

INSTRUCTIONS TO BIDDERS

World Peace Bell Parking Garage
415 York Street, Newport, KY 41071

Bid Package #4 – Remaining Individual Trades
(Contracts already issued for geo-piers, precast & elevators)

October 18, 2024

BID PACKAGE

ISSUE DATE: October 18, 2024

PRE-BID

SITE REVIEW: N/A

JOB ADDRESS: WPB Site

415 York Street
Newport, KY 41071

BID DUE DATE: November 1st, 2024 – 4:00 PM

EMAIL BIDS TO:

SUBJECT: WPB Parking Garage Bid Package #4 – Remaining Individual Trades

EMAIL TO: John Arlinghaus
North Shore Construction & Development Services
430 Reading Rd.
Cincinnati, OH 45202
john@northshorecds.com

Jim Mehringer
jim@northshorecds.com

This project will be awarded to the “LOWEST and MOST QUALIFIED BIDDER”

MINIMUM CRITERIA for CONSIDERATION

As part of the MINIMUM CRITERIA FOR CONSIDERATION, all BIDDERS are required to provide the following documents:

- Exhibit A - Bid Form
 - Construction Schedule/Activity Durations
 - List of Comparable Project Experience
 - Resume for Site Foreman Assigned to the Project
 - Company Safety Plan/Logistics Plan for this Project
 - Certificate of Insurance/W9
-

You are invited to submit a proposal for the above-referenced project. The following bid documents and information have been enclosed for your review:

PROJECT OVERVIEW/DESCRIPTION

North Shore Construction & Development Services is the Construction Manager for a new, approximately 154,873 SF, 5-floor, +/- 400 space precast parking facility located at 415 York Street, Newport, KY 41071. The overall duration of the project is 52 weeks or less. Bid Package #4 – Remaining Individual Trades will include all means and methods, engineering, fabrication, delivery, installation and applicable taxes to complete the project. **Contracts have already been issued for geo-piers, precast concrete, and elevators.**

BID DOCUMENTS

It is the responsibility of the Subcontractor to review these documents and advise NSCDS if other sections of documents are needed to complete pricing.

Exhibits

Exhibit A Bid Form

Plans

DRAWING INDEX

08.29.24 SHELL PERMIT ISSUE
10.15.24 PERMIT & BID ISSUE

Issue Legend

- = Included with Issue (no changes)
- = New or Updated

GENERAL

G0.00	COVER SHEET	●	●						
G0.01	LIFE SAFETY PLANS	●	●						

CIVIL

C-000	TITLE/VICINITY MAP	●	●						
C-001	SPECIFICATIONS	●	●						
V-100	EXISTING CONDITIONS PLAN	●	●						
C-200	DEMOLITION PLAN	●	●						
C-300	SITE LAYOUT PLAN	●	●						
C-301	SITE LAYOUT PLAN	●	●						
C-302	SITE LAYOUT PLAN	●	●						
C-303	SITE LAYOUT PLAN	●	●						
C-304	SITE LAYOUT PLAN	●	●						
C-400	UTILITY PLAN	●	●						
C-500	GRADING PLAN	●	●						
C-501	DETENTION EXHIBIT	●	●						
C-600	GRADING PLAN	●	●						
C-700	SWPP PLAN	●	●						
C-800	STORM SEWER PROFILES	●	●						

STRUCTURAL

S001	GENERAL NOTES AND ABBREVIATIONS	●	●						
S002	SPECIAL INSPECTIONS	●	●						
S101	FOUNDATION PLAN	●	●						
S201	TYPICAL FOUNDATION DETAILS & SECTIONS	●	●						
S202	FOUNDATION SECTIONS	●	●						
S203	FOUNDATION SECTIONS	●	●						
S204	FOUNDATION SECTIONS	●	●						
S205	FRAMING SECTIONS	●	●						
S301	ELEVATOR & MASONRY DETAILS	●	●						

