

K&B WESTSIDE INVESTORS, LLC

5555 S. KIRKMAN RD., STE 201, ORLANDO, FL 32819

March 7, 2024

Re: Construction of a Starbucks shell and related site work.

K&B Westside Investors, LLC (an Intram Investments affiliate) invites you to submit a bid for the construction of a new Starbucks shell and other related site work. Permits with Osceola County are currently being reviewed, we expect to be able to start construction in 45 days.

In preparing your bid, there are a number of items to consider:

- The bid deadline is March 29th, 2024. We expect to quickly award the bid so that the selected contractor is able to get permits issued and commence work immediately.
- Bid the project as detailed in the plans. While we always appreciate “value engineering” suggestions related to products, processes or materials, those items need to be provided as bid alternates. If you don’t bid the plans as provided, it becomes virtually impossible to compare your bid to others.
- We are including in this invitation the Landlord’s workletter that is a part of our Lease with Starbucks. Please consider this as a bid document, and if there is an inconsistency between the plans and these documents, identify that inconsistency so it can be resolved. Change Orders to provide work required by Workletter will not be approved.
- Please limit your use of “allowances” and instead include exact quantity takeoffs. If the plans do not provide sufficient detail for you to be specific, please inquire as to the owner’s intent. Additionally, your bid should include pricing of the materials and products as specified in the plans. While the design professionals may approve substitutions “as equal”, the contractor is obligated to provide the specified item if the substitution is not approved.
- Make sure to visit the site and thoroughly acquaint yourself with the plans and the space’s existing conditions. If you are awarded the contract, the expectation is that your price will include all items necessary to complete the project. All items not specifically mentioned or shown, but necessary for the completion of the installation shall be furnished and installed by Contractor. If there are questions regarding whether you or someone else is to provide an item or perform a task, ask the design professional what the owner’s intent is. No additional compensation will be allowed due to the contractor’s failure to familiarize themselves with the project.
- This is a private bidding process, to invited bidders only. Please do not put the plans or bid information on any of the bidding information services. If you do, all your competitors will call asking to “get on the bid list”.
- Your bid needs to include the number of days from notice to proceed to substantial completion. This timeframe needs to include a reasonable number of “lost days” due to weather and other factors beyond the contractor’s control.

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The civil plans for the project were prepared by Hanson, Walter & Associates.

Robbie Newberry, P.E.

Project Manager

Hanson, Walter & Associates

8 Broadway, Suite 104

Kissimmee, FL 34741

PH: 407-847-9433 x206

and the architectural plans were prepared by FWH Architects, Inc.

Adrienne Bauer

Project Architect / Partner

FWH Architects

3336 Grand Blvd. Suite 201

Holiday, Florida 34690

Office: 727-815-3336

bauer@fwharchitects.com

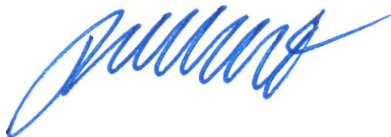
Please submit any RFI's to the design professional and copy kfroelich@intram.com with your transmittal. Our direction to the engineers is to reply only to questions in writing so that the answers to any questions can be communicated to all the bidders. Please ask that your subs respect this process.

We are closing the bidding process at close of business on March 29th so please provide your bid prior to that deadline. If you have questions regarding the process, please submit them by email to my attention: rhodge@intram.com.

The bid plans will be available for download at a link provided in the email transmitting this invitation. Please download the plans and circulate to your subs, as the link will expire in 1 week.

Thanks, and we look forward to the possibility of working with you.

Sincerely;



Randy Hodge

Executive Vice President

Enclosures:

Link to Construction Plans

Bid Form

Starbuck's Workletter

Geotech Report