

Request for Proposal

Project: Grand River South Phase I Residential Design Package
Date: October 18, 2018
To: Invited Bidders
From: USS Real Estate, c/o

Schoel Engineering Company, Inc.
1001 22nd Street South
Birmingham, Alabama 35205

This Request for Proposal Package includes the following items:

- ◆ Proposal Form Enclosed
- ◆ Notes of Clarification Enclosed
- ◆ Contract Terms & Conditions To be supplied by Owner
- ◆ Drawings Dated **10-18-2018** by Schoel Engineering Company, Inc., Enclosed
- ◆ Technical Specifications by Schoel Engineering Company, Inc. Enclosed

Instructions to Bidders:

1. This is a lump sum proposal.
2. There will be a **Pre-Bid Meeting at 1:00 p.m. on Tuesday, October 30, 2018** at the offices of Schoel Engineering, 1001 22nd St. South, Birmingham, AL 35205.
3. Use the enclosed Proposal Form to submit your bid, or your company's form that is, at a minimum, inclusive of these items. Complete the Quantity, Unit Price and Total Price Columns. These unit prices will be used for bid review purposes, additional work or deletions, as well as a schedule of values for progress payments. The proposal form list of quantities is not guaranteed to include all items in the scope of work. Any additional items shall be identified on the proposal form by the Contractor.
4. The Proposal Form, Notes of Clarification, Contract Terms & Conditions will be incorporated directly into the contract. Sign and initial as indicated prior to submitting proposal.
5. This project is to be bid and built in accordance with City of Leeds and City of Birmingham requirements where applicable. The "Notes of Clarification" are not meant to override City requirements or the Drawings requirements but are to be used as supplemental information.
6. Submit questions with a formal "Request for Information" (RFI) on your company's standard form. All pre-bid questions shall be submitted to Schoel Engineering to the contact provided below. These questions and answers will be distributed to all bidders. The final day to submit questions is three (3) working days prior to the bid due date. The final memorandum (if necessary) will be issued one (1) working days prior to the bid due date.

Schoel Engineering Co., Inc.
Contact: Fred Smith, Project Manager
Email: fsmith@schoel.com
Office: 205-313-1164

7. All information issued during the bid period will be issued via email memorandum. This includes, but is not limited to, addenda, date changes, plan revisions, etc.
8. The Contractor shall be required to provide weekly status updates to the Owner and hold status meetings, as required.
9. The Contractor shall provide a detailed project schedule in Gantt Chart format as a part of his bid.

Bids Due: Bids are due **November 8, 2018** by 5:00 PM to Mr. Fred Smith (CC to Jeff Boyd at jwboyd@uss.com) at Schoel Engineering Co., Inc., 1001 22nd Street South, Birmingham, AL, 35205.

Project: Grand River South Phase I Residential Design Package – Notes of Clarification

1. Pricing is to be based on drawings by Schoel Engineering Company, Inc. dated **10-18-2018** and any addenda issued during the bidding process. Geotechnical information is not included. The Contractor shall satisfy themselves of site conditions, and may visit the site and perform exploratory work at the permission of the Owner.
2. Bonds, Fees, and Permits:
 - a) All engineering, Geotechnical testing, inspection, and monitoring will be provided by the Owner.
 - b) All required permits and fees are the responsibility of the Contractor.
 - c) Performance, Payment, and Erosion Control bonds are to be included in this proposal.
 - d) Pre-blast surveys and Blast Monitoring are to be included, if required
 - e) NPDES Permit will be in place prior to the Notice to Proceed. It is the duty of the Contractor to obey permit conditions including compliance with applicable water quality standards.
3. Site Grading Notes:
 - a) The responsibility for Erosion and Sedimentation control is solely the Contractor's. It is the Contractor's responsibility to meet the requirements of the NPDES Stormwater General Permit. Any fines or penalties resulting as a consequence of violations of this permit will be borne by the Contractor.
Installation of erosion control devices as shown on the project plan are to be included. These devices are to be maintained (including replacement, if required) while Contractor is on site performing substantial scope of work. Additional erosion control measures, not explicitly shown on the plans, required to appropriately control erosion and sedimentation shall be considered a component of the base bid. There will be no additional payment for such measures.
 - b) Include an allowance for dewatering that is typically associated with drying the project after normal rain events.
 - c) Include procuring, transportation and application of construction water as required.
 - d) Bidders are to investigate the required rock excavation to satisfy themselves of the depth and location. This means the "Excavate Cut-To-Fill" bid item is unclassified in the lump sum bid and is to include both rock and soil excavation.
 - e) Topsoil and Undercutting:
 - (i) Allow for stripping topsoil.
 - (ii) Re-spreading of topsoil at a depth of 4 inches and seeding and mulching is to only be included for the outer cut and fill slopes of the project.
 - (iii) Topsoil remaining after completion of re-spreading operations will be disposed of offsite by Contractor.
 - (iv) Borrow areas, if required, are to be spread with 4" of topsoil upon completion of borrow operation.
 - f) All materials excavated from the cut areas are expected to be suitable fill material.
 - g) Unsuitable materials - The Contractor shall dispose of unsuitable materials offsite.
 - h) Pricing includes excavation to the subgrade elevations shown on the grading plan. Note that the road grades shown are final grades.

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- i) The existing topography on the plans are from a combination of field shot and GIS. The contractor shall check the topographical survey as soon as practical once the contract is awarded and notify the owner of any significant discrepancies that would affect the constructability of the project or cause additional cost to the owner.
 - j) All tree save areas shall be flagged by the Contractor and approved by the Owner's Representative, in the field, prior to clearing.
4. Utilities notes:
- a) The project is to be priced per the requirements of the responsible utility company.
5. Traffic Control:
- a) All traffic control shall be per the Manual on Uniform Traffic Control Devices (MUTCD), latest edition.
6. Work by others:
- a) Relocation, replacement, modification, rehabilitation, or repair of any existing utilities and light poles are to be coordinated with the proper utility company. Any associated costs are to be borne by the Contractor.
7. Occupancy or use of any part of the work by owner prior to completion will be allowed provided the use does not impact the sequence or cost of the remaining scope of work.
8. Five percent retention will be held on the project.
9. USS Real Estate reserves the right to approve project superintendents as well as to approve subcontractors.