

# Front End

01/29/2023

## American Royal Complex

### Bid Package No 2 - Mass Ex Site Utilities Site Electrical

#### Owner

AMERICAN ROYAL ASSOCIATION  
1701 AMERICAN ROYAL CT  
KANSAS CITY, MO 64102

#### Architect

MULTISTUDIO INC  
4200 PENNSYLVANIA AVE  
KANSAS CITY, MO 64111

#### Construction Manager

J.E. Dunn Construction Company  
1001 Locust St.  
Kansas City, MO 64106  
Scott Sherry  
816-426-8856

**SECTION 00 11 16  
INVITATION TO BID**

03/06/2023

Re: American Royal Complex  
State Avenue, Kansas City, KS 66111

Ladies and Gentlemen:

J.E. Dunn Construction Company, hereafter referred as the **Contractor**, has issued bid documents for the project described below and requests your bid proposal on the Scopes of Work identified in this Front End.

The following list highlights information associated with the Project that may be helpful in your bidding process. Bidders should review the Bidding Documents in their entirety for a complete discussion of the items highlighted below.

<b>PROJECT NAME</b>	American Royal Complex
<b>PROJECT DESCRIPTION</b>	This Bid Package only pertains to Mass Excavation, Site Utilities and Site Electrical for the new American Royal Complex. Overall project description: The future American Royal Complex will include nearly one million square feet of programmed space, including the following: 300,000+ square feet of climate-controlled barn/exhibition space; (2) climate-controlled show arenas, one outdoor arena with roof and associated warm-up spaces; Food and Agricultural Center and exploration space; Administrative offices/meeting facilities; Integrated educational walkways showcasing events and separating pedestrians from animals providing direct views into the other components of the complex; Adequate parking and infrastructure; and Site preparation and infrastructure. Construction of 500-1,500 RV/trailer parking spaces and Outdoor festival space may be added as a subsequent phase to the Project at a later date
<b>PRE-BID CONFERENCE</b>	A Pre-bid Conference will be held via Microsoft Teams at 10:00 AM on 02/09/2023 for the purpose of answering any questions from prospective Bidders regarding the Scopes of Work on the Project. Attendance is strongly recommended. No other Pre-Bid Conference will be held.  Microsoft Teams meeting (call-in information to follow).
<b>BIDDING DOCUMENTS</b>	Bidding Documents may also be viewed and/or obtained electronically at <a href="https://www.smartbidnet.com">https://www.smartbidnet.com</a> .
<b>BID PROPOSAL</b>	Use the Bid Proposal Form in Section 00 41 23.
<b>BID DUE DATE</b>	Bids will be received until 10:00 AM on 02/28/2023. Bids will be received by the Contractor at 1001 Locust Street; Kansas City, MO 64106. Please direct all Bids to the attention of Russ Katt. Bids will only be submitted by e-mail at <a href="mailto:russ.katt@jedunn.com">russ.katt@jedunn.com</a> .
<b>LENGTH OF VALIDITY OF BID</b>	All Bids shall be valid for acceptance by the Contractor for a period of <b>Forty-Five (45) calendar days</b> after submission of the Bid(s).

- INTERPRETATION AND ADDENDA** Requests for interpretations, clarifications, corrections or changes of the Bidding Documents must be made in writing at least **seven (7) calendar days** prior to the date for receipt of Bids. No Addenda will be issued later than **two (2) business days** prior to the date for receipt of Bids except for the limited situations set forth in the Instructions to Bidders.
- SUBSTITUTIONS** Substitutions will be allowed as provided in the Instructions to Bidders and pursuant to Division 01.
- INSURANCE REQUIREMENTS** Insurance requirements are included in the Subcontract, M&E Contract and/or Controlled Insurance Manual included herein. **Subcontractors will not be allowed on site until they have fully complied with the insurance requirements.**
- PREVAILING WAGES** Prevailing wages are not required on this Project.
- MBE/WBE GOALS** MBE/WBE/LBE goals are required on this Project and are as follows; MBE = 15%, WBE = 7% and LBE = 18%.
- TAXES/EXEMPTIONS** This Project is exempt from state sales and use tax. See Instructions to Bidders for more information.
- OTHER SPECIAL REQUIREMENTS** Reference Invitation to Bidders for additional bid requirements and Labor Harmony. **Bidders must submit and/or update the necessary information on Contractor's online Subcontractor Management System located at <http://sms.jedunn.com>.**
- QUESTIONS** All questions regarding this Division 00 should be directed to the Contractor.

