

## **INVITATION TO BID**

Project: **MKT Depot Rehabilitation Project**

Owner: City of Waxahachie

Architect: Anthony Mottla Architects, Inc.  
308 East Marvin  
Waxahachie, Texas 75165

Date: February 3, 2010

### **PRIME CONTRACTORS ONLY**

Your firm is invited to submit a Prime Contractor bid to the **City of Waxahachie**, for the *MKT Depot Rehabilitation Project*- to be located in the 500 block of South Rogers Street, Waxahachie, Texas-for furnishing all labor, material, and equipment and performing all work required to complete the total Scope of Work as described in the Contract Documents.

The City of Waxahachie will receive sealed bids for this project addressed to the; Honorable Mayor and the City Council of the City of Waxahachie, at the office of the **City Secretary**, City Hall, Waxahachie, Texas. Bids will be received until: **10:30 a.m., Friday, March 5th, 2010**. All submitted bids will be publicly opened in the Waxahachie City Council Chamber immediately thereafter.

Bids that are not submitted in person should be addressed to: The Office of the City Secretary, PO Box 757, 401 S. Rogers St, Waxahachie, TX 75168 and must be received in that office prior to the date and time of the bid opening. Any bids received after that time will not be opened.

The low bidder must qualify within five working days after bid opening by submitting evidence as the City of Waxahachie may require to establish the financial responsibility, competence and experience in restoration work of this kind\*, and possession of such equipment as may be needed to prosecute the work in an expeditious, safe and satisfactory manner. Should the bidder fail to produce evidence satisfactory to the Owner as stipulated in the specifications on any of the foregoing points, he may be disqualified and the work awarded to the next bidder so qualifying.

The successful bidder must furnish a performance bond in the amount of 100 percent of the contract price and a Material and Labor Payment Bond in the amount of 100 percent of the contract price from an approved surety company holding a permit from the State of Texas to act as surety or other sureties acceptable to the Owner.

The City of Waxahachie allows for a five-percent (5%) bias towards local bidders in the awarding of this Contract. Local bidders are defined as those with their principal place of business being within the Waxahachie City Limits.

*\*Demonstrated competence and experience among prospective bidders in the adaptive-re-use, rehabilitation and restoration of historic buildings projects of similar scope will be a factor in the in the selection process. Please see the Contractor's Qualification Statement within these Bid Documents; which is part of the required Bid Submittal package described in Section 1.2(B) below.*

**The City of Waxahachie reserves the right to reject any and all bids.**

1.1 **PROJECT DESCRIPTION:**

This is an adaptive-re-use of the existing MKT Railroad Depot (c.1908). The Depot is approximately 3,000 SF and through selected demolition and reconstruction of the structure and surrounding site; will be made ready for a future restaurant and bar establishment. The operator of this business shall be determined at a later date through a separate RFP process- unrelated to this Invitation to Bid.

The Scope of Work includes- but is not limited to- the Work needed to rehabilitate and reconfigure the building, a new pedestrian plaza around the building, new parking area across Rogers street and all associated site infrastructure, storm drainage and landscaping in accordance with the Contract Documents.

1.2 **GENERAL INFORMATION:**

**A) Bid Documents:**

May be obtained at the City Secretary's Office; located in City Hall, 401 S. Rogers Street Waxahachie Texas. All Bid Documents shall consist of sets of CD-ROMS. CDs shall contain all the Bid Drawings, Project Specifications and related AIA forms .

Call 972.937.7330 for specific information on obtaining the Documents. Only Prime Contractors may obtain Documents for a **refundable deposit of \$ 200.00**

ALL PROSPECTIVE BIDDERS MUST FURNISH A CURRENT EMAIL ADDRESS TO THE CITY SECRETARY- SO THAT ANY QUESTIONS, CLARIFICATIONS OR ADDENDA ANSWERED- OR ISSUED BY THE ARCHITECT DURING THE BID PHASE MAY BE RECEIVED BY ALL PARTIES.
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Questions regarding the Bid Documents should be directed to:

Anthony Mottla Architects, Inc.  
308 East Marvin Avenue  
Waxahachie, Texas, 75165

Email: [info@anthonymottlaarchitects.com](mailto:info@anthonymottlaarchitects.com)

Phone: 972.923.2269

Fax: 972.938.2463

**B) Bid Submittal:** Submit the Bid on the supplied Bid Form along with the Contractor's Qualification Statement (AIA-A305) and Bid Bond (AIA-A310) for five- percent (5%) of the Base Bid.

**C) Pre-Bid Site Inspection:** The Depot Building will be open and available for monitored, but un-guided inspections by prospective bidders on the following dates:

Tuesday, February 16<sup>th</sup>: TIME: 12 Noon until 5 P.M.

Wednesday February 17<sup>th</sup>: TIME: 12 Noon until 5P.M.

**D) Pre-Submittal Conference:** Friday, February 19<sup>th</sup> 10:30 A.M.

LOCATION: City Council Chambers – **Waxahachie City Hall**, 401 South Rogers  
Street Waxahachie, Texas 75165

Bids will be accepted from Prime Contractors only for the Total Scope of Work indicated on the Bid Documents. Submitted bids from Sub-Contractors or General Contractors bidding on only partial elements of the Work will not be considered.