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SUPPLEMENTRY INSTRUCTION TO BIDDERS

Renovation and Addition of Solomon's Island Yacht Club

June 2, 2009

The following instructions and conditions are included as part of the Bidding Documents.

1. Bids are due June 17, 2009 by 3:00 at the offices of W.M. Davis; submit bids by Fax or Email. The Yacht Club reserves the right to reject any and all Bids; and to waive any formalities in the bids.
2. The contract for construction shall be AIA Document A101-1997 and Shall incorporate by reference AIA Documents A201-1997
3. Construction is anticipated to start in October 2009 with Substantial Completion achieved on or before February 15 2009
Liquidated Damages of \$500.00 per day for failure to complete on Time.
4. Retainage shall be established at 10% of all material and labor.
Retainage shall be held until thirty days after completion of punch list and receipt of close out documents.

5. The project shall be Phased in order for the Yacht Club to keep its Lower level lounge open through-out the construction process. Phase I will be the entire project with the exception of the lower Levels lounge area and restrooms. Two means of egress are required to be maintained which will be the buildings front entry doors and Lower Levels existing left side entry. Phase II is the lower level lounge area and will not commence until substantial completion of Phase I
6. The Yacht Club will acquire all Building and Health Department Permits required. The Contractor shall obtain whatever other permits And inspections that may be necessary to fully execute the Work.
7. The Yacht Club will purchase, under a separate contract, the Lower level And Upper Level Bar and Kitchen Equipment. Owners Equipment supplier will provide for installation and make final connections of the kitchen and bar equipment. Contractor shall provide outlets, j-boxes, plumbing lines, rough-in in accordance with the equipment drawings. **All lower level equipment Is required to be raised to meet floodplain requirements see plan for required height.**
8. Owners are responsible for the final design, fabrication, refurbishment, and installation of the existing Kitchen exhaust hood and associated fans, ductwork, and fire suppression system. Contractor shall provide required connections. Owner is responsible for removal, relocation and storage of all existing kitchen equipment.
9. Owners will provide for cabinetry, countertop and shelving at upper bar.

10. Provide any value engineering suggestions as separate add or deduct costs to your proposals.
11. Bidders shall furnish all labor, materials, equipment, and services required to complete the Work and shall visit the site, examine the existing buildings, and locality, the legal requirements (Federal, State, and Local Laws, ordinances, rules and regulations) applicable to the Work to provide an informed, accurate, and reliable bid.
12. Project is not Tax Exempt provide for required taxes.
13. **Please contact Rick Hamilton at W.M.Davis with any discrepancies on the bidding documents or items requiring further clarification and to schedule site visits.** Architect will not address any plan discrepancies. Contact site engineer with any pertinent questions.