



Impacting Communities, Changing Lives™

ICON NATIONAL – INVITATION TO BID (ITB)

Version: 2

Date Sent: 3/5/26

Previous Version(s): 1

RFI's Due: 3/27/26 (Date)

Bid Deadline: 4/3/26 (Date and Time)

1. BID INTEGRITY & COMPLIANCE STATEMENT (READ CAREFULLY)

ICON National, as the prime contractor, is responsible for issuing accurate, complete, and timely bid information to all bidders. Bidders can only price as accurately as the documentation and requirements we provide.

By issuing this ITB, ICON National commits to:

- Providing the most current drawings, specifications, and requirements available at the time of bid.
- Issuing written updates, clarifications, and addenda to all bidders when changes occur, including funding-source changes that trigger new or revised requirements.
- Providing bidders a reasonable opportunity to revise and resubmit bids when material changes are issued.

By submitting a bid, the subcontractor acknowledges and agrees that:

- Your pricing is based on the documents, addenda, and requirements issued with this ITB and any subsequent written updates.
- You have reviewed all provided documents, including addenda, funding requirements, and third-party consultant requirements, and have included all applicable costs.
- You will flow down all applicable requirements to any lower-tier subcontractors.

Failure by the prime contractor to provide accurate information and properly manage procurement can result in serious consequences, including civil and criminal fines, debarment from future contracts, contract cancellation or rescission, and other administrative actions. Penalties may vary based on the nature of the violation and whether it was intentional.

Depending on funding sources and contract type, procurement laws such as the Procurement Integrity Act (PIA) may apply. Under the PIA, penalties can include fines of up to \$50,000 per individual and \$500,000 per organization per violation, and imprisonment of up to 5 years.

Accordingly, ICON National will strictly enforce bid integrity, documentation control, and compliance. Bidders must do the same.



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2. PROJECT INFORMATION

Project Name: Reserve at South Creek Tower Apartments
Project Address: 15611 East Jamison Dr., Englewood, CO 80112
Project Type: (Occupied / Unoccupied / Rehab / Ground-Up)
Units / Buildings / Stories: 168/
Anticipated Start: _____
Anticipated Duration: _____
Prevailing Wage or Non-Prevailing Wage: TBD
Project Type / Funding (select all that apply):
 HUD
 Prevailing Wages
 Non-Prevailing Wage
 Other Initial Walk and Discovery – No additional requirements have been identified as of 01/23/2026.
Recycling Requirements: _____

Working Conditions

Occupied renovation: subs must plan for daily access coordination, noise control, site cleanliness, and strict schedules.

Work hours: _____
Parking / Site access: _____

3. KEY DATES

Event	Date / Time	Notes
Job Walk	_____	
RFI Deadline	<u>3/27/26</u>	
Bid Due	<u>4/3/26</u>	Late bids may not be accepted
Anticipated Award	_____	



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Job Walk Requirements

- Bring a copy of drawings and scope.
- Take photos and verify existing conditions.
- Additional job walks may not be provided.

Bid Updates & Addenda

- All clarifications, changes, and additional requirements will be issued in writing via addendum or revised documents.
- Verbal instructions are not binding.
- Bidders are responsible for confirming they have received and incorporated all addenda and latest versions before submitting their bid.

4. SCOPE OF WORK

Provide detailed pricing for the following high-level scopes (See Section 5):

- Interior Unit Renovations (Standard + ADA)
- Accessibility Upgrades (kitchens, bathrooms, clearances, hardware, paths of travel)
- Site Work / Concrete / Asphalt
- Roofing
- Electrical / Mechanical / Plumbing
- Structural Repairs (if applicable)
- Hazardous Materials Coordination (if noted in plans/specs)
- Replacements in kind per plans and specifications
- All work required for a turnkey, code-compliant installation

Your bid MUST include the following or it will be considered incomplete:

Quantity Structure

- Each / LF / SF / SY / LS / EA clearly labeled.
- Labor & Material separated.
- Equipment, lifts, dumpsters, GCs, per diem, and travel clearly broken out.



