



Memo to Bidder Negotiated Bid

PANDA EXPRESS, INC

To: Candito Construction
From: PM Joe Celento 912-272-4811
Date: 11/14/19
Job: Panda Express - I-85 & US 280, Opelika, AL S8-20-D7163

Exposite Bid Package includes:

- Bid Set Drawing: **Issued for Bid by Heights Venture Architects, dated...11/7/19**
- 1) Job memo to bidder (pdf)
 - 2) Bidding Responsibility Matrix (pdf)
 - 3) 8109 Bidding Form (word)
 - 4) 8109 Bid Form (excel)
 - 5) PX GC Weekly Report (excel)
 - 6) Equipment Receiving and Installation Procedures (pdf)
 - 7) Exposite GC Bidding Guide (pdf)
 - 8) Construction Photos & Project Closeout by GC (pdf)
 - 9) GC Contract (pdf)
 - 10) Pre Punch Completion List
 - 11) Fiberon Install Guide
 - 12) New Service Vendor & GC Requirements
 - 13) Melink T&B Checklist
 - 14) Locknet Hardware Specs
 - 15) Silikal Checklist
 - 16) Guide for Subcontractor Bids
 - 17) Soils Report **N/A – Reno of Steak & Shake**
 - 18) LL / Seller Work Letter **N/A – As Is Delivery per PSA dated 5/14/19**
 - 19) Asbestos Report **Dated 11/6/19**

This is Remodel of existing Stake & shake Restaurant into a Panda Express. Currently operating, but will be delivered to us in As-Is condition upon 30 day termination notice. ***Bid Silikal Floor in kitchens for all projects.....HVAC Sub to include min Test & Balance for inspection in bid quote**

Project Schedule:

Preliminary Bid due to PM via Email 12/10/19
Final Bid Upload to Exposite Date: **12/17/19 or completion of Negotiations**
Permits Ready ETA: 12/18/19
Estimated Construction Start Date: 1/6/20

Construction Duration: (Please input number of days you need for the job). Bidder proposed Contract Duration will be taken into consideration along with the pricing. Panda counts calendar days from the Construction Start Date to your completion date these calendar days include your mobilization to the Site. Completion Date "Turnover" is the Store Opening Date. Any Punch List work will be completed in and around the Panda Operations Employees, in the early morning or overnight without disruption to the store opening or operations.

Bid Delivery

This is a Negotiate Bid and Contract. You will fill out **the Bid Form 8109 Word and 8109 Excel and include any qualifications.** Your initial bid will include min of three (3) sub bids for all work that exceeds



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Ten Thousand Dollars (\$10,000). The Three sub bids will be included in the email documents to the PM and GC will propose the selected sub for each category in the total proposed Bid amount. *Please include Sub Bids in a PDF format folder with file names of each trade. I.E. "Plumbing", "Electrical", etc and zip up folder for transmittal submission.*

Once approved by PM GC will submit Final bid through Expesite and attach the following: **(Please refer to Expesite Bidding Guide)**

- **Construction schedule**
- **8109 bid form (word); 8109f bid form (excel)**
- **A copy of a valid contractor's license in the State where the project is awarded**
- **Any Qualifications you have to the bid documents**

BUILDERS RISK INSURANCE SHOULD NOW BE INCLUDED BY GC ON ALL PROJECTS.

Failure to upload these documents with your bid will disqualify your bid.

Project Information:

Panda hires a GC so they can manage the entire project from beginning to completion. The owner's PM is there to help coordinate owner's items and vendors along with making sure the building is built to our standards and corp. identity. The GC we hire is the one with the knowledge of the area and responsible to make sure they are up to speed and knowledgeable on **all** requirements of construction and close out. Getting the project to the close out both with the Local Authority having Jurisdiction over Permits and C of O and all Owner's Vendors and required paperwork is just as much a part of the project as the actual construction.

All bids must include cost for GC Superintendant to be on site for a min of 3 days once Panda Opens for business to address any issues that arise upon opening. Bids include all Equipment Start-up and or Troubleshooting of Panda Provided Equipment. The Awarded GC must provide a weekly job report on the format provided in the Bid Documents and participate in weekly update calls with the Project Manager.

Any discrepancies between the Bid Matrix and Contract A&E Drawings must be qualified at bid submittal.

No Material Substitutions shall be accepted without submittal to Project Architect for review and written approval from Panda Project Manager.

Please do not hesitate to contact me for any questions/issues or clarifications regarding any of the above documents.

PM Name Joe Celento
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Email: Joe.celento@pandarg.com