Please refer to the Instructions to Bidders for further information. All Bids are to be in strict accordance with the Bidding Documents and all related Bidding Requirements and Subcontract Documents.

**BID DOCUMENTS:**

Contractor reserves the right to reject any or all bids, waive any irregularities or award the work to someone other than the low Bidder.

We look forward to receiving your Bid(s). If you have any questions or require further assistance, please contact the undersigned.

Sincerely,

Russ Katt | [russ.katt@jedunn.com](mailto:russ.katt@jedunn.com) | 913-267-2497 (cell)

J.E. Dunn Construction Company

cc: File

**SECTION 00 24 13  
SCOPE(S) OF WORK**

**INDEX TO SCOPES OF WORK**

- A. SCOPE OF WORK 31I - EARTHWORK AND STRUCTURAL EXCAVATION
- B. SCOPE OF WORK 33A - SITE UTILITIES
- C. SCOPE OF WORK 26B - ELECTRICAL (POWER ONLY)

**SCOPE OF WORK 31I - EARTHWORK AND STRUCTURAL EXCAVATION**

**SCOPE OF WORK**

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, equipment, services, superintendence, and other items required to complete such portion of the Work:

**EARTHWORK (Including STRUCTURAL EXCAVATION)** - Including but not limited to, Specification sections:

- 02 32 00      Geotechnical Investigations**
- 02 41 13      Selective Site Demolition**
- 31 11 00      Clearing and Grubbing**
- 31 22 00      Grading**
- 31 23 00      Excavation and Fill**
- 31 25 00      Erosion and Sediment Controls**
- 32 92 00      Turfs and Grasses**

**This Work specifically includes, but is not limited to:**

General

1. Excavation is unclassified.
2. Locate existing utilities on the jobsite prior to the start of construction and maintain those utility markers while working on the site. Protect from damage existing utilities scheduled to remain and make repairs as needed if damage should occur. Submit as-built drawing of existing conditions for coordination and record purposes.
3. Stockpile and store materials for reuse [on-site at a location directed by Contractor.
4. Spoils shall be [distributed on site as directed] OR [hauled off site]. Remove, haul-off, and properly dispose of any spoils, debris, excess material, and unsuitable material on a daily basis.
5. **Water OR lime OR other substance as indicated** as needed to obtain moisture content of soils, including, but not limited to, temporary taps, meters, and associated usage and other fees for construction water required to perform the Work.
6. Bench, layback, or shore excavations as required to perform the Work.
7. Proof-roll existing and newly prepared earthwork conditions for visual review in order to determine the suitability of in place soils to receive additional fill work.
8. Place fill material under the direct supervision of the Contract Documents.
9. Remove and replace soils determined to be unsuitable by the soils engineer/testing agency.
10. Barricade and flag excavations as required.
11. Layout and survey work required for the Work from benchmarks and control points provided by others. Maintain benchmarks and control points throughout construction.

Site Maintenance

1. Pumping, dewatering, and sediment control required to prevent standing water associated with either ground water or rainfall at locations where temporary excavations are unable to be gravity drained throughout every phase of the Work.
2. Temporary grading to maintain positive drainage of all areas throughout performance of the Work as required to prevent ponding water.
3. Protect existing landscaping, groundcover, hardscape, and other components scheduled to remain. Where existing conditions cannot be protected, repair to original condition after completion of the Work.
4. Temporary seeding to areas disturbed during construction.
5. Erosion control systems (including maintenance and removal when directed by Contractor) throughout the

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Project duration including after completion of the initial mass excavation Work. Provide regular site investigations initiated by rain fall events and continued maintenance throughout the entire Project duration. Submit documentation required to assist with obtaining the erosion control sediment plan and associated inspections.

