

REQUEST FOR PROPOSAL
(THIS IS NOT AN ORDER)

Date: May 17, 2010

Project Name: Parking Surface Replacement, Repairs & Site Improvements

Project Location:

<p><i>Property #1</i> Residence Inn Cranberry 1308 Freedom Road Cranberry Twp., PA 16066</p>	<p><i>Property #2</i> Holiday Inn Express 20003 Route 19 Cranberry Twp., PA 16066</p>
<p><i>Property #3</i> Hampton Inn Cranberry 210 Executive Drive Cranberry Twp., PA 16066</p>	<p><i>Property #4</i> Hampton Inn Pittsburgh Airport 8514 University Boulevard Coraopolis, PA 15108</p>

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Residence Inn General Scope (Ref. Site Dwg. "ALTA 1 - Proj# 06-6751-1"):
Drive Lanes:

- Mill existing asphalt 1½" in depth and haul material away. Selected contractor shall retain millings and credit owner accordingly within submitted proposal.

- Cut keyways and prepare all edges abutting existing pavement to remain.
- Remove all debris; Broom sweep clean all surfaces.
- Apply liquid asphalt bond coat.
- Install minimum 1½" wearing course.
- Hot seal all seams/joint along perimeter edges.

Parking Areas:

- Remove all debris; Broom sweep clean surfaces.
- Repair or install paving as follows:
 - *Repair Method A - Areas of pitting, holes 6' diameter and smaller, and significant quantities of cracking:*
 - Remove all loose debris and unstable existing asphalt; mill asphalt where necessary.
 - Haul and dispose of excavated materials.
 - Install binder as only required to achieve desired depth in rutted areas.
 - Apply liquid bond coat.
 - Install minimum 1½" wearing course.
 - Hot seal all seams.
 - *Repair Method B - Area of repair that is more than 6' diameter or 36 square feet in area:*
 - Saw cut and excavate; Remove any unstable asphalt along edges and check for stable abutting surfaces.
 - Cut keyways and prepare all edges abutting existing pavement to remain.
 - Verify suitable aggregate, binder or stable subsurface is present; compact to minimum 95% of modified Proctor standard density.
 - Install minimum 2" binder base.
 - Apply liquid bond coat.
 - Install minimum 1½" wearing course.
 - Hot seal perimeter edges/seams.
 - *Areas free of larger repairs (not covered in Method A or B):*
 - Hot fill all joints and cracks (¼"-¾" size; larger cracks must be milled as described above).
 - Apply two (2) coats of commercial grade sealer.

All Areas:

- Restripe lot as per existing layout.

Dumpster Pad & Approach Apron:

- Cut out and excavate damaged or cracked portions of existing concrete pad and apron. Remove damaged areas up to saw cuts made within existing control joints. Existing concrete catch basin and underground storm lines to remain; protect as required during excavation and construction.
- Haul and dispose of excavated materials.
- Re-level and compact existing aggregate to minimum 95% of modified Proctor standard density; install aggregate as needed to achieve desired depth.
- Drill and install epoxy-coated rebar into existing adjacent concrete and welded steel mesh in slab areas.
- Install 6" concrete slab; slope all surfaces to existing catch basin.

Holiday Inn Express General Scope (Ref. Site Dwg. "ALTA 1 Proj# 6749-1"):

South Drive Lanes/Parking Areas:

- Mill existing asphalt 2" in depth and haul material away. Selected contractor shall retain millings and credit owner accordingly within submitted proposal.
- Cut keyways and prepare all edges abutting existing pavement to remain.
- Remove all debris; Broom sweep clean all surfaces.
- Apply liquid asphalt bond coat.
- Install minimum 2" wearing course.
- Hot seal all seams/joint along perimeter edges.

