

June 29, 2012

Re: Proposed Menards – Cheyenne, WY – Site Work Revised Bid

Menard, Inc. is inviting you to bid on the site work for our store in Cheyenne, WY. Website submitted proposals are due on July 6, 2012 at 4:00 p.m. (CDT). Construction is to commence on July 16, 2012 with a completion date of December 7, 2012. The site access and building pad shall be ready for the building contractor by August 6, 2012. The building pad shall be ready to turnover to the building contractor within 3 weeks of starting grading operations.

It will be the contractor's responsibility to obtain all required licenses and certifications that are required to work in the State of Wyoming and the City of Cheyenne.

The site work generally consists of grading, paving, and utilities. Please review the detailed breakdown below specifically separating the site scope and building scope.

Enclosed please find the following bid documents necessary to bid the construction of the proposed retail facility.

1. Civil Plans Prepared By I&S Engineering
2. Select Menard Plans For Your Reference
3. Specifications
4. Soils Report Prepared By CTL-Thompson
5. Civil Engineers Stormwater Pollution Prevention Plan (SWPPP).
7. Sample Contract

Your bid shall include all work and improvements as described on the above documents. In order to have your bid accepted, submit your bid on the enclosed specifications – Section 00300, Construction Bid Proposal Form and the unit prices as listed on pages 14-19 complete. Please list names of subcontractors, page 17 and Exhibit "A" Detail Bid Breakdown, pages 21 and 22. **ALL APPLICABLE SECTIONS OF THE BID DOCUMENTS MUST BE FILLED IN. INCOMPLETE BID FORMS WILL NOT BE CONSIDERED.**

Each bidder shall include alternate pricing for concrete pavement in place of asphalt pavement. The heavy duty areas should be figured as seven inches of concrete over eight inches of stone base. The light duty areas should be figured as five inches of concrete over eight inches of stone base.

The site contractor will be responsible to provide the 30' wide road to and around the building for use by the precast wall installation contractor. The purpose of this road will be to support the precast panel delivery trucks and a crane. The precast panel delivery and installation will begin on approximate August 16, 2012, and may take up to four weeks. Each bidder shall include a price to provide and install six inches of base stone and six inches of cap stone for this road. Each bidder shall also include an alternate price to simply provide equipment and operators as needed to maintain a usable road throughout the duration of precast installation, and under any soil and weather conditions that may be encountered. (Simply planning to pull trucks through the mud will not be an acceptable option.)

Each bidder by making his bid represents that he has visited the site and thoroughly familiarized himself with the local conditions under which the work is to be performed. Unfamiliarity with the site conditions will not be considered cause for extra payment.

Menards will supply the following materials for the site scope of work.

- Steel bollards
- Yard poles
- HDPE storm pipe as permitted by local codes. Structures not included.
- Landscape fabric for the rip-rap at the back of the warehouse.

Menard, Inc. will be supplying a Civil Engineer's Stormwater Pollution Prevention Plan (SWPPP) and permit. It will be the General Contractor's responsibility to implement, maintain, document and enforce all requirements of the SWPPP and permit. This shall include, but is not limited to, all sub-contractors, Menard Inc. contractors and material suppliers. As well as the SWPPP Plan and permit, US Environmental Protection Agency (USEPA) Best Management Practices (BMP's) must be in place and adhered to until the project is complete and at which time the permit can be terminated under the provisions of the SWPPP and permit. It will be the General Contractors responsibility to employ a qualified person(s) to follow the guidelines of the SWPPP, permit and USEPA's BMP's, they will be required to be trained and certified under the requirements of the SWPPP and permit as well as the USEPA and its BMP's. Their laminated certification must be posted on the wall of the job trailer along with a laminated copy of the soil erosion control plan(s) and permit. They must maintain a log book with all large weather events and end of the week inspection reports recorded in chronological order. All EPA or Authorities Having Jurisdiction inspection reports/violations along with correspondence of corrections performed must be filed in the log book as well. At each weekly subcontractor meeting the guidelines of the SWPPP and BMP's must be addressed and recorded in the project meeting minutes. As required by Federal Law, the General contractor will be required to monitor storm water discharges from the site and ensure those discharges do not exceed a specific numeric effluent limitation, by means of collecting water samples, performing the required testing of the samples, logging and reporting of the results and performing any corrective measures which may arise from the results.