- 6. Street sweeping of existing roadways adjacent to construction exits [throughout the Project duration including after the completion of initial mass excavation Work].
- 7. Dust control as required to eliminate dust created as a result of the Work as well as dust caused by construction traffic on temporary roads and staging areas throughout the full duration of the Project.
- 8. Review and document the current levels of silt/sediment of existing water features, including, but not limited to, ditches, streams, and ponds adjacent to the Project site prior to beginning Work.
- 9. [Temporary roads, staging areas, and/or crane pads as shown on the site access plan.] [Define material required and any requirements above and beyond extents shown on site plan.] (Coordinate with other Scopes of Work such as masonry, precast, steel, mechanical, etc.)

Earthwork

- 1. Selective demolition, clearing, and grubbing.
- 2. Remove existing pipes and utilities scheduled for removal and or abandonment. Shut off, cap/plug, and reroute utilities to the extent required for performance of the Work. Adjust the elevation of utilities to proposed finished grade.
- 3. Strip, replace and re-spread topsoil prior to landscaping operations at areas disturbed by the Work. Import additional topsoil as required. Topsoil shall be screened for rocks and debris larger than one inch (1") in diameter prior to re-spreading.
- 4. Uncover existing power and fiber optic ductbank locations that fall within the limits of this Scope of Work. Excavation, soil remediation and fill required within fifteen feet (15') of existing fiber ductbanks shall be performed in a phased manner with a spotter and smaller excavation equipment to prevent undermining and to protect the existing duct bank from any possible damage. Top of existing ductbank shall remain exposed until completion of grading and wet/dry utility work located adjacent to these existing ductbanks. Cover existing ductbanks with appropriate backfill after all grading and utility work in the adjacent areas has been completed.
- 5. Suitable fill material to subgrade (plus or minus one tenth of one inch (1/10")). (Identify any requirements to "cap" the building pad in material required for workability such as limestone screenings or AB3. Coordinate with field operations.)
- 6. Excavation, backfill, and fine grading for site concrete and asphalt elements, including, but not limited to, [pavement, curb and gutter, sidewalks, and equipment pads].
- 7. Repair building pad after installation of foundations and underslab mechanical, electrical, or plumbing (MEP) equipment. (Delete and move to Exclusions if assigned to the Concrete or Structural Excavation Scope)

Structural Excavation

- 1. Structural excavation, backfill, and compaction of concrete foundation elements.
- 2. Excavation for thickened and/or depressed slab sections where required.
- 3. Upon completion of installation of concrete foundation (including footings, columns, piers, and foundation walls) by others, backfill concrete foundation work. The Work includes suitable backfill material and soil compaction, including hand labor, to comply with density and moisture content testing as required. (Regional variance; check with Regional self perform regarding backfill activities completed with "small equipment")
- 4. Foundations shall be neat excavated to within one inch (1") horizontally of proposed layout and within a tenth (+0.10) of a foot of bottom of proposed foundation elevation.
- 5. Structural excavation of foundations located in existing soils or newly compacted structural fill materials shall be neat excavated to allow for earth formed concrete foundations unless otherwise noted. (Modify this Inclusion if footings are formed)
- 6. Where the distance between the top of proposed foundation and top of proposed subgrade is equal to or exceeds two feet (2'), the structural excavation shall extend down to the bottom of footing and shall extend a

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minimum of three feet (3') beyond the horizontal edge of the proposed foundation to allow for installation/removal of concrete formwork.

