Request for Proposal

Request for Pre-Qualification & Bids

The dates listed below are potential dates and are subject to change.

1. Notice is hereby given that Coastal Construction Co. of Palm Beach is soliciting Statements of Pre-Qualifications (PQ) from qualified vendors and subcontractors to participate in the construction of the Palm Beach County Convention Center Hotel. Only subcontractors who submit complete PQ applications meeting Coastal's minimum requirements for each bid package will be approved to receive the bid documents.

2. The overall project scope may include 400 hotel guestrooms, meeting spaces, restaurants, ballrooms, pool, amenities and a parking garage. The construction budget is approx. $65 million.

3. The procurement phasing scopes and critical dates for each phase are as follows:

   Phase 1 Early Work scopes include: Earthwork & Site Utilities, Augercast Piling & Sheeting, and Vibro Compaction. **Ph. 1 PQ Deadline was January 10, 2014.** Drawings for Ph. 1 will be made available to Pre-Qualified bidders on or about January 24, 2014. Ph.1 Mandatory Pre-Bid Meeting will be held at 560 Okeechobee Blvd West Palm Beach, FL 33401 on February 7, 2014, at 8:30 AM for PQ'd bidders. **Bids for Ph.1 are due at 2:00 PM on February 26, 2014.**

   Phase 2A Structure, Enclosure & MEPF scopes may include: Concrete Structure & Masonry, Structural Steel, Roofing, Foundation Waterproofing / Caulking, O.H. Doors, Glass / Glazing / Aluminum Panel Cladding, Operable Partitions, Laundry Chutes, Elevators, Wheel Chair Lift, Plumbing, Fire Sprinklers, HVAC, and Electrical (including Low Voltage & Audio / Visual). **Ph. 2A PQ Deadline is February 24, 2014.** Drawings for Ph. 2A will be available on or about March 17, 2014. Ph.2A Mandatory Pre-Bid Meeting will be held at the Harriet Himmel Theater located at 600 S. Rosemary Ave, West Palm Beach, FL 33401 on April 2, 2014, at 1:30 pm for PQ'd bidders. **Bids for Ph.2A are due at 2:00 PM on April 29, 2014.**

   Phase 2B Hardscape, Metals, Doors, Drywall, Pools & Water Features scopes may include: Misc. Metals, Doors & Hardware, Drywall, Stucco, Pools & Fountains, Hardscape, Acoustical Ceilings, Pavers, Landscape and Decorative Site Concrete. **Ph. 2B PQ Deadline is February 24, 2014.** Drawings for Ph. 2B will be available on or about May 14, 2014. Ph.2B Mandatory Pre-Bid Meeting will be held at the Harriet Himmel Theater located at 600 S. Rosemary Ave, West Palm Beach, FL 33401 on May 29, 2014, at 1:30 pm for PQ'd bidders. **Bids for Ph.2B are due at 2:00 PM on June 11, 2014.**

   Phase 3 Building Finishes scopes may include: Final Cleaning, Millwork, Tile & Stone, Wood Floors, Carpet and Resilient, Exterior Painting, Interior Painting and VWC, Accessories, Shower Enclosures and Mirrors, Canvas Canopies, Signage, Operable Wall Partitions, Lockers, Loading Dock Equipment, Porte Cochere and Caulking / Sealants / Waterproofing. **Ph. 3 PQ Deadline is April 1, 2014.** Drawings for Ph. 3 will be available on or about May 14, 2014. Ph.3 Mandatory Pre-Bid Meeting will be held at the Harriet Himmel Theater located at 600 S. Rosemary Ave, West Palm Beach, FL 33401 on June 10, 2014, at 1:30 pm for PQ'd bidders. **Bids for Ph.3 are due at 2:00 PM on July 9, 2014.**

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Phase 4 Garage scopes may include: Precast Concrete Structure, Cast-in-place Concrete, Masonry, Misc. Metals, Caulking and Waterproofing, Doors and Hardware, Glass and Glazing, Painting, Parking Equipment, Fire Sprinkler, Plumbing, HVAC, Electric, and Garage Roof Covers. **Ph.4 PQ Deadline is April 1, 2014.** Drawings for Ph. 4 will be available on or about July 30, 2014. Ph.4 Mandatory Pre-Bid Meeting will be held at the Harriet Himmel Theater located at 600 S. Rosemary Ave, West Palm Beach, FL 33401 on or about August 15, 2014, at 1:30 pm for PQ'd bidders. **Bids for Ph.4 are due at 2:00 PM on or about August 29, 2014.**

All Vendors /Subcontractors Pre-Qualification applications must be approved by Coastal in order to receive bid documents.

4. All subcontractors and vendors wishing to be involved in the construction of the Palm Beach County Convention Center Hotel as a Prime Subcontractor or Vendor must Pre-Qualify (PQ) with Coastal Construction prior to receiving bid documents. Subcontractors and Vendors interested in contracting directly with a Pre-Qualified Subcontractor are not required to PQ.

5. Interested Subcontractors and Vendors should e-mail the estimating department at: PBC_ConventionHotel@coastalconstruction.com to receive an invitation to begin the electronic PQ process.

6. The electronic PQ process requires audited financial statements, proof of bonding and insurance for Subcontractors and Vendors as follows:

   a. If you supply or fabricate material and will not enter the jobsite:
   Up to $500,000 in value does **not** need to provide proof of bonding, insurance or safety information.
   If over $500,000 in value then we need proof of insurance, bonding and safety information.

   b. If you supply and install on the jobsite:
   Up to $200,000 does **not** need to provide bonding or audited financials, only proof of insurance.
   If over $200,000 in value or if you perform Roofing, Waterproofing, Windows or any exterior building system, then you will need to complete the entire form.

   Subcontractors/Vendors must meet Coastal's minimum requirements for bonds, insurance, etc.

7. Summary of Key Subcontract Terms for Subcontractors:
   a. 15% Palm Beach County Small Business Enterprise (SBE) Goal will be required for each subcontract.
   b. Local (Palm Beach County) Work Force Participation Goals of 40% for skilled and 60% for unskilled total labor hours will be required in each subcontract.
   c. In accordance with the Palm Beach County Living Wage Ordinance, the minimum unburdened wage rate for ALL unskilled workers is currently $11.64 / hour. Additionally, the average unburdened rate for ALL skilled workers on the project is $18 / hour.