

Instructions to Bidders

Project: Murano at Three Oaks
Location: 17167-17179 Three Oaks Parkway
Fort Myers, Florida

Owner: Courtelis Company
703 Waterford Way
Suite 800
Miami, Florida 33126

Contact: Douglas Pitts Jr.
(305)986-3062
Email: dpittsjr@courtelis.com

Bid Date: February 20th, 2019 12pm

Note: all bids are to be received electronically on the attached bid form.

Bid Documents:

- Architectural Drawings by Forum Architecture, dated: December 14, 2018, revised January 16, 2019
- Architectural Specifications by Forum Architecture, dated: January 2, 2019
- Civil Engineering Documents By Barraco Engineering, dated: January 17, 2019
- Landscape, grading, Hardscape, and Landscape Lighting Documents by EGS2, dated: January 7, 2019
- Irrigation Documents by Dixie Landscape dated: January 11, 2019
- Interior Design Documents for the Clubhouse and the Pavilion by Forum Architecture, dated: December 13, 2018, revised January 16, 2019
- Interior Design Project Manuals for the Clubhouse and the Apartment Units by Forum Architecture, dated: December 13, 2018
- Subsurface Soils Investigation report as prepared by Ardaman & Associates, Inc., dated: May 17, 2018 and June 14, 2018
- Low Voltage Specifications, dated: January 14, 2019
- Bid Submittal form.
- Steve Lennon meeting correspondence 8-26-2018.

Bid Clarifications

General Requirements:

- Provide Contractor Bids on Owner supplied bid form; include any and all additional Contractor bid clarifications at time of bid submission.
- 100% Performance and Payment Bond required.
- Base Building Permit to be paid by Owner, any and all subsequent permits, Building Department fees, etc. are by Contractor.
- Impact fees, public utility company fees and or deposits are by Owner.
- Form of contract between Owner and Contractor shall be AIA A101-2007 and AIA A201-2007 as mutually agreed to by both parties.
- Insurance:
 - Builders Risk Insurance to be purchased by Owner.
 - Commercial General Liability: paid by General Contractor, project specific covering both Owner and General Contractor.
 - Limits: \$2,000,000 per occurrence, general aggregate and products/completed operations.
 - Includes Extended Products-Completed Operations Hazard of 120 months after expiration of the policy or from the time the work reaches final completion.
 - Excess General Liability: Paid by General Contractor, project specific, covering Owner and General Contractor.
 - Limit: \$10,000,000 per occurrence and aggregate
 - Worker's Compensation coverage as per State of Florida requirements
 - Automotive Liability Insurance:
 - Bodily Injury Liability: \$1,000,000 per person
 - Bodily Injury Liability: \$1,000,000 per Accident
 - Property Damage Liability: \$1,000,000 per Accident
- All questions during the bidding process to be addressed to the Owner and Architect via email provided; answers to any and all questions shall be transmitted to all bidders.
- The cost of permanent utilities on the project shall remain the responsibility of the contractor until the date of final acceptance by the owner for that portion of the work. Any utility company deposits or connection fees are by the Owner.
- All temporary utilities as required for this project are to be the sole responsibility of the contractor.
- Provide anticipated schedule for the following milestones:
 - Calendar days from project notice of commencement to the turnover to the owner of the leasing office/clubhouse
 - Calendar days from project notice of commencement to the turnover of the first phase of building apartment units

- Calendar days from project notice of commencement to the final completion of the project
- Project is being separately permitted and shall be delivered in phases as shown on sheet A1.02. Any and all temporary barriers, signage, or other requirements of the authority with jurisdiction over this project needed in order to complete a phased delivery as outlined above, is included by Contractor. Contractor to determine order of phasing with Owner starting with the delivery of the Clubhouse.
- Threshold Inspector and/or Independent Inspectors required by construction documents or by authority having jurisdiction over this project are to be by Contractor; Owner shall approve the proposed inspection company or companies prior to commencement of the work.

