior Finish Carpentry, Interior Finish Carpentry, Interior Architectural Woodwork DIV-7: Thermal Insulation, Weather Resistive Barrier, Asphalt Shingles, Siding, Sheet Metal Flashing, Fire stopping, Joint Sealants DIV-8: Flush Wood Doors, Fiberglass Faced Doors, Sliding Vinyl Framed Doors, Vinyl Windows, Door Hardware DIV-9: Gypsum Board, Resilient Base, Resilient Sheet Flooring, Resilient Plank Flooring, Carpeting, Painting DIV-10: Signage, Toilet & Bath Accessories, Fire Extinguishers & Cabinets, Postal Specialties DIV-11: Residential Appliances DIV-12: Window Coverings, Casework & Countertops, Site Furnishings DIV-22: Plumbing DIV-23: HVAC DIV-26: Electrical DIV-27: Communications DIV-31: Earthwork, Site Clearing DIV-32: Asphalt Paving, Concrete Paving DIV-33: Utilities		
Instructions	Provide an itemized cost breakdown for your scope of work. <b>Bid all work per plans and specifications, and offer any cost saving options as an alternate.</b> Bidder Questions & Substitution Requests are due no later than Monday, February, 3rd at 3:00 pm. It is the bidder's responsibility to include all back up documentation for all substitution requests.		
Site Visit - Optional	A LMC representative will be onsite Tuesday, February 3rd at 10:00 am. Attendance to this site visit is <b>optional</b> if needed to submit a complete bid.		
Bid Documents	1: Permit/Bid Set Drawings by Carleton Hart Architecture Dated 11/12/2012  2: Permit/Bid Set Specifications by Carleton Hart Architecture Dated 11/12/2012		
Prevailing Wages/Other	Project is subject to Marion County Davis Bacon Residential Prevailing Wages		
Plan Centers	All Plans and Specifications are available for viewing at LMC's office. Each Sub-contractor is solely responsible for viewing/reviewing any		
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Please inform us if you plan on bidding this project:		YES: <input type="checkbox"/>	NO: <input type="checkbox"/>
Company Name			
Phone		Fax:	
Contact		E-Mail:	
Div./Scope Bidding			
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