Please carefully review the detailed scope breakdown.

General Conditions

- Site contractor is responsible for designating and stoning a staging area for the building contractor. This shall be one acre. Maintenance of the staging area is the building contractor's responsibility. Removal and restoration of the staging area is the site contractor's responsibility. With that said the building contractor shall move their office operation into the building and demobilize their staging area, immediately upon completing the interior floors in October 2012. The site contractor is to then have this area dressed-up prior to winter weather.
- Site contractor is primarily responsible for the Storm Water Pollution Prevention Plan. This includes, but is not limited to all erosion control measures, maintenance of the site access and tracking mat which will be utilized by all trades, and routine maintenance and cleaning of any track-out on streets, regardless of who tracked out.

- Building contractor is responsible for their share of the Storm Water Pollution Prevention Plan. This includes, but is not limited to, concrete wash-out, fuel and chemical storage/ spills, dewater and wash water, toilets and dumpsters, etc.
- Site contractor is responsible for designating, creating, maintaining, and restoring the concrete wash-out for both the site and building scope of concrete.
- A joint effort between the site and building contractor will be required each week to create the SWPPP report and update the SWPPP map. These documents shall be maintained on site by the site contractor.

Slabs & Structures, Etc.

- Site contractor is responsible for all site demolition and clearing and grubbing. All demolition shall include 100% removal and disposal, including foundations. Nothing will be permitted to be buried on site.
- Building contractor is responsible for all building slabs and foundations – including excavations and backfill. Said buildings include the store (with the overhang slabs), the warehouse, and the guard shack/ yard gate canopy.
- Site contractor shall turnover each of the pads within +/- 0.10' of subgrade. Site contractor is responsible for having these grades and compactions certified prior to turnover to the building contractor. Once the building contractor accepts each pad, they will be responsible for stoning and maintaining the pads. Any soils corrections needed after acceptance will be the building contractor's responsibility. Beginning construction constitutes full acceptance, whether the pad has been officially signed-over or not.
- Building contractor is responsible for fine grading each slab prior to applying stone base. This includes adjusting for slab thickness changes and thickened slab areas.
- Building contractor is responsible for the elevator pit, including excavation.
- Site contractor is responsible for all curbs and pavement, including the roads, parking lot, yard, and concrete turn-around slab.
- Site contractor is responsible for any sidewalks along proposed roads.
- Building contractor is responsible for the sidewalk along the front of the building, the two planters along that sidewalk, the garden center and rear overhang slabs, the compactor slab, the door stoop connecting the compactor slab and special order slab, the dock ramp slab and retaining wall – including excavation and backfill, and the pallet rack slab along the rear wall of the building.
- Site contractor is responsible for the perimeter racking slab surrounding the yard.
- Building contractor is responsible for the concrete garden center wall, including that which extends from the garden center across the front of the yard and contains the decorative fence. Same contractor is responsible for the excavation and backfill of that wall. They will also be responsible for the slab on the back of that wall, and the sidewalk along the parking lot on the front of that wall.
- Building contractor is responsible for the fence posts and girts which extend 24' out from the warehouse along the racking fence line at the warehouse long-length lumber door. The site contractor is responsible for the concrete slab at and around those fence posts, which is simply an extension of the perimeter racking slab.
- Site contractor is responsible for the installation of the yard poles which are located in the yard pavement.

- Site contractor is responsible for the installation of any fire hydrant bollards, as well as for the installation of the 4" bollards in the yard pavement along the garden center. The building contractor is responsible for the application of those bollard covers. The building contractor is responsible for the installation of all other bollards.
- Site contractor is responsible for all parking lot and road stripping and signage, as well as painting the light pole bases. The building contractor is responsible for the warehouse, yard gate canopy, and loading dock stripping.