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Execution Requirements

All mobilizations and demobilizations included; submittals, closeout, and attic stock included (as applicable); compliance with all known and published code changes taking effect during the project term.

- Long-Lead Items
- Call out anything with lead time greater than 3 weeks.
- Schedule
- State duration, crew size, number of mobilizations, and required on-site supervision.
- Exclusions & Assumptions
- Must be listed clearly and specifically. Vague exclusions will be treated as clarifications, not valid exclusions.

5. BID SUBMISSION REQUIREMENTS

Submit bids to: bids@iconnational.com

Due Date: 4/3/26

Your submission must include:

- Signed ITB acknowledgment
- Full line-item breakdown (no lump sum only bids)
- Labor & material separated
- Equipment, travel, per diem, and mobilization costs separated
- Overhead & profit shown separately
- Allowances and contingencies listed clearly
- Unit pricing for unforeseen conditions and change orders
- Taxes, permits, and fees included
- Subcontractor license number & classification (if/when applicable)
- Insurance certificate (or sample COI)
- Bond rate (if bonding required)
- Textura fee acknowledgment
- Hourly T&M rates for all trades
- Signed and dated quote
- Plans/specifications reference and version/date used for bid (plan set date and addendum list)



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File Naming Format: "[TRADE] – [COMPANY] – [PROJECT NAME] – [DATE]"

6. COMPLIANCE & LABOR REQUIREMENTS

Depending on project type and funding, subs must comply with the following. Bidders are responsible for including all associated costs in their pricing.

Labor Requirements

- Prevailing Wage or Non-Prevailing Wage (select as applicable)
- Certified payroll, as required by the wage decision and funding source
- Bond requirements (if applicable)

Additional Requirements (including, but not limited to Federal, State, Local, Funding-Source, and 3rd Party Consultant requirements)

- Section 3
- Local Hire Benchmarks
- Apprentices (including applicable ratios and classifications per funding and jurisdiction)
- SAM.gov registration (includes UEI assignment)
- PWC # (California)
- Certified Business Enterprises (MBE, WBE, DBE, SBE, DVBE, etc., as applicable)
- 3rd Party Consultants (e.g., Labor Compliance, Relocation, Environmental, Accessibility, Monitoring)
- Secretary of State registration (per applicable state of project location)
- Any other owner, lender, or agency-specific requirements listed in the bid documents

Sub-Tier Requirements

- Lower-tier subcontractors are not exempt from any project requirements.
- Subcontractors must disclose any lower-tier subcontractors prior to award.
- All lower-tier subcontractors must meet the same compliance, insurance, safety, and labor requirements as the prime subcontractor.
- Subcontractors must issue subcontracts to lower tiers that mirror the relevant requirements of the ICON National subcontract and provide a copy of the executed sub-tier subcontract to ICON National upon request.

Textura Requirements

- Agree to platform use and fees as applicable for the project.



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Apprentices (Denver – Electrical & Plumbing)

If any portion of the work is permitted and performed within the City and County of Denver, subcontractors must comply with Denver's apprenticeship supervision and ratio requirements for electrical and plumbing trades. Include all costs and administrative effort required to comply.

General Denver Ratio Requirements (All Job Sites)

- Maximum ratio: No more than three (3) apprentices per one (1) licensed journeyman or master (3:1).
- Daily compliance: Ratios are enforced based on who is on-site each day (not a weekly average). If a supervising journeyman leaves the site, remaining apprentices may immediately be out of ratio.

Enforcement & Verification

- Denver inspectors may conduct on-site audits at any time.
- Workers may be required to present: valid apprenticeship registration (physical or electronic), applicable license, and a driver's license/ID.

Documentation Required

- Apprentices must be properly registered and in good standing (current) with the State/recognized program.
- Maintain accessible copies (physical or electronic) of apprenticeship registration documentation for all apprentices on-site.
- Subcontractor must maintain supervision logs and staffing records sufficient to demonstrate ratio compliance throughout the project.