West, North and East Drive Lanes/Parking Areas:

- Remove all debris; broom sweep clean surfaces.
- Repair or install paving as follows:
 - *Repair Method A - Areas of pitting, holes 6' diameter and smaller, and significant quantities of cracking:*
 - Remove all loose debris and unstable existing asphalt; mill asphalt where necessary.
 - Haul and dispose of excavated materials.
 - Install binder as only required to achieve desired depth.
 - Apply liquid bond coat.
 - Install minimum 1½" wearing course.
 - Hot seal all seams.
 - *Repair Method B - Area of repair that is more than 6' diameter or 36 square feet in area:*
 - Saw cut and excavate; remove any unstable asphalt along edges and check for stable abutting surfaces. Haul and dispose of excavated materials.
 - Cut keyways and prepare all edges abutting existing pavement to remain.
 - Verify suitable aggregate or stable subsurface is present; compact to minimum 95% of modified Proctor standard density.
 - Install minimum 2" binder base.
 - Apply liquid bond coat.
 - Install minimum 1½" wearing course.
 - Hot seal perimeter edges/seams.
 - *Areas free of larger repairs (not covered in Method A or B):*
 - Hot fill all joints and cracks (¼"-¾" in size; larger cracks must be milled as described above).
 - Apply two (2) coats of commercial grade sealer.

All Areas:

- Restripe lot as per existing layout.

Porte Cochere Drive Lane & Island (Reference attached sketch):

- Saw cut existing asphalt pavement and excavate to required depth.
- Saw cut and excavate center portion of existing concrete island.
- Haul and dispose of excavated materials.
- Level, grade and compact earth sub-grade to minimum 100% of modified Proctor standard density.
- Install and compact aggregate base to minimum 95% of modified Proctor standard density.
- Install 8" concrete retaining curb between existing island and entrance sidewalk.
- Install 6" concrete paver slab base system with welded steel mesh and with 2" weep holes. Provide geotextile fabric and pea gravel at weeps.
- Drill and install epoxy-coated rebar into existing concrete.
- Install 4" concrete walkway with welded steel mesh and truncated ADA compliant dome finish.
- Provide compressible filler and sealant as indicated.
- Install concrete pavers over 1" bedding sand.
- Provide polymeric joint sand in all paver joints.

Hampton Inn Cranberry General Scope (Ref. Site Dwg. "Alta-1 Proj#6750-1"):All Parking Areas & Drive Lanes:

- Mill existing asphalt 2" in depth and haul material away. Selected contractor shall retain millings and credit owner accordingly within submitted proposal.
- Cut keyways and prepare all edges abutting existing pavement to remain
- Remove all debris; Broom sweep clean all areas.
- Apply liquid asphalt bond coat.
- Install 2" wearing course.
- Hot seal all seams/joint along perimeter edges.
- Restripe lot as per existing layout.

North Hotel Concrete Sidewalk & Curb:

- Saw cut and excavate sections of previously repaired concrete sidewalk and curb. Cuts and sections removed shall be made to correspond with sidewalk control joints.
- Haul and dispose of excavated materials.
- Compact existing aggregate base to minimum 95% of modified Proctor standard density. Re-level, re-shape, adjust and/or add aggregate as required to achieve desired depth.
- Drill and epoxy steel dowels in existing curb.
- Provide two (2) continuous #5 bar in curb section.
- Install compressive filler/expansion joints at perimeter edge abutting existing concrete.
- Install welded wire mesh in sidewalk slab areas.
- Install minimum 4" concrete sidewalk with broom-swept finish and profiled curb (match existing curb in shape, size, etc.). Control joints should match existing joint spacing.

**Hampton Inn Pittsburgh Airport Gen. Scope (Ref. Site Dwg. "ALTA Proj#06-6753-1":
Northeast Tier #1 Drive Lane/Parking Area and Dumpster Approach:**

- Installation of Design-build "French Drain" System
 - Saw cut and excavate center drive lane required to install 120' lineal feet of "French Drain" 4" perforated pipe (or better as req'd by local codes); coordinate depths required with tie-in to existing storm inlet/piping. Haul and dispose of excavated materials.
 - Connect pipe to nearest catch basin/storm inlet/storm line.
 - Compact earth in trenched area; Line all sides of trench with non-woven geotextile fabric and install minimum 2" of 3/8" crushed stone on all sides of perforated pipe. Provide 8" overlap on all seams of geotextile fabric.
 - Install minimum 3" binder base.
 - Apply liquid bond coat.
 - Install 2" wearing course.
- Remaining existing asphalt:
 - Mill 2" in depth and haul material away. Selected contractor shall retain millings and credit owner accordingly within submitted proposal.
 - Cut keyways and prepare all edges abutting existing pavement to remain.
 - Remove all debris; Broom sweep clean all areas.
 - Apply liquid asphalt bond coat.
 - Install 2" wearing course.
 - Hot seal all seams/joint along perimeter edges.