PRECAST STRUCTURE

GR1.00	LOADS	●	●						
PC0.01	GENERAL NOTES	●	●						
PC0.02	STANDARD FINISH	●	●						
PC1.01	FOUNDATION PLAN	●	●						
PC1.02	FOUNDATION DETAILS	●	●						
PC1.03	FOUNDATION DETAILS	●	●						
PC2.00	TYPICAL DRAINAGE PLAN	●	●						
PC2.01	LEVEL 1 SLAB ON GRADE	●	●						
PC2.02	LEVEL 2	●	●						
PC2.03	LEVEL 3	●	●						
PC2.04	LEVEL 4	●	●						
PC2.05	LEVEL 5	●	●						
PC2.06	LEVEL 2 TOPPING PLAN	●	●						
PC2.07	LEVEL 3 TOPPING PLAN	●	●						
PC2.08	LEVEL 4 TOPPING PLAN	●	●						
PC2.09	LEVEL 5 TOPPING PLAN	●	●						
PC2.10	STAIR BOX & ELEVATOR - ENLARGED PLANS	●	●						
PC3.01	ELEVATION - NORTH	●	●						
PC3.01A	ELEVATION NORTH - CLADDING	●	●						
PC3.02	ELEVATION - EAST	●	●						
PC3.02A	ELEVATION - EAST - CLADDING	●	●						
PC3.03	ELEVATION - SOUTH	●	●						
PC3.03A	ELEVATION - SOUTH - CLADDING	●	●						
PC3.04	ELEVATION - WEST	●	●						
PC3.04A	ELEVATION - WEST - CLADDING	●	●						
PC3.05	SECTIONS - ELEVATOR	●	●						
PC3.06	SECTIONS - CENTER LITEWALL	●	●						
PC3.07	N.W. STAIR BOX	●	●						
PC3.08	S.E. STAIR BOX	●	●						
PC3.09	STAIRS	●	●						
PC3.10	STAIRS	●	●						
PC3.11	ELEVATOR LOBBY SLABS	●	●						
PC4.01	DOUBLE TEE DETAILS	●	●						
PC4.02	CONNECTION DETAILS	●	●						
PC4.03	CONNECTION DETAILS	●	●						
PC4.04	CONNECTION DETAILS	●	●						
PC4.05	CONNECTION DETAILS	●	●						
PC4.06	CONNECTION DETAILS	●	●						
PC4.07	CONNECTION DETAILS	●	●						

08.29.24 SHELL PERMIT ISSUE
 10.15.24 PERMIT & BID ISSUE

PRECAST STRUCTURE (CONT.)

PC4.08	CONNECTION DETAILS		●							
PC4.09	CONNECTION DETAILS		●							
PC4.10	CONNECTION DETAILS		●							
PC5.01	NORTH FINISHES		●							
PC5.01A	NORTH CLADDING		●							
PC5.02	EAST FINISHES		●							
PC5.02A	EAST CLADDING		●							
PC5.03	SOUTH FINISHES		●							
PC5.03A	SOUTH CLADDING		●							
PC504	WEST FINISHES		●							
PC504A	WEST CLADDING		●							
PC505	INTERIOR PRECAST FINISHES		●							
PC506	INTERIOR PRECAST FINISHES		●							
PC507	INTERIOR PRECAST FINISHES		●							
PC508	INTERIOR PRECAST FINISHES		●							

ARCHITECTURAL

A0.01	ARCHITECTURAL SITE PLAN		●	●						
A0.02	STREETSCAPE PLAN		●	●						
A1.01	FLOOR PLAN - GROUND FLOOR		●	●						
A1.02	FLOOR PLAN - LEVEL 2		●	●						
A1.03	FLOOR PLAN - LEVEL 3		●	●						
A1.04	FLOOR PLAN - LEVEL 4		●	●						
A1.05	FLOOR PLAN - LEVEL 5		●	●						
A1.11	CEILING PLAN - GROUND FLOOR		●	●						
A1.12	CEILING PLAN - LEVEL 2		●	●						
A1.13	CEILING PLAN - LEVEL 3		●	●						
A1.14	CEILING PLAN - LEVEL 4		●	●						
A1.15	CEILING PLAN - LEVEL 5		●	●						
A1.21	ROOF PLAN		●	●						
A2.01	EXTERIOR ELEVATIONS - SOUTH		●	●						
A2.02	EXTERIOR ELEVATIONS - WEST		●	●						
A2.03	EXTERIOR ELEVATIONS - NORTH		●	●						
A2.04	EXTERIOR ELEVATIONS - EAST		●	●						
A2.05	EXTERIOR ELEVATIONS - MATERIAL SELECTIONS		●	●						
A3.01	BUILDING SECTIONS		●	●						
A7.01	VERTICAL CIRCULATION - N.W. STAIR		●	●						
A7.02	VERTICAL CIRCULATION - S.E. STAIR		●	●						
A7.03	VERTICAL CIRCULATION - ELEVATOR		●	●						
A8.01	SCHEDULES		●	●						

MECHANICAL

M-101	MECHANICAL PLAN		●							
M-501	MECHANICAL SCHEDULES & NOTES		●							

ELECTRICAL

E-101	GROUND FLOOR ELECTRICAL PLAN		●							
E-102	SECOND FLOOR ELECTRICAL PLAN		●							
E-103	THIRD FLOOR ELECTRICAL PLAN		●							
E-104	FOURTH FLOOR ELECTRICAL PLAN		●							
E-105	FIFTH FLOOR ELECTRICAL PLAN		●							
E-501	ELECTRICAL SCHEDULES & NOTES		●							
E-502	PANEL SCHEDULES		●							
E-601	SINGLE LINE & DETAILS		●							

PLUMBING

E-101	GROUND FLOOR PLUMBING PLAN		●							
E-102	SECOND FLOOR PLUMBING PLAN		●							
E-103	THIRD FLOOR PLUMBING PLAN		●							
E-104	FOURTH FLOOR PLUMBING PLAN		●							
E-105	FIFTH FLOOR PLUMBING PLAN		●							
E-501	PLUMBING SCHEDULES & NOTES		●							
E-502	LEVEL 1 DWV ISOMETRIC		●							
E-601	PLUMBING DETAILS		●							

FIRE PROTECTION

FP-101	FIRE PROTECTION PLAN (CRITERIA DRAWING)		●							
FP-501	FIRE PROTECTION DETAILS & NOTES (CRITERIA DRAWING)		●							

BID INSTRUCTIONS

TAXES

- All Federal, State and Local sales and/or use taxes are to be included.