Site Work:

- All soils, utility, concrete, materials, and or other testing as required by the Contract Documents are to be by Contractor. Owner to approve testing company.
- Minimum materials testing frequency shall be as follows unless more stringent testing is required by construction documents or authority with jurisdiction over the project:
 - Earthwork- 1 density test per 500 s.y. per lift
 - Building pads – 1 density test per 250 s.y. per lift
 - Utility structures – 1 density test per structure per lift
 - Utility trenches – 1 density test per 150 l.f. of trench per lift
 - Sub-base – 1 density test per 500 s.y. per lift
 - Base - 1 density test per 500 s.y. per lift
 - Asphalt – 1 core per 1000 s.y.
 - Concrete – see project spec book
- Storm Water Pollution Prevention Plan (SWPPP): Contractor shall be completely responsible for all aspects of the project's storm water pollution prevention plan and shall comply with all authorities having jurisdiction over the project with respect to same. This includes but is not limited to: to notifications, implementation, maintenance, monitoring, reporting and termination of the SWPPP as is required.
- Comply with requirements of the San Carlos Fire Marshal as specified in correspondence attached from Carl Barraco, Jr. to Steve Lennon in order to facilitate wood framing commencement.
- Coordination and scheduling of modifications and or installations of any and all Public Utility work is by Contractor including but not limited to: Public Works, Phone, Cable, Permanent Power, utility relocations, Gas, etc.
- Importing or exporting of soil as needed to achieve specified grades is included. Depth of lake to be adjusted by contractor to achieve a balanced site, however minimum and maximum grades, and/or slopes as specified cannot be modified without the owner's approval. Any unsuitable materials

encountered shall be the responsibility of the Contractor. Unsuitable materials can be placed on-site only as approved by Owner, Owner's Geotechnical Consultant, and Civil Engineer.

- Backfilling of FDOT property adjacent from the projects east property line to the FDOT retention pond berm is included including restorations.
- Asphalt to be installed in two lifts. Temporary striping if required for phased Certificates of Occupancy of project are included.
- Landscape and irrigation maintenance including but not limited to: cutting, trimming, weeding, edging, fertilizing, etc. acceptable to Owner during construction up to time of final acceptance by the Owner of the entire project.
- Engineering and permitting of the pool in accordance with Contract Documents is by Contractor. Design to be "saltwater" pool.
- Install as per FPL specifications, underground conduits and transformer pads, as supplied by FPL including, but not limited to pull strings, markers, surveying, excavation, compaction, testing and restorations. Base bid to be calculated on a total of 2,200 lineal feet of Trench and 10 transformer pads.
- Surveying services: Owner to provide boundary survey only, all other survey work to be by Contractor including but not limited to: ALTA survey including all endorsements and exceptions, easement for FPL, easement for Lee County Water and Sewer improvements, elevation certificates, any additional surveying as required by AHJ over this project.
- Site perimeter fencing: supply and install 5' high commercial grade galvanized chain link fencing with top and bottom rails, from dog park to existing I-75 ROW fence.
- Remove and dispose of existing fence on west and north side of FDOT retention pond adjacent to project.
- Supply and install 1,000 gallon minimum, underground liquid propane tank connected to fire pit and bar-b-que grills within courtyard. Location of underground tank to be such that it can be filled by propane vendors from adjacent driveway. Design, permits, piping, valves, shut-offs, timer control for the fire pit, signage, final connections to appliances above, etc. are to be included.
- Controlled access:
 - pool area: provide conduit, wiring, transformers, power, etc. at all gates entering pool area with Keyring Prox control for entry adjacent to each gate.
 - Vehicular Entry/Exit gates:
 - Lift arm controlled access.
 - Guest phone entry system including 2 call stations, cabling, conduits, management, reporting, and monitoring equipment as per site electrical plans. System to be Keyring Prox and remote control compatible
 - 25 remote controls to be included
 - Exit to be via roadway detection system

- 10 replacement arms to be included
 - Provide Prox reader on post at all 3 entry points for use by residents
 - Provide separate 2" conduit in addition to conduits required for gate operators from closest building control room with pull string for use by owner for entry gate cameras on both the exit and entry side of each gate. Final locations to be coordinated with Owner.
 - Clubhouse: see door schedule for access points. Provide conduits, cabling, power, etc. to each access point as required for functions specified
 - Supply all required programming equipment and initial programming and instruction to owner for all access points
 - Keyring Prox control to be same as used on Building access points
 - Supply 650 programmable Keyring Prox and all required programming equipment.
- Include 24 each 7' x 4" concrete filled, painted bollards at all vehicular gate controllers.
 - Included 20 concrete filled, painted bollards as per FPL specifications.
 - Supply and installation of all amenities at Dog Park are included as per landscape/hardscape plans
 - Trash compactor equipment by Owner, final electrical hook-up by Contractor.
 - Structural design of entry walls, fire pit, cabana foundations, and BBQ counters are not complete; include an allowance of \$20,000.00 for concrete and reinforcing components in base bid..