Easement Entrance Drive (Portion A):

IMPORTANT NOTE: Contractor to maintain temporary drive into Hampton Inn & Doubletree Properties at all times during this scope of work.

- Saw cut and excavate existing entrance lanes and driveway in full. Coordinate depth with appropriate requirements for paving system and positive drainage slopes. Existing curbs and guardrails to remain-protect as required during construction. Remove any unstable earth along edges and check compactions of abutting surfaces.
- Cut keyways and prepare all edges abutting existing pavement to remain.
- Install 8" of large/oversize aggregate.
- Install 4" of #2 aggregate choke.
- Compact subsurface to minimum 95% of modified Proctor standard density.
- Install minimum 3" binder base.
- Apply liquid bond coat.
- Install 1½" wearing course.
- Hot seal perimeter edges/seams.

Easement Entrance Drive (Portion B), Port Cochere Drive, Northeast and Drive Lanes/Parking Areas within Center Tier #2 and Northwest Tier #3:

- Remove all debris; Broom sweep clean surfaces.
- Repair or install paving as follows:

- *Repair Method A - Areas of pitting, holes 6' diameter and smaller, and significant quantities of cracking:*
 - Remove all loose debris and unstable existing asphalt; mill asphalt where necessary.
 - Install binder as only required to achieve desired depth.
 - Apply liquid bond coat.
 - Install minimum 1 ½" wearing course.
 - Hot seal all seams.
- *Repair Method B - Area of repair that is more than 6' diameter:*
 - Saw cut and excavate; Remove any unstable asphalt along edges and check for stable abutting surfaces.
 - Cut keyways and prepare all edges abutting existing pavement to remain.
 - Install minimum 2" binder base.
 - Apply liquid bond coat.
 - Install 1 ½" wearing course.
 - Hot seal perimeter edges/seams.
- *Areas free of larger repairs (not covered in Method A or B):*
 - Hot fill all joints and cracks (¼" - ¾" in size; larger cracks must be milled out).

All Asphalt Areas:

- Restripe lot as per existing layout.

Porte Cochere Sidewalks:

- Saw cut and excavate damaged existing concrete sidewalk and curb sections along front and side of building. Sections must be removed in full up to existing major expansion joints
- Protect curb or sidewalk portions to remain. Chipped or damaged sections resulting during construction shall be replaced by the contractor at sole expense.
- Haul and dispose of excavated materials.
- Re-level and compact existing aggregate to minimum 95% of modified Proctor standard density; install aggregate as needed to achieve desired depth.
- Install welded steel mesh in new concrete areas and compressible filler/expansion joint system along existing curb edge and along all abutting building structure edges as needed. New curb should match existing curb profile.
- Install 4" concrete slab sidewalk with broom finish; slope all surfaces to existing per ADA codes.

General Project Requirements:

- All workmanship and materials will have a 16 month warranty minimum from date of completion against any defect and shall include materials and labor to correct such issues; clearly state terms and conditions of both contractor and manufactured item warranties.
- Contractor shall inspect with owner's construction representative conditions of binder course to remain on each site following surface preparation (including but not limited to completed milling, cleaning, brooming, etc.). Contractor shall mutually deem acceptability of existing binder course to remain and document any discrepancy which would affect any contingency of warrantee of workmanship performed.
- All wearing courses are described in minimum requirements; it is the contractor's responsibility to include additional allowances for road crowns and positive drainage based on existing storms inlets and catch basins
- Any partial or complete site/property shut down or interruption must be detailed on this schedule. IMPORTANT NOTE: Facility will remain fully operational during the entire completion of the work scope. No less than **1/2** of the total parking field

spaces shall be unavailable to hotel guests at any given time during completion of the project scope. Contractor shall consider mobilizations within the proposal as needed to complete scope of work.

Instructions to bidders: Please follow the protocol below for submittal of your proposal; proposals shall include and consider the following non-negotiable items:

