



INVITATION TO BID

Your company is invited by HIVE Construction, Inc. to bid the following project:

**Look Lab
4164 E 8th Place
Denver, CO 80220**

Bids are due by: 9/6/2024 by Noon

Project Description: It is a 1370 SF tenant improvement including, demolition, concrete, carpentry, millwork, drywall, flooring and tile, painting, mechanical, electrical, plumbing and other trades.

Please See Alternates and Bid Breakout Below

Drawings can be found on our website, by clicking on the 'Bid Room' tab:

<http://hive-co.com/>

Drawings are available at the following Dropbox link.

<https://www.dropbox.com/scl/fi/xy25wg5t3vtnbewkv05al/Get-Started-with-Dropbox.pdf?rlkey=ko0wb7ozr6eiro8e1w9ehrfd1&st=0dgg7p5t&dl=0>

Please direct questions and RFI's to:

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BID ALTERNATES / VALUE ENGINEERING

Please note: Pricing for Bid Alternates must include any Overhead & Profit, and any applicable taxes.

1. Provide Bid Alternate #1: Provide a deduct to reuse the existing water heater if it is an adequate size.
2. Provide Bid Alternate #2: Provide batt insulation option in lieu of mineral wool.
3. Provide Bid Alternate #3: Provide a deduct to reuse existing wiring within the suite.
4. Provide Bid Alternate #4: Provide a deduct to reuse existing diffusers and grills if in good condition or they can be repainted. Please specify if you plan to reuse them as-is, or if your alternate pricing includes repainting of the diffusers and grills.
5. Provide Bid Alternate #5: Provide an Alternate Barn Door Slab option, include an Alternate Track System and Handle Hardware that is similar to what is spec'd but more cost effective. Provide a Spec Sheet for the alternate Door Slab, the Track Hardware, and Handle Hardware.
6. Provide Bid Alternate #6: Provide deduct for the existing ceiling grid to be reused, if in good condition. Note: New ceiling tiles are required, reuse of ceiling grid only.
7. Provide Bid Alternate #7: Provide an Alternate FLOORING option for the Duchateau Hyde VDG flooring that is a similar product with a similar look and thickness. Any suggested option must be commercial grade. Provide a Spec Sheet for the alternate flooring.
8. Provide Bid Alternate #8: Provide an Alternate Accent Wall stone option that is similar to the Calacatta Green Marble. Provide a Spec Sheet or Photo for alternate stone option being suggested.
9. Provide Bid Alternate #9: Provide an Alternate 2x2 ACT (acoustical ceiling tile) option that is 'of equal' to the spec'd ceiling tiles on the plans. Provide a Spec Sheet for the alternate ACT.
10. Provide Bid Alternate #10: Provide an Alternate TILE Flooring option for the VID C2 Ozark Black 3"x12" tile that is a similar product with a similar look and thickness. Any suggested option must be commercial grade. Provide a Spec Sheet for alternate tile.
11. Provide Bid Alternate #11: Provide an Alternate to load, transport, and offload the FFE items listed on the Schedule 1 and Exhibit O document. Include pricing for 'up-to' a 50 miles radius from the project's site location to a storage location TBD by the Tenant at a later date (pricing to include 1st floor delivery option only).
12. Provide Bid Alternate #12: Provide an Alternate to rework the existing GYP ceiling within the space. To include keeping all of the existing GYP framed soffits and lighting locations. Soffits to be extended to cover open ceiling areas. See A02713 LKL Bid Alternate 12_Ceiling.pdf for more information on providing this alternate.
13. Include any suitable / notable alternates that could provide a cost reduction or better solution to the buildout of this particular suite as an Additional Alternate to the base bid. Provide a clear description of what is being suggested and why. Example: Mineral Wool and R-Rated Batt Insulation.

BID BREAKOUTS

1. Provide Bid Breakout #1: Provide cost to provide and install the wallpaper, supplied as a separate line item.
2. Provide Bid Breakout #2: Provide cost for the professional stone installer installation throughout the space, supplied as a separate line item. Installation cost only.
3. Provide Bid Breakout #3: Provide cost to provide and install the WS1 Calacatta Green Marble, supplied as a separate line item.
4. Provide Bid Breakout #4: Provide cost for the lighting package, supplied as a separate line item. Material only cost.
5. Provide Bid Breakout #5: Provide cost for the new ACT and ceiling grid throughout, supplied as a separate line item. Include material and labor cost.
6. Provide Bid Breakout #6: Provide cost for the new flooring and installation, supplied as a separate line item. Please break out into two separate costs, 6A for Flooring and installation, and 6B for Tile flooring and installation.
7. Provide Bid Breakout #7: Provide cost for the low voltage scope of work, supplied as a separate line item.
8. Provide Bid Breakout #8: Provide cost for the draining of the buildings fire protection system for \$500 per occurrence as a separate line item.
9. Provide Bid Breakout #9: Provide cost for the sewer scope to be completed at the end of construction as a separate line item.