



# Request for Proposal

JPI is the Developer and the General Contractor for the following project.

**Project:** Stadium Park, Bldgs. A & B

**Location:** Anaheim, CA

*Dec START  
PHASE 1 + 2*

**Bid Date:** August \*\*, 2016 @ 5:00PM

**RFI Due Date:** September \*\*, 2016 @ 5:00PM

**Anticipated Start Date:** 4<sup>th</sup> QTR of 2016

**Project Descriptions:** The project is a multifamily wrap apartment project consisting of:

	<b>BLDG. A</b>	<b>BLDG. B</b>
Site Area:	4.93	5.12
No. Units:	370	376
Levels Above Grade:	5	5
Apartment GSF:	320,900	339,715
Parking GSF:	234,919	253,474
No. Stalls:	649	681

\*Note: Bldg. C (phase III) is NOT part of this pricing round. All costs associated with this bldg./phase should be excluded.

### MAIN

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### SECONDARY

<b>Contact:</b> Lawrence Alkema, Estimator	<b>Mark Purdy, Sr. Estimator</b>
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<b>Trades:</b> SURVEYING	MANLIFT
EARTHWORK	FINAL CLEANING
TERMITE CONTROL	GYPSUM CEMENT
ASPHALT CONCRETE	FRAMING
UNIT PAVERS	WATERPROOFING
SITE CONCRETE	INSULATION



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STRIPPING & SIGNAGE  
LANDSCAPING  
WET UTILITIES  
FENCES & GATES  
GARAGE (Turn Key)  
CIP (Slab on Grade)  
MASONRY  
MISC. IRON  
PARKING CONTROL EQUIP.  
PLAYGROUND EQUIP.  
SWIMMING POOLS  
TRASH CHUTES  
ELEVATOR  
FIRE SPRINKLERS  
PLUMBING  
ELECTRICAL  
LIGHT FIXTURES  
LOW VOLTAGE  
FIRE ALARM

ROOFING  
SHEET METAL  
FIBER CEMENT PANELS  
ENTRANCES & STOREFRONT  
RESIDENTIAL WINDOWS  
DOORS, FRAMES & HARDWARE  
ROLL-UP DOORS  
UNIT MIRRORS  
LATH & PLASTER  
DRYWALL  
TILE  
FLOORING  
PAINING  
TOILET ROOM ACCESSORIES  
FIREPLACES  
FIRE EXTINGUISHERS  
POSTAL SPECIALTIES  
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## 1. PROPOSALS

- **Bids need to be submitted/uploaded to SmartBidNet.**
- Budgets shall contain all anticipated costs to construct the trade scope.
- Costs will need to be provided on subcontractor proposals forms broken down by:
  - Building – Each bldg. cost should be a stand-alone price & proposal with deduct if awarded both projects.
  - Trade – If bidding multiple trades (i.e. structural concrete, site concrete, masonry, framing, sheet metal, roofing, etc...)
  - Areas – Off-Site (Gene Autry Blvd. & State College), On-Site, Residential, Garage, Amenity (leasing, lounge, fitness, etc...), Public Park @ Bldg. B



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- Each Building shall be priced as a stand-alone project with deduct if awarded both.
- All proposals shall be per plans and specifications. Substitutions can be proposed as an alternate SEPARATE from your base bid proposal.
- Bidders shall provide their project specific qualifications and exclusions to their proposal.

## 2. ESCALATION

**Your proposal should be priced as if it were an immediate start and include escalation through the current project duration (26 mo.).**

## 3. DOCUMENTS

The subcontractor is responsible to view and evaluate all of the documents provided on SmartBidNet in the preparation of a proposal. Failure to review of the documents will not relieve the subcontractor to complete work identified in the documents. Below is a list of documents provided as part of this pricing request:

- JPI's preliminary project schedule (subject to change).
- Unit Finish Schedule
- Acoustical Report by Veneklasen dated 10/13/2015.
- Water Flow Test Report by Spectrum Fire Protection dated 09/09/2015.
- Geotechnical Exploration Report by Leighton & Assoc. dated 08/12/2015.
- Geotechnical Exploration Report by Leighton & Assoc. dated 09/15/2015.
- Civil plans by KHR dated \*\*/\*\*/2016.
- Architectural plans by AO dated \*\*/\*\*/2016.
- Structural plans by PBA dated \*\*/\*\*/2016.
- 1. Plumbing plans by AMPAM Parks Mech. dated \*\*/\*\*/2016.
- Mechanical plans by LDI Mech. dated \*\*/\*\*/2016.
- Electrical plans by OMB dated \*\*/\*\*/2016.
- Landscaping plans by GMP dated \*\*/\*\*/2016.
- Dry Utility Plans by Utility Design dated \*\*/\*\*/2016.

## 4. WAGE REQUIREMENTS

There is NO requirement for work to be performed by union labor. The project is NOT subject to Prevailing Wages.

## 5. BOND REQUIREMENTS

Subcontractors may be required to provide a payment and performance bond(s) as part of the Subcontract. As part of your proposal, you will be required to provide your bond rate which JPI will calculate separately. After bid, and at JPI's sole discretion, if JPI determines such bonds are not necessary, the final subcontract and price will be adjusted accordingly.



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## 6. INSURANCE REQUIREMENTS

Subcontractors bidding must meet the insurance requirements below:

### Workers Compensation Coverage:

- Minimum \$100,000 Each Accident
- Minimum \$500,000 Disease Policy Limit
- Minimum \$100,000 Disease Each Employee

### General Liability Coverage:

- Minimum \$1,000,000 General Aggregate
- Minimum \$1,000,000 Products – Comp/OP Aggregate
- Minimum \$1,000,000 Personal & Advertising Injury
- Minimum \$1,000,000 Each Occurrence
- Minimum \$50,000 Fire Damage (any one fire)
- Minimum \$5,000 Medical Expense (any one person)

### Automobile Liability:

- Any Auto, All Owned Autos, Hired Autos, Non-Hired Autos
- Minimum Combined Single Limit \$1,000,000
- OR -
- Minimum Bodily Injury \$1,000,000 (any one person)
- Minimum Bodily Injury \$1,000,000 (any one accident)
- Property Damage \$1,000,000

(Excess of above underlying limits of Employer's Liability and Auto Liability)

### Umbrella Liability:

- Minimum \$2,000,000 Per Occurrence
- Minimum \$2,000,000 Aggregate

### Umbrella Liability for High Risk Vendors Only:

- Minimum \$3,000,000 Per Occurrence
- Minimum \$3,000,000 Aggregate

The following vendors are considered HIGH RISK: Framers, Plumbers, Electricians (not low voltage), Utilities (wet only), Roofers, HVAC, Painters, Rain Guttering, Exterior Veneer (stucco-brick-siding), Steel Erectors, Precast Concrete (garages), Elevator, Temporary Man hoist, Plasterer/EIFS, Concrete Shell, Glazing, Window Cleaning, Trusses, Scaffold, Crane, Caulk/Sealant, Trash Disposal Service, Excavators, Demolition, Formwork, Lightning Protection, Curtain Wall.

All Carriers must have an A8 Rating or Better.

Additional insured information must be listed.



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## 7. ADDITIONAL BID NOTES

The Bidder shall clearly indicate on his/her proposal:

- Receipt and acknowledgement of all addendum.
- Inclusion of all applicable taxes.
- Acknowledgement and ability to meet JPI's insurance requirements.
- Inclusion of equipment and hoisting for bidders scope of work.