Penalties for Non-Compliance

- Stop Work Order: The City may issue an immediate stop work order for the electrical or plumbing permit until compliance is demonstrated.
- Contractor consequences: Written warnings, required meetings with the Building Official, and potential holds on the contractor's ability to pull new permits until compliance is verified.
- Cost impact: Any downtime, rework, remobilization, or penalty costs resulting from non-compliance are the subcontractor's responsibility.

City-Funded / City-Covered Projects (If Applicable)

- If the project is subject to Denver Construction Careers Program (DCCP) and/or Denver prevailing wage requirements, stricter apprenticeship ratios and utilization requirements may apply (including up to a 1:1 ratio and apprentice hour utilization targets). Subcontractor is responsible to verify applicability and include all compliance costs.

Upcoming State Changes (Colorado – If Applicable)

- Colorado requirements may become more stringent over time for nonresidential electrical and plumbing work (including step-down ratios referenced under HB 22-1346). Subcontractor is responsible for tracking and complying with any requirements in effect during the project.



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7. INSURANCE REQUIREMENTS

Provide a COI showing compliance with the following minimum requirements (project-specific requirements may be higher and will govern):

- General Liability
 - Per Project/Aggregate Endorsement
 - Primary/Non-Contributory Endorsement
 - Additional Insured Ongoing Endorsement
 - Additional Insured Completed Operations Endorsement
 - Waiver of Subrogation Endorsement
- Auto Liability
 - Additional Insured Endorsement
 - Waiver of Subrogation Endorsement
- Workers Comp
 - Waiver of Subrogation Endorsement
- Excess/Umbrella
 - Follow Form
- Environmental/Pollution – if applicable
- Professional Liability, *aka* Errors & Omissions – if applicable

Please see the “Guide Required Proofs of Insurance for Non-Wrap Up Construction Participants”, pages 1 through 3.

- Sign Acknowledgement of Insurance Requirements & Limits

8. SAFETY REQUIREMENTS

All subcontractors and lower-tier subcontractors must follow ICON National’s safety program and all applicable OSHA, state, and local regulations.

Minimum requirements include:

- Daily JHA / pre-task plans
- OSHA 10 for all workers; OSHA 30 for foremen / supervisors
- Proper PPE at all times
- Housekeeping maintained daily
- Fall protection required at 6’ and above
- No radios or earbuds on site
- Strict adherence to site access, lockout/tagout, and any client-specific safety policies



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9. BID EVALUATION CRITERIA

Bids will be evaluated based on:

- Scope completeness and accuracy
- Clear inclusions and exclusions
- Labor and material breakdowns
- Unit pricing for change orders and unforeseen conditions
- Verified quantities and realistic production assumptions
- Identification of long-lead items and risks
- Schedule and manpower plan, including on-site supervision
- Compliance with all labor, safety, and funding requirements
- Pricing aligned with market and project complexity
- Responsiveness to RFIs and addenda

Low price does not guarantee award. Awards are based on value, clarity, compliance, and capability.

10. CONTACTS

Project Manager / Project Planning Manager

Name: Dan Kern

Phone: 310-903-8839

Email: dkern@iconnational.com

Estimator / Preconstruction Coordinator

Name: Esme Palomino

Phone: 480-670-2592

Email: epalomino@iconnational.com

11. BIDDER CHECKLIST

- Reviewed all plans, specifications, and addenda (including plan set date and addendum list)
- Reviewed full owner/architect specifications package and 3rd party requirements
- Reviewed full scope list and trade-specific requirements
- Labor and material are separated in pricing
- Long-lead items identified and called out
- Overhead & profit listed separately
- Unit pricing included for typical change order items
- Clarifications and exclusions listed clearly and specifically
- Crew size, duration, and mobilizations included



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- All compliance, labor, and safety requirements have been included in pricing
- All lower-tier subcontractors (if any) identified and aware of project requirements
- All required attachments (license info, COI, Textura acknowledgment, etc.) are included
- Bid file is named correctly per ITB instructions
- Sign Acknowledgement of Insurance Requirements & Limits
- Bid is submitted before the stated deadline