

SCHRYVER TRACT UNIT 1 INSTRUCTIONS TO BIDDERS

1. Engineered quantities are to be provided to bidders to help establish unit price. Each bidder is responsible to prepare and provide their own quantity estimate and bids will be awarded on a plan and basis with the contractor's quantities and unit prices used for schedule of values for progress payments and in the event plans change requiring a change order. No change orders will be permitted unless bid set plans are changed. A detailed schedule shall be provided with the bid proposal.
2. Bidders are to provide cut and fill quantities with their bid and disclose any estimated surplus or shortage of excavated materials required to complete the project including all lot grading. Proposal for lot grading will be provided as a "separate item" but included in the total bid.
3. If surplus is determined to exist, the quantity shall be disclosed and an alternate price for the haul off shall be provided separately.
4. Grade tolerances will be $\pm 0.10'$ and will be verified by owner one time. Contractor shall provide letter verifying that grades are within tolerance.
5. Maximum particle size is 6" for fill material used within the boundaries of any single-family lot.
6. The entire site is to be selectively cleared. This shall include the disposition of existing brush piles within the project area. The cleared materials shall be mulched and left on-site. Topsoil will be stripped and preserved for dressing curb backfill and lot fills. No lot fill materials may be imported or exported from site without the written consent of the Owner.
7. All lot fill testing will be conducted by Intec. Contractor shall give Geotech engineer 48 hr notice.
8. Contractor to provide 79g certification for all lots
9. Contractor responsible for all testing – (e.g. streets, utilities, lot fill etc.) and shall include cost as a line item in proposal.
10. Contractor responsible for all construction surveying, staking and replacement of any missing or damaged property pins and guard stakes upon completion of project and shall utilize Engineer of record: Cude Engineers.
11. Contractors shall provide to KB a detailed schedule for project completion (to be included with bid) and will be required to comply with contract duration.
12. Contractor shall meet weekly with the Owner to review schedule, and delays and update the Owner as to progress of the project. Contractor shall provide an updated weekly schedule at this meeting.
13. Contractors to provide a list of major subcontractors and suppliers they propose to use if awarded project.
14. Contractor acknowledges that they will be considered "in control of the site" and will coordinate and comply with owner provided weekly stormwater compliance inspections so that any deficiencies are corrected within 5 days of inspection.
15. 10% retainage will be withheld on all pay items and will be released upon acceptance of project by governing entities.
16. Contractor shall be responsible for providing a warranty/maintenance bond for 10% of the final construction costs to the benefit of KB Home during the period prior to acceptance by all governing agencies (to be included in base bid). This shall be a condition for the final field inspection and payment of the contract retainage.
17. Contractor responsible for reproduction cost of plans needed for project
18. Extensions of time will be allowed for any actual critical path workday delayed by weather, owner or engineer. Extensions of time must be submitted to Owner and engineer within one week of delay and must be approved in writing by Owner and engineer.
19. Successful bidder must comply with the applicable storm water permit and KB Home consent decree, conditions.