



## **4<sup>th</sup> STREET NORTH MIXED-USE DEVELOPMENT – SILVERTHORNE, CO**

### **INVITATION TO BID – 3/26/2024**

#### **Project Description:**

This project is for two (2) mixed-use buildings and a plaza building (Buildings A, D, and E). The mixed-use buildings are 3-stories, and the plaza building is single story. Building A is +/- 22,209 square feet and has 12 units with first floor parking and three future retail / restaurant spaces. Building D is 32,256 and has 22 units with first floor parking and a future retail / restaurant space. Building E is +/- 1,245 square foot and is the plaza building and a future bar. Building A is located at 21 W. 5<sup>th</sup> Street, Silverthorne, CO 80498. Building D is located at 465 Blue River Pkwy, Silverthorne, CO 80498. Building E is located at 465 Blue River Pkwy #126, Silverthorne, CO 80498. Site work associated with these buildings will be limited to lots 2B and 3B. We anticipate breaking ground in June with a 16-month total duration.

#### **Scope of Work:**

The project consists of but is not limited to the following trades:

- |                                 |                               |                     |
|---------------------------------|-------------------------------|---------------------|
| • Final Clean                   | • Siding                      | • Shower Doors      |
| • Temporary Fencing             | • Metal Panels                | • Shower Pans       |
| • Surveying                     | • Membrane Roofing            | • Fireplaces        |
| • Reinforcing steel             | • Asphalt Shingle Roofing     | • Casework          |
| • Concrete Footings             | • Gutters                     | • Countertops       |
| • Concrete Slab                 | • Applied Fireproofing        | • Window Treatments |
| • Masonry                       | • Joint Sealants              | • Elevators         |
| • Cast Stone                    | • Doors and Frames            | • Fire Suppression  |
| • Steel Fabrication             | • Overhead Doors              | • Plumbing          |
| • Steel Erection                | • Entrances and Storefront    | • HVAC              |
| • Railings                      | • Windows                     | • Electrical        |
| • Rough Carpentry               | • Mirrors                     | • Low Voltage       |
| • Heavy Timber                  | • Metal Stud Framing          | • Fire Alarm        |
| • Wood Framing                  | • Drywall                     | • Erosion Control   |
| • Millwork                      | • Acoustical Ceilings         | • Earthwork         |
| • Wardrobe & Closet Specialties | • Painting                    | • Asphalt Paving    |
| • Finish Carpentry              | • Wall Covering               | • Site Concrete     |
| • Air Sealing                   | • Tile                        | • Striping          |
| • Thermal Insulation            | • Carpet, Pad, and Base       | • Irrigation        |
| • Waterproofing                 | • Resilient Flooring and Base | • Landscaping       |
| • Weather Barrier               | • Toilet Accessories          | • Utilities         |

#### **Instruction to Bidders:**

- Submit all RFI's via email to [Bids@NGCGroupInc.com](mailto:Bids@NGCGroupInc.com).
- All bids are due by [2:00PM Thursday, April 18, 2024](#).
- Please acknowledge all bid documents, RFIs, addenda, etc. on your bid and submit to [Bids@NGCGroupInc.com](mailto:Bids@NGCGroupInc.com).

#### **Project Schedule:**

- |             |                                       |
|-------------|---------------------------------------|
| • 3/27/2024 | Issue Invitation to Bid               |
| • 4/11/2024 | RFIs Due at 5:00 pm                   |
| • 4/16/2024 | RFI Responses / Final Addendum Issued |



- 4/23/2024 Bids Due at 2:00 PM

**Bid Documents:**

- **Drawings**
  - 2023-1228 4<sup>th</sup> St N – Permit – Civil
  - 2023-1228 4<sup>th</sup> St N – Permit – Civil\_truncated
  - Landscape Bldg E 2023-1228\_4thStN-100pcCD\_truncated
  - 2023-1228 4th St N - Permit - Architectural - Building A
  - 2023-1228 4th St N - Permit - Architectural - Building D
  - 2023-1228 4th St N - Permit - Architectural - Building E
  - 2023-1228 4th St N - Permit - Structural - Building A
  - 2023-1228 4th St N - Permit - Structural - Building D
  - 2023-1228\_4TH STREET NORTH\_STRUCTURAL\_Building E\_80% CD\_Signed
  - 2023-12-22 - Permit - Building A - Mech and Plbg – DS
  - 2023-12-22 - Permit - Building D - Mech and Plbg – DS
  - 2023-12-22 - Permit - Building E - Mech and Plbg – DS
  - 2023-12-22 - Permit - Building A - Electrical – DS
  - 2023-12-22 - Permit - Building D - Electrical – DS
  - 2023-12-22 - Permit - Building E - Electrical – DS
  - 2023-1228 4th St N - 50% CD - Low Voltage - Building A
  - 2023-1228 4th St N - 50% CD - Low Voltage - Building D
- **Specifications**
  - 2023-1228 4<sup>th</sup> St N – Permit – Project Manual VOL 1
  - 2023-1228 4<sup>th</sup> St N – Permit – Project Manual VOL 1
- **Supplemental Bid Documents**
  - 4<sup>th</sup> Street North Mixed-Use Development – Silverthorne, CO – Invitation to Bid
  - 2023-1228 4th St N - Progress Report 2 - Metering Matrix

**Site Visit:**

All bidders are encouraged to visit the site to familiarize themselves with existing conditions.

**\*\*\*NOTE IN ORDER TO BE CONSIDERED FOR NGC PROJECTS, SUBCONTRACTORS MUST PREQUALIFY BEFORE CONTRACTING WITH NGC. PLEASE VISIT [HTTPS://WWW.NGCGROUPINC.COM/SUBCONTRACTOR-PORTAL/](https://www.ngcgroupinc.com/subcontractor-portal/) TO FILL OUT A SHORT FORM TO REQUEST AN INVITATION TO QUALIFY. ONCE YOU HAVE FILLED OUT THE REQUEST FORM, YOU WILL RECEIVE THE INVITATION TO QUALIFY FROM PROCORE WHERE YOU WILL BE DIRECTED TO OUR PREQUALIFICATION FORM.\*\*\***

**\*\*\* NOTE THE SUBMISSION OF YOUR BID ON THIS PROJECT, CONSTITUTES AN ACKNOWLEDGEMENT YOU HAVE READ AND ACCEPT THE NGC GROUP STANDARD SUBCONTRACT TERMS AND CONDITIONS, WITHOUT MODIFICATION. ANY REQUESTED CHANGES MUST BE AGREED UPON IN WRITING PRIOR TO SUBMISSION OF BIDS. THANK YOU.\*\*\***