- 7. Structural excavation of foundations located in existing bedrock shall be over-excavated to a distance of not less than three feet (3') beyond the horizontal location of the proposed edge of foundation in order to allow for installation and/or removal of concrete form work.
- 8. Coordinate excavation with others, including but not limited to the concrete trade(s), to ensure that the open excavation for each day will not exceed the amount of concrete that will be placed during that same day.
- 9. **[Granular base below concrete]**. *(Regional variance; Coordinate with Concrete Scope) (Add to Exclusions if not in this Scope)*

**The following work is excluded:**

- 1. Utility and MEP trenching.
- 2. Site utilities.
- 3. Storm drainage.
- 4. Trim and crumb excavation.

**Unit Prices:**

- 1. Mass rock excavation **[above and beyond extents required by this Scope of Work]**: \$ **\_\_\_\_\_**/CY *(If unclassified, unit price is NA unless it requested for potential owner changes)*
- 2. Trench rock excavation **[above and beyond extents required by this Scope of Work]**: \$ **\_\_\_\_\_**/CY *(If unclassified, unit price is NA unless it requested for potential owner changes)*
- 3. Removal of unsuitable soil and replacment with suitable soil from on site: \$ **\_\_\_\_\_**/CY *(Delete if General Item #9 is left in the Scope. Note, this is often excluded by the bidder)*
- 4. Removal of unsuitable soil and replacement with soil from off site: \$ **\_\_\_\_\_**/CY *(Delete if General Item #9 is left in the Scope. Note, this is often excluded by the bidder)*
- 5. Removal, haul off and proper disposal of spoils from excavation of **[foundations, site utilities, MEP underground and/or piers]**: \$ **\_\_\_\_\_**/CY *(Delete if not in this Scope)*
- 6. Haul in three inch (3") diameter crushed rock surface material for temporary roads and staging areas **[above and beyond extents required by this Scope of Work]**. Place, compact, and remove at end of Project: \$ **\_\_\_\_\_**/CY.
- 7. Installation and removal of silt fence **[above and beyond extents required by this Scope of Work]**: \$ **\_\_\_\_\_**/LF
- 8. Installation and removal of storm sewer inlet protection **[above and beyond extents required by this Scope of Work]**: \$ **\_\_\_\_\_**/Each
- 9. Earth excavation **[above and beyond extents required by this Scope of Work]**: \$ **\_\_\_\_\_**/CY

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**SCOPE OF WORK 33A - SITE UTILITIES**

**SCOPE OF WORK**

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, equipment, services, superintendence, and other items required to complete such portion of the Work:

**UTILITIES** - Including but not limited to, Specification sections:

- 21 11 00 Fire Suppression Water Service**
- 33 00 00 Utilities**
- 33 11 00 Water Utility Distribution Piping**
- 33 12 13 Water Service Connections**
- 33 13 00 Disinfecting of Water Utility Lines**
- 33 41 00 Storm Utility Drainage Piping**
- 33 46 00 Subdrainage**
- 33 49 00 Storm Drainage Structures**

**This Work specifically includes, but is not limited to:**

General

1. Excavation is unclassified.
2. Locate existing utilities on the jobsite prior to the start of the Work and maintain those utility markers while working on the jobsite. Protect from damage existing utilities scheduled to remain and make repairs as needed if damage should occur. Submit as-built drawing of existing conditions for coordination and record purposes.
3. Spoils shall be [distributed on site as directed] OR [hauled off site].
4. Traffic control (including all permits if required) for this Scope of Work. Reference site access plan for traffic control and lane closures provided by the Contractor (if any).
5. [Erosion control as it relates to this Scope of Work]. (*Delete if all erosion control is by Excavation Scope and add to Exclusions. Sometimes inlet protection is by Site Utility Scope*)

Site Utilities

1. Utility service lines to within five feet (5'-0") of the building perimeter and capped for future continuation by others (except as noted). Mark and maintain above-ground capped lines.
2. Domestic water and fire water lines. Fire and water lines to be installed to flange inside the building to twelve inches (12") above finish floor for future continuation by others.
3. Trenching, gravel bedding, encasement, backfill, thrust blocks, and kickers. Compact backfill to meet design density.
4. Fire hydrant assemblies and remote fire department connections.
5. Precast concrete manholes and utility vaults.
6. Flush, clean, and test utility systems required to produce a complete, engineer-approved system.
7. Natural gas piping.
8. Jack and bore under existing roads and walkways.
9. Adjust manhole covers, including, but not limited to, covers, structure lids, and cleanout covers, to be at finish elevation of pavement, site concrete, and landscaping.

