



# INVITATION TO BID

LMC Construction  
19200 SW Teton Avenue  
Tualatin, Oregon 97062  
Tel: 503.646.0521  
Fax: 503.646.6823

BID DUE DATE:

**July 11, 2014**

BID TIME:

**5:00 PM**

FROM: **Noel Southard**

E-Mail: [noels@lmcincorporated.com](mailto:noels@lmcincorporated.com)

Project	Los Jardines de la Paz Partial Exterior Renovation
Project Address	5530 NE 60th Ave, Portland, OR
Project Description	<b>Work Summary:</b> The project scope includes rough carpentry, new siding, roofing, windows, limited site concrete, painting, miscellaneous MEP, and waterproofing. Limited finish carpentry and window coverings are also included.
Spec Sections Included	<b>DIV-1:</b> Final Cleaning (windows) <b>DIV-2:</b> Select Demo <b>DIV 3:</b> Select concrete replacement and patching <b>DIV 5:</b> Steel Deck Railings <b>DIV-6:</b> Rough Carpentry, Exterior and Interior Finish Carpentry <b>DIV-7:</b> Roofing, Weather Resistive Barrier (WRB), Siding, Sheet metal Flashing, Gutters and downspouts, Joint Sealants, waterproof coatings <b>DIV-8:</b> Vinyl Windows, <b>DIV-9:</b> Gypsum Board, Exterior Painting <b>DIV-12:</b> Horizontal Blinds, <b>DIV-22:</b> Hose bib Replacement <b>DIV-32:</b> Landscaping repair
Instructions	Provide an itemized cost breakdown for your scope of work. <u><b>Bid all work per plans and specifications and supplemental bid documents.</b></u> Bidder Questions & Substitution Requests due no later than <b>July 11th at 5:00 pm</b> . It is the subcontractor's responsibility to include all back up documentation for all substitution requests.
Site Walk	There will be one opportunity to view interiors prior to the bid time. <b>Site walk will be Wednesday, July 9th at 1 PM at Los Jardines Apartments.</b>
Prevailing Wages	Project is <b>not</b> subject to Prevailing Wages.
Additional Information:	<b>Work Force Training:</b> Project is not subject to work force training requirements.
	<b>M/W/ESB Goals:</b> Participation desired from M/W/ESB Certified businesses. M/W/ESB and veteran owned contractors are strongly encouraged to submit proposals.
	<b>Section 3:</b> Section 3 subcontractors and hiring are strongly encouraged to participate.

## Plan Availability

Plan Centers	All Plans and Specifications are available for viewing at LMC's office and website as well as CDs available to take. Each Sub-contractor is solely responsible for viewing/reviewing any and all documents required to bid a complete Scope of Work. Full size prints may be ordered from Precision Images at subcontractors expense. Plans will also be available at limited Plan Centers listed below.	
	<b>LMC Office</b> 19200 SW Teton Avenue Tualatin, Oregon 97062 (503) 646-0521	<b>LMC Website Bid Room</b> <a href="http://www.lmcincorporated.com/LMC_bid_room.php">www.lmcincorporated.com/LMC_bid_room.php</a>
		<b>Prints on File:</b> Precision Images 900 SE Sandy Blvd Portland, OR 97214 (503) 274-2030

Please fax response and direct any questions to LMC @ 503-646-6823 or at e-mail address at the top of this page. 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.

Please inform us if you plan on bidding this project:

YES: ☐

NO: ☐

Company Name	
Phone	Fax:
Contact	E-Mail:
Div./Scope Bidding	

**M/W/ESB Contractors are strongly encouraged to submit proposals**