PERMITS & FEES

- The Subcontractor is responsible for all trade-specific permits and fees. North Shore Construction has the general building permit.

MEP DESIGN

- N/A

PREVAILING WAGE

- N/A

PAYMENT AND PERFORMANCE BOND

- N/A

TESTING

- The awarded Subcontractor shall include the cost of all trade specific testing requirements in their scope.
- North Shore Construction will contract with a general testing and special inspections engineering company.

TEMPORARY UTILITIES

- Subcontractor is responsible for all costs associated with water, etc., during the course of construction.
- Subcontractor to include lighting as required for their work.
- Temporary power will be available for normal use. Extraordinary requirements shall be furnished by the Subcontractor and included in his proposal.
- North Shore Construction & Development Services will provide temporary restroom facilities.

PREPARATION OF BIDS

- Please price bids complete with clarifications for work included and excluded, and document all assumptions which have been made.

BIDDER'S QUESTIONS

- All questions or requests for information should be emailed to **North Shore Construction & Development Services – John Arlinghaus**, john@northshorecds.com by 4:00 pm on **October 25, 2024**. Any questions received after that time will not be answered prior to the bid due date. All questions and answers will be distributed to all bidders on or before **4:00 pm on October 29, 2024**.

VOLUNTARY ALTERNATES

- Refer to Voluntary Alternates (If Applicable) on WPB Garage Bid Form (Exhibit A).

BID FORMS

- Bids must be submitted utilizing the **WPB Garage Bid Form (Exhibit A)** and signed by an authorized representative of the Bidder.

PRICE GUARANTEE

- This Proposal is guaranteed for sixty (60) days from the Bid Due Date.

ALLOWANCES & ALTERNATES

- All allowances and alternates shall include the labor and material cost, including delivery to/handling to the site, taxes, overhead, profit, labor, and installation of said materials.
- Should the final cost of Work for which a cash allowance is specified be less than the allowance, the Contract Amount shall be reduced by the difference in actual costs. Should the final cost exceed the cash allowance, the Contract Amount shall be increased by the difference in actual costs.

ADDENDA

- Addenda may be issued as part of the bid documents. The Bidder shall acknowledge receipt of each addendum in the space provided on the Bid Form. The individual item included in the addendum shall be added, deleted, or changed in accordance with the instructions contained in the letter of the addendum. A copy of each addendum will be inserted at the end of the bid document.

BID PACKAGES

<input checked="" type="checkbox"/>	Sitework	<input checked="" type="checkbox"/>	Firestopping	<input checked="" type="checkbox"/>	Electric
<input checked="" type="checkbox"/>	Utilities	<input checked="" type="checkbox"/>	Caulking	<input checked="" type="checkbox"/>	Striping
<input checked="" type="checkbox"/>	Storm Sewer	<input checked="" type="checkbox"/>	Waterproofing	<input checked="" type="checkbox"/>	Landscape & Irrigation
<input checked="" type="checkbox"/>	CIP Concrete	<input checked="" type="checkbox"/>	Doors & Hardware	<input checked="" type="checkbox"/>	Sidewalks & Approaches
<input checked="" type="checkbox"/>	Topping Slabs	<input checked="" type="checkbox"/>	Storefront	<input type="checkbox"/>	Precast - Awarded
<input checked="" type="checkbox"/>	Masonry	<input checked="" type="checkbox"/>	Painting	<input type="checkbox"/>	Elevator - Awarded
<input checked="" type="checkbox"/>	Misc. Steel	<input checked="" type="checkbox"/>	Garage Equipment	<input type="checkbox"/>	Geopiers - Awarded
<input checked="" type="checkbox"/>	Hoist Beams	<input checked="" type="checkbox"/>	Exterior Signage		
<input checked="" type="checkbox"/>	Ladders	<input checked="" type="checkbox"/>	Interior Signage		
<input checked="" type="checkbox"/>	Bollards	<input checked="" type="checkbox"/>	Specialties		
<input checked="" type="checkbox"/>	Metal Railings	<input checked="" type="checkbox"/>	Plumbing		
<input checked="" type="checkbox"/>	Planting Screens	<input checked="" type="checkbox"/>	HVAC		