Utilities

- Site contractor is responsible for all site utilities, including storm, sanitary, and water.
- Building contractor is responsible for all site electric, including all site lighting, light pole bases – including excavation and backfill, and electrical for signs. The building contractor will also be responsible for the electrical and pads for the generator and transformer.
- Building contractor is responsible for any conduits and junction boxes for the electric and phone service as required by those respective utility companies.
- Site contractor shall coordinate with the building contractor and utility companies to ensure all underground services are complete prior to paving. These services include the gas, phone, and electric. This also includes all site lighting, and electric feeds to the warehouse and guard shack and signs.
- Site contractor is responsible to bring the water and sewer services to within five feet of the building at the point of entry. The building contractor is responsible from there.
- Site contractor is responsible to bring the water service for the fire suppression system into the building and stubbed up above finished floor.
- Site contractor is responsible for the installation of the underground water line for the fire suppression service to the warehouse. Same contractor shall stub each end above finished floor in the main building and in the warehouse.
- Site contractor is responsible to bring the storm sewer to within five feet of the building for the internal bathroom roof drains. Only one line shall be provided. The building contractor is responsible to connect both of these internal roof drains to said storm line.
- Site contractor is responsible to bring the storm sewer to within five feet of the wall line under the overhang canopy at the rear building corner containing the internal roof drain. The building contractor is responsible to connect the internal roof drain, and the outside floor drain to said storm line.
- Site contractor is responsible to bring the storm sewer to within five feet of the building corner that abuts the dock ramp retaining wall at the receiving bump-out. The building contractor is responsible to connect the internal roof drain, and the dock drain to said storm line.
- Site contractor is responsible to bring the storm sewer to within five feet of the front of the garden center overhang. The building contractor is responsible to connect the garden center floor drains to said storm line.
- Site contractor is responsible to stub up the storm lines above the top of slab at each of the downspouts at the rear of the building, and at the rear of the garden center.
- Site contractor is responsible to stub up the storm lines and install fitting for the grate, per the detail, in each of the two concrete planters along the sidewalk at the front elevation of the building. The building contractor is responsible to install those grates after they pour their slab within said planters.

- Site contractor shall coordinate with the building contractor the locations that the foundation drain tile will tie into the storm sewer. Drain tile by building contractor.

Landscaping

- Building contractor is responsible for the landscaping in all planters and islands within the parking lot.
- Building contractor is responsible for the backfill and topsoil in all planters and islands within the parking lot, including the creation of the slope in the planter along the front of the garden center wall containing the decorative fence.
- Building contractor is responsible for all trees, and bushes etc. according to the landscape plan. Including the mulch around them.
- Building contractor is responsible for the irrigation. This will include all trees and plants. Sprinkler heads shall spray out from the back of curb and back of perimeter rack fence to cover the perimeter surrounding the parking lot and yard. Aside from that, no green spaces shall be irrigated.
- Site contractor is responsible for placing topsoil, grading and seeding all disturbed areas that do not call for sod, including all out lots and the areas separating the parking lot and road. Same contractor will backfill all curbs to top of curb. Topsoil shall be in strict accordance with the project specifications so as to create a smooth lawn.
- Site contractor is responsible to see through all seed grass to establishment and building contractor will be responsible for any sod.
- Site contractor is responsible to mat any slopes, and prevent/repair any erosion within the fragile, young green spaces.
- Site contractor is responsible for the landscape fabric and rip-rap on the back of the warehouse.
- Site contractor will be responsible for installation of retaining walls that will be supplied by Menards.

The site and building contractor will each understand that time is of the essence, and will not interfere or hold up each others schedule. Careful and constant coordination between the two will be required.

If you have any questions, please call me at (715) 876-2842, or email me at vmathson@menard-inc.com.

Sincerely,

Van Mathson

Van Mathson
Project Manager
Store Planning/Construction
Menard, Inc.

cc: T. Anderson → J. Carlson → C. Rabeneck

Enclosures