Hartwell Construction

COMMERCIAL GENERAL CONTRACTING

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CONTRACTOR BID

LUMP SUM · FIRM PRICE

BID NO.	**BID-2026-0912**
DATE	**August 4, 2026**
VALID UNTIL	**October 3, 2026**
ESTIMATOR	**K. Ferreira**
DRAWING SET	**CD set rev. 4, 07/18/2026**

SUBMITTED TO

Brightwater Property Group
900 Sixteenth Street, Suite 1400, Denver, CO 80202
Attn: Maria Lindqvist, Development Manager
m.lindqvist@brightwater.example

PROJECT

Fremont Yard — Building C tenant improvement

Address	**4180 Fremont Yard, Denver CO**
Area	**18,400 sq ft over two floors**
Use	**Office and light assembly**
Delivery	**Lump sum, stipulated price**
Architect	**Sorrel & Pike Architects**
Permit	**By owner, applied 07/22/2026**
Site access	**06:00–18:00, weekdays**
Prevailing wage	**Not applicable**

BASIS OF BID

This bid is based on the construction document set rev. 4 dated 07/18/2026, addenda 1 through 3, the geotechnical report dated 05/02/2026, and the site walk attended on 07/24/2026. It is a lump-sum firm price for the scope described in the work breakdown below.

Quantities have been taken off from the drawing set rather than from the schedule of quantities issued with the invitation, which contains errors in the partition and ceiling counts on level two. Our take-off is available for review and any discrepancy should be resolved before award.

Pricing assumes continuous access to the building shell from the notice-to-proceed date, a single mobilisation, and no work outside the hours listed above. Material pricing reflects supplier quotations held to October 3, 2026; the structural steel and switchgear lines are the two most exposed to escalation beyond that date.

WORK BREAKDOWN BY TRADE

SCOPE ITEM	UNIT	QTY	MATERIAL	LABOUR	TOTAL
02 DEMOLITION & SITE WORKS — VALE DEMOLITION LLC					
Selective interior demolition Existing partitions, ceilings and finishes, both floors	sq ft	18,400	6,200	41,300	47,500
Removal of abandoned mechanical equipment Includes rooftop units 3 and 4 and associated curbs	ls	1	4,800	12,400	17,200
Debris haul-off and disposal 22 containers, sorted for recycling per owner requirement	ea	22	7,400	10,500	17,900
Demolition & site works subtotal			**18,400**	**64,200**	**82,600**
05 STRUCTURAL & MISCELLANEOUS METALS — KESSLER STEEL					
Mezzanine framing and deck 2,400 sq ft, per S-201 through S-204	ton	31	68,200	34,100	102,300
Stair and guardrail assemblies Two egress stairs, painted finish	ea	2	21,400	17,600	39,000
Roof screen supports	ls	1	6,900	7,200	14,100
Structural & miscellaneous metals subtotal			**96,500**	**58,900**	**155,400**
09 INTERIOR CONSTRUCTION & FINISHES — HARTWELL SELF-PERFORM					
Metal stud and gypsum partitions Rated and non-rated, per A-401 partition schedule	lf	2,180	62,400	88,900	151,300
Acoustic ceiling systems Grid and tile, both floors excluding open-to-deck areas	sq ft	12,900	41,800	38,600	80,400
Flooring — carpet tile, LVT and sealed concrete	sq ft	18,400	48,900	41,200	90,100
Direct cost of work			665,300	642,100	1,307,400
General conditions and site supervision (22 weeks)					148,600
Bonds and insurance					24,940
Contingency — allowance, drawn only against approved change					45,000
Overhead and fee at 6%					88,200
Total bid amount ($)					**1,614,140**

SCOPE ITEM	UNIT	QTY	MATERIAL	LABOUR	TOTAL
Painting and wall coverings	sq ft	46,000	18,700	29,400	48,100
Doors, frames and hardware 42 openings per door schedule	ea	42	12,500	14,600	27,100
Interior construction & finishes subtotal			**184,300**	**212,700**	**397,000**
22 PLUMBING — RIDGELINE MECHANICAL					
Restroom rough-in and fixtures Four restroom groups, ADA compliant	ls	1	38,200	44,800	83,000
Break room and janitor supply and waste	ls	1	9,400	14,100	23,500
Compressed air distribution — assembly area	lf	460	7,200	12,400	19,600
Plumbing subtotal			**54,800**	**71,300**	**126,100**
23 HVAC — RIDGELINE MECHANICAL					
Rooftop units and curbs Three units, 25/25/15 ton, high-efficiency per spec 23 74 13	ea	3	94,600	38,200	132,800
Ductwork and distribution	lb	18,400	38,100	42,600	80,700
Controls and commissioning BAS integration to owner's existing head end	ls	1	16,200	15,600	31,800
HVAC subtotal			**148,900**	**96,400**	**245,300**
26 ELECTRICAL — COPPERLINE ELECTRIC					
Distribution — switchgear, panels and feeders 1,200 A service upgrade per E-101	ls	1	88,400	52,300	140,700
Branch wiring, devices and connections	sq ft	18,400	34,600	48,900	83,500
Direct cost of work			665,300	642,100	1,307,400
General conditions and site supervision (22 weeks)					148,600
Bonds and insurance					24,940
Contingency — allowance, drawn only against approved change					45,000
Overhead and fee at 6%					88,200
Total bid amount ($)					**1,614,140**