Building:

- Engage the services of a water intrusion consultant approved by Owner to inspect and approve, prior to application of specified finishes, all areas of construction exposed to the elements. Inspection to include but not be limited to: windows, doors, house wrap, flashing, balconies, corridors, stair landings, wall, deck, roof penetrations, and roofing. Application of finishes shall not commence until such time as the approved water intrusion consultant has acknowledged in writing to owner and architect that they have approved the specified area of construction.
- Contractor shall perform a sanitary sewer and storm sewer flush within each building prior to acceptance by owner to verify that no blockages are present in system.
- All backboards, conduits, grounds, electrical outlets, etc. required by the utility providing service for permanent power, Fire Alarm Panels, phone service, internet, cable, and/or security within electrical rooms, Fire Alarm Control Panel rooms, building communication rooms, and central communication room are included.

- Proper connection of all downspouts as shown on architectural plans to storm drainage system is included.
- Exact location of washer box and dryer vents to be coordinated with the specified equipment.
- Step foundations as may be required for sewer installations are included.
- Labeling/numbering as required for equipment and/or panels shall be manufactured as approved by architect.
- Provide 3-4" conduits from the perimeter of the site to the Central Communication room with pull cords
- Provide removable, interior, protective curtains at all elevator cabs.
- Elevator cabs to receive vinyl plank flooring matching apartment units.
- Supply and install remote read water meters, antenna, boosters, wiring, permanent power, etc. to complete a working system. The remote read meters shall integrate with Entranta Core project management software. Owner to approve manufacturer of Remote metering system.
- Whirlpool apartment appliance package specifications as follows or similar G.E. appliance package:
 - Refrigerator: WRT311FZDM w/ icemaker, stainless steel
 - Oven: WFE515SOES, black on stainless steel
 - Dishwasher: WDF520PADM, stainless steel
 - Disposal: 1/3 H.P.
 - Washer: WTW4815EW, white
 - Dryer: WDF520PADM
 - Stacked Washer/Dryer at Studio: WET4124HW
- Controlled Access: all access point as called for on architectural drawing to be integrated with site access system so that 1 Keyring Prox is utilized for all access points onsite.
- Supply and install monitored security system for all openings in the following areas, monitoring contract by owner, owner to approve vendor:
 - Main Clubhouse excluding Gym
 - Maintenance building
 - Central Communication Room
- All apartment Unit Distribution Panels shall receive data, voice, video, and microducts home-runned from the appropriate Building Communication Rooms as per the low voltage specifications including terminations, testing, etc.
- Provide and install marble window sills at apartment units.
- Walls and ceilings in apartment units to receive knock-down texture in all areas except bathrooms which will receive orange peel texture. Provide sample to owner and architect for approval.
- Walls and ceiling in corridors to receive knock-down texture.
- Interior electrical switches to be "Decora" style.
- Include an allowance of \$90,000.00 for project signage package.

Alternates:

1. Provide a breakout cost for Contractor's Insurance as specified in the Contract Documents. Owner reserves the right to purchase Project Specific Insurance with the same limits for both the Owner and Contractor.
2. Provide unit price for 2" underground conduits including survey and pull strings.
3. Provide unit price for 4" underground conduits including survey and pull strings
4. Delete interior corridor area drains in both buildings including associated piping.
5. Provide "Zip" exterior sheathing system in lieu of exterior sheathing system specified on construction documents.
6. Remove all exotic trees from the Protected Tree Area as shown on sheet 3.12 of the landscaping plans using equipment and means that will not damage the existing native trees and shrubs.
7. Provide cost of using ABS pipe onsite where allowed by code.
8. Eliminate Spa and replace with brick pavers.
9. Provide 5' high precast wall system similar to wall produced Wall Way, USA including engineering, permits, column and wall caps, and painting on both sides of wall in lieu of chain link fence specified on north perimeter line of property running from Dog park east to the existing I-75 ROW fencing.
10. Provide precast wall in lieu of chain-link fencing at lift station as per specifications for alternate wall on north property line.
11. Provide estimated quantity and unit price per cubic yard in-place to maximize the lake excavation as allowed by permit and to place all excess structural fill immediately north of this project on the neighboring parcel. Included within the unit price are the costs for excavation, placement and grading of the excess fill as well as surveying prior to and after the placement of fill to determine the actual quantity stockpiled.
12. Provide Alternate apartment plumbing fixture package utilizing equal Huntington Brass fixtures.
13. Provide alternate apartment cabinet package utilizing Kios Cabinets
14. Provide under cabinet lighting at all apartment kitchens.
15. Provide standard profile base (3-1/2") and casing (2-1/4") at all apartments.

Allowances:

- Signage package \$90,000.00
- Concrete and reinforcing components of entry walls, BBQ counters, fire pit, and cabana foundations \$20,000.00