1. Provide a proposal via fax or email to Joseph M. McCabe, Director of Construction, for review no later than C.O.B. June 7, 2010; project to be completed at earliest possible date following a projected June 11, 2010 release.
2. The Request for Proposal and all associated documentation will become part of the Construction Documents and/or Purchase Agreements.
3. Provide available dates and complete timeframe to perform all work required to complete scope. Schedule must include an understanding that contractor will complete all portions of work involving increased levels of noise or physical disturbances (in any form) during regular business hours acceptable to and pre-approved by the Property Staff & Administration.
4. Scope includes all materials and labor in order to complete said work; measurements to be verified on site by proposing contractor prior to submission of bid. Contractor has reviewed and confirmed all quantities in full as part of submitted proposal.
5. "Cut" sheets, specifications, warranties and other product information must be included with the proposal. To verify adherence to the General Scope, proposals shall include how products or specifications meet or exceed the requirements requested in this RFP.
6. It will be the Contractor's/Vendor's sole responsibility to seek out, implement and maintain all Jurisdictional Agency requirements and permit responsibilities regarding completion of the general scope.
7. Attached RFP drawings and sketches are for reference only and may not be accurate or reflect current conditions on a site. Submission of a bid and response to this RFP confirms that the contractor has verified the work scope as it relates to the existing as-built property. Contractor shall have no additional claims if such differences are not noted in advance on bid and submitted in advance for review.
8. Calculations, drawings or documents (i.e. "Shop drawings") needed for the purposes of obtaining a building permit(s) to perform the scope of work by a licensed or certified professional required by the Jurisdictional Agency wherein this facility is sited shall be the sole responsibility of the contractor and included within this proposal.
9. Progress and/or final inspections required by the ruling jurisdictions shall be the responsibility of the contractor. The owner or assigned representative should be notified of inspections in advance and present when possible.
10. Temporary storage and receipt of any building materials and tools shall be the responsibility of the contractor. Onsite storage of any items shall be negotiated and approved by the owner prior to submission of this proposal. Failure to do so assumes that no material will be on the property unless contractor is on site performing work.
11. It will be the Contractor's/Vendor's sole responsibility to remove and discard all waste as it pertains to completion of the general scope.
12. It will be the Contractor's/Vendor's sole responsibility to protect all existing finishes and building structure which will not be replaced but may remain in place.
13. Contractor should identify any portion of the building structure, amenities or property that may need to be temporarily disturbed in order to complete the scope of work. It will be the Contractor's/Vendor's sole responsibility to reinstall or repair any disturbed areas to like-new condition.

14. It will be the Contractor's/Vendor's sole responsibility to maintain the highest of installation quality while maintaining the Owner, Franchise, Manufacturer, Department of Health, or other jurisdictional standards. Hotels will continue to operate during completion of the general scope; it is the Contractor's/Vendor's sole responsibility to maintain professional standards of safety, conduct and cleanliness.
15. It will be the Contractor's/Vendor's sole responsibility to maintain proper oversight for sub-contractors and vendors involved with completion of the general scope with contractual agreements with the Contractor/Vendor. Such business entities are to be held to the same standards as the Contractor/Vendor throughout the completion of the general scope.
16. Proposal shall include and shall disclose in full the use of any sub-contractors or sub-vendors. This shall be treated as confidential information until a contract is released. The Owner reserves the right to reject the use of any sub-contractor without reason. Additional sub-contractors may only be added with prior authorization from the Owner once a proposal is accepted.
17. It is the sole responsibility of the Contractor/Vendor to address lodging concerns. Lodging requirements must be specifically noted in each proposal for service.
18. Proposals must reflect the specific line item of the General Scope, if necessary. Each item is to be addressed by the Contractor/Vendor, items that are not included in the proposal are to be clearly noted as "Provided by Owner."
19. All requests for clarification of General Scope items are to be communicated to Joseph McCabe, Director of Construction in writing. Note that all questions and answers will be communicated to all bidding contractors to maintain consistency.
20. Contractor/Vendor shall provide a proposed payment summary for the product or service as well as any necessary documentation for account approval and processing, as well as necessary deposit information, if required. Standard payment structure is net 30 days E.O.M. unless other terms are explicitly agreed to and negotiated as part of the proposal.
21. Contact Joseph McCabe, Director of Construction, should your company not intend to submit a proposal for this project; recommendations for other Contractors/Vendors are always appreciated.
22. Contractor and/or Sub-contractors shall furnish Certificates of Insurance evidencing the following prior to commencing any work for the Owner:

<u>TYPE</u>	<u>MINIMUM LIMITS</u>
Commercial General Liability	\$2,000,000 \$1,000,000 per occurrence
Workmen's Compensation	Must comply with State Workmen's Compensation Requirements
Excess/Umbrella Liability	\$2,000,000 aggregate and each occurrence
Professional Liability	\$1,000,000
Auto Liability	Per Occurrence \$1,000,000