SCOPE ITEM	UNIT	QTY	MATERIAL	LABOUR	TOTAL
Lighting and controls LED throughout, dimming per code compliance path	ea	412	31,200	27,100	58,300
Fire alarm modification and testing	ls	1	8,200	10,300	18,500
		Electrical subtotal	**162,400**	**138,600**	**301,000**
			Direct cost of work	665,300	642,100	1,307,400
			General conditions and site supervision (22 weeks)		148,600
			Bonds and insurance		24,940
			Contingency — allowance, drawn only against approved change		45,000
			Overhead and fee at 6%		88,200
			Total bid amount ($)		**1,614,140**

MATERIAL
$665,300
51% of direct cost

LABOUR
$642,100
49% of direct cost · 168 crew-weeks

PROGRAMME
22 weeks
Sep 28, 2026 → Feb 26, 2027

TOTAL BID
$1,614,140
Firm to October 3, 2026

ALTERNATES & UNIT RATES

ALTERNATE	UNIT	RATE	EFFECT IF ACCEPTED
Polished concrete in place of LVT, assembly area	sq ft	$4.85	Deduct $18,400 from the finishes trade; adds four days to the finishes sequence
Upgrade rooftop units to variable-capacity	ea	$14,200	Add $42,600; 14-week lead time requires order at award, not at submittal approval
Additional partitions beyond drawing count	lf	$69.40	Unit rate for owner-directed additions, material and labour, held for the project duration
Additional receptacle circuits	ea	$410.00	Unit rate including device, wiring and panel connection within 80 ft of panel
Night and weekend working	hr	$112.00	Premium over the base labour rate, applied only where directed in writing

CLARIFICATIONS & EXCLUSIONS

The following are expressly excluded from this bid. Anything not shown on the drawing set listed above, or not described in the work breakdown, is excluded.

- × Permit and plan-review fees (by owner)
- × Hazardous material survey, abatement or disposal
- × Structural work below the existing slab
- × Fire sprinkler design or modification
- × Furniture, fixtures and equipment
- × Owner-supplied audio-visual and security systems
- × Utility company charges and connection fees
- × Landscaping, paving and exterior site work
- × Winter conditions and temporary heat beyond week 18
- × Escalation on materials after the bid validity date
- × Testing and inspection agency fees
- × Builder's risk insurance (by owner)
- × Work required by conditions concealed at the time of the site walk
- × Signage, both interior and exterior

BONDING, INSURANCE & LICENSING

Performance bond: **100% of contract value** Payment bond: **100% of contract value**

Surety: **Meridian Surety, A.M. Best A (Excellent)** General liability: **$2M per occurrence / $4M aggregate**

Workers' compensation: **Statutory, $1M employer's liability** Auto liability: **$1M combined single limit**

Umbrella: **$10M** Licence: **CO GC-118742, current to 03/2028**

Bond and insurance costs are carried in the markup line above and assume the contract value shown. Certificates naming Brightwater Property Group and its lender as additional insured are issued within five business days of award. Should the owner elect to waive the performance and payment bonds, deduct $19,400 from the total bid amount.

PROGRAMME & PAYMENT

MILESTONE	SCOPE COMPLETE	WEEK	DRAW	AMOUNT
Mobilisation	Notice to proceed, submittals issued, site established	0	8%	$129,131
Demolition complete	Interior demolition and haul-off finished, shell ready for framing	4	12%	$193,697
Structure and rough-in	Mezzanine set, MEP rough-in inspected and approved	11	30%	$484,242
Close-in	Partitions closed, ceilings grid set, equipment landed	16	24%	$387,394
Finishes complete	Flooring, painting, doors and hardware complete	20	18%	$290,545
Substantial completion	Commissioning, punch list closed, certificate of occupancy	22	8%	$129,131

CONDITIONS OF THIS BID

1. This bid is a firm lump sum for the scope described and is valid for 60 days from the date of issue.
2. Award is subject to execution of a mutually agreed construction contract; this document does not itself constitute a contract.
3. Retainage is assumed at 5% of each draw, released at substantial completion less 150% of the value of open punch-list items.
4. Payment is due within 30 days of an approved application for payment. Interest accrues at 1.5% monthly on undisputed amounts beyond that date.
5. Changes in scope are priced from the unit rates above where applicable, and otherwise at cost plus 6% overhead and fee.
6. Delays caused by others, by permit issuance, or by owner-supplied equipment entitle the contractor to a time extension and to documented general-conditions costs.

7. The contractor warrants workmanship for 12 months from substantial completion; manufacturer warranties on equipment are assigned to the owner at closeout.
8. Material price escalation beyond the bid validity date will be presented with supplier documentation and is subject to owner approval before order.

Acceptance

Acceptance of this bid constitutes an instruction to proceed on the terms stated, and will be superseded by the executed construction contract. Prices are firm until October 3, 2026; after that date the bid must be re-confirmed in writing before work is scheduled.

ACCEPTED FOR BRIGHTWATER PROPERTY GROUP	NAME & TITLE	DATE	FOR HARTWELL CONSTRUCTION
Authorised signatory	Please print	MM / DD / YYYY	K. Ferreira