



9923 S Ridgeland Ave., #118
Chicago Ridge, IL. 60415
Phone: 331-888-2851
Email: contact@blackwalldesign.co
www.blackwalldesign.co

BID INSTRUCTIONS

1. Read the plan specification and these bid instructions before submitting a bid.
2. Fill out the top portion of the enclosed bid form and the portion of the form specific to the Subcontractor's trade.
3. Email the completed form to:
contact@blackwalldesign.co

NOTE: Some Subcontractors are asked to break down their base bid to avoid duplication of costs between Subcontractors. The breakdown is not mandatory.

GENERAL BID INCLUSIONS

GENERAL INFORMATION

Black Wall Design Co. is a general contracting and renovation firm, Licensed in the city of Chicago and surrounding suburbs, with nearly 15 years of experience. We have extensive knowledge in interior renovation, interior build-out, framing, and flooring. We bring design concepts to life in commercial and residential developments by utilizing our in-house design team that creates experiences through colors and textures. We are DBE & MBE Certified, while also holding a Lead-Safe Certification through the EPA

PURPOSE

BWDC prepared these bid instructions attempting to reduce bidding errors and clarifying any question about "who does what." They supersede instructions of other bid documents only as they may relate to who furnished and/or installs specific materials, equipment, fees and services.

CONFIDENTIALITY AGREEMENT

All construction documents should be considered confidential and should be treated as such. Those persons having access to plans should be on a need-to-know basis. Information is to be used solely for the purpose of submitting a bid for the construction of the specified project.

Upon receipt of the bid results for this project, it is expected that all construction documents will be destroyed.

By accepting these prints, and, or submitting a bid, you agree to the terms of this confidentiality clause. If you do not, or cannot agree to these terms and conditions please return any and ALL complete set of plans to Black Wall Design Company LLC

FINAL DOCUMENT

These instructions will become a part of the final sub-contract agreement. Submittal of your proposal, without qualification, implies that you have included all the conditions of these bid instructions and other supplemental sub-contract conditions and specifications. These instructions will be referred to on all contracts as "BWDC Bid Instructions."

CLARIFICATION

Any wording on the plans, specifications, or other bid documents referring to labor and material to be furnished by "General Contractor" should be interpreted to mean "by Subcontractor responsible for the type of work involved."

DEMOLITION

Electrical, HVAC, Plumbing, and Sprinkler Subcontractors must include all demolition that pertains to their trade. Any architectural demolition, such as walls, ceilings, and floor coverings, will be performed by BWDC, unless specifically stated to be performed by another trade.

SITE INSPECTION

By submission of bid, you acknowledge that you are familiar with the job site conditions affecting the work. Should your investigation of the job site reveal conditions contrary to the plans and specifications, you must advise Black Wall Design Company LLC about them prior to or when submitting your bid. Failure to do so will not relieve you from completing the work as shown or required.

CLEAN-UP

Subcontractors performing work for Black Wall Design Company LLC will be required to clean the premises once a day from the accumulation of waste materials or rubbish caused by his employees. If equipment, materials, or supplies are furnished by others, it will be the responsibility of the subcontractor who installs the items to clean up and dispose of the debris of those items.

UNLOADING

Each Subcontractor must include costs for accepting delivery, unloading, storing, and the distribution of the items furnished for his use. (NOTE: Each Subcontractor is also responsible for items provided for his use that are stolen or reported missing).

ALTERNATES

Each bidder shall base his proposal only on material, methods and/or equipment complying with the bid documents. Where "or equal" is stated, you will be allowed to substitute providing you are able to prove to the Owner or their agent that the selection is of equal quality, capacity, and design to that specified. Notify BWDC of cost savings when bidding alternates.

TAXES

Subcontractor shall pay all taxes or contributions levied by any governmental or other authority on any materials, supplies, labor or equipment or the use or sale or installation thereof, and the same shall be deemed to be included in the contract price and Subcontractor shall not be entitled to any payment from Contractor on account thereof.

BONDS

Do not include performance bond cost.

LICENSES

Submission of a bid will be considered presumptive evidence that the bidder is licensed to do work at the site location.

LAWS, CODES, ETC.

All work shall be performed under and in accordance with all applicable OSHA standards and local codes and requirements, trade practices, and shopping center regulations.

INSURANCE

Within 48 hours of receiving a contract from Black Wall Design Company LLC, Subcontractor shall submit proof of insurance as required by this paragraph to BWDC which proof of insurance shall state the job name and location. If no other coverage is required or specified, Subcontractor shall obtain and maintain in effect liability insurance for the benefit of Contractor, Subcontractor and the Owner with coverage and limits not less than that of the following: Worker's Compensation as required by law and employers' liability insurance with limits of \$500,000 each accident, \$500,000 policy limit, \$500,000 each employee or as required by law. General liability with limits of \$1,000,000 bodily injury and property damage liability each occurrence, \$1,000,000 products and completed operations aggregate and \$2,000,000 general aggregate, Motor vehicle limits of \$1,000,000 combined single limit. Subcontractor shall name Contractor and Owner and all other upstream parties as required by contract as an additional insured on a primary basis without contribution from any other insurance or self-insurance and coverage shall extend to Subcontractor's ongoing and completed operations. The following endorsements must also be listed on the Insurance Policy or on the Certificate of Insurance: Waiver of Subrogation in favor of Black Wall Design Company LLC-9923 S. Ridgeland Ave., #118, Chicago Ridge, IL 60415

COMMENCEMENT

Commencement of your work is positive acknowledgement that all plans, specifications, and other documents relating thereto have been received and are sufficient for their intended purpose of completing your portion of the work.

ASBESTOS

Subcontractors are not allowed to handle asbestos containing material unless trained and licensed to do so. If a subcontractor suspects asbestos containing material to be present at the job site and feels that such materials could become a safety hazard, then the subcontractor needs to immediately notify the BWDC superintendent of such hazard.