Storm Drainage Systems

1. Storm sewers including trenching, gravel bedding, encasement (if required), and backfill. Compact backfill to meet design density.
2. Storm drainage system, including roof drain system tie-ins.

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- 3. Rip rap.
- 4. Precast concrete structures, including curb inlets, area inlets, catch basins, and junction boxes.
- 5. [Downspout boots at roof drain tie-ins.] (Coordinate with Plumbing and/or Roofing Scopes)

**The following work is excluded:**

- 1. Rock excavation. (Delete if unclassified)
- 2. Perimeter foundation drain. (Coordinate with Excavation Scope)
- 3. Underground mechanical and electrical utilities, including but not limited to, chilled water supply and return, high pressure steam, electrical lines, and telecommunication conduits and wires.

**Unit Prices:**

- 1. Site utility trenching [above and beyond extents required by this Scope of Work]: \$ /CY
- 2. Trench rock excavation [above and beyond extents required by this Scope of Work]: \$ /CY (If unclassified, unit price is NA unless it requested for potential owner changes)

**SCOPE OF WORK 26B - ELECTRICAL (POWER ONLY)**

**SCOPE OF WORK**

The Subcontractor shall execute the following portion of the Work described in the Subcontract Documents, including all labor, materials, services, superintendence, and other items required to complete such portion of the Work:

**ELECTRICAL** – Including but not limited to, Specification Sections:

- 26 00 00 Electrical
- 26 05 00 Common Work Results for Electrical
- 26 05 13 Medium-Voltage Cables
- 26 05 26 Grounding and Bonding for Electrical Systems
- 26 05 33 Raceway and Boxes for Electrical Systems
- 26 05 43 Underground Ducts and Raceways for Electrical Systems
- 26 13 00 Medium-Voltage Switchgear
- 26 22 00 Low-Voltage Transformers
- 26 23 00 Low-Voltage Switchgear
- 26 36 13 Manual Transfer Switches
- 26 36 23 Automatic Transfer Switches
- 26 56 00 Exterior Lighting

**This Work specifically includes, but is not limited to:**

*Electrical Sitework*

1. Unclassified excavation, trenching, dewatering, backfill to grade, and compaction as required to complete this Scope of Work.
2. [Provide onsite disposal of spoils at a location designated by Contractor.] [Provide off-site disposal of spoils].
3. Repair of asphalt or concrete surfaces disturbed by the Work.
4. Engineered trenching shoring system for excavation when required.
5. Traffic control devices and anchored steel plates at roadways.
6. Locates of existing underground systems as required for this Scope of Work.
7. Labor to hand dig in critical utility areas.
8. Electrical manholes and waterproofing.
9. Telecom manholes and waterproofing.
10. Concrete for ductbank(s) as required for this Scope of Work.

*Commissioning*

1. Commissioning assistance.
2. Qualified personnel, including manufacturer technicians, to attend commissioning meetings.
3. Qualified personnel, including manufacturer technicians, and equipment to complete pre-functional and functional testing and trending as directed by the Commissioning Agent.
4. Replacement fuse for any that burned out during testing and commissioning.
5. Temporary load bank including temporary control power and labor for monitoring and operating temporary load banks during testing.

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6. Testing of all breakers [XXX]A or greater.

**The following Work is excluded:**

1. Painting unless specifically included above.
2. Concrete housekeeping pads. (*Coordinate with Concrete Scope*)
3. Light pole bases. (*Coordinate with Concrete Scope*)
4. Grout.
5. Temperature control wiring.
6. Firestopping.

