

Royal Plus, Inc.

201 Belt Street
Snow Hill, MD 21863

INVITATION TO BID

Sealed bids will be received by the General Contractor, Royal Plus, Inc., for the following bid packages for the reconstruction and renovation of the Ocean Downs facility on or before **Monday, 14 December, 2009, at 2:00pm EST.** Bids shall be delivered to the Royal Plus Corporate Headquarters at 201 Belt Street in Snow Hill, MD no later than 2:00pm EST. The sealed envelopes should be labeled “**SEALED BID ENCLOSED FOR CONTRACT PACKAGES 3/4/8/ or 15A, Ocean Downs Racetrack Video Lottery Terminal Facility Project. Attn: Joe Duncan, Royal Plus, Inc., 201 Belt Street, Snow Hill, MD 21863.**” Such bids so received shall be quickly opened and reviewed. Bidders mailing bids shall address them to Royal Plus, Inc., 201 Belt Street, Snow Hill, MD 21863.

Contract Packages

3	Building Concrete
4	Masonry
8	Glass & Glazing
15A	Fire Protection

Bidders are encouraged to visit the construction site. The site will be made available to all interested bidders through the bid period. Bidders must arrange all site visits through Royal Plus, Inc. (Attn: Joe Duncan, 410-219-7238) prior to visiting the site. The construction site is located at 10218 Racetrack Road, Berlin, MD 21811. The Project Architect is the Peter Chick AIA, Rickman Management LLC, 15215 Shady Grove Road Suite 201, Rockville, MD 20850.

Certified Minority Business Enterprises are encouraged to respond to this solicitation notice. Compliance with Minority Business Enterprise procedures of the State of Maryland and the Maryland State Lottery Agency is required. Royal Plus, Inc., on behalf of the Owner, shall attempt to achieve a minimum of twenty-five (25%) percent of the total dollar value of the contract from Certified Minority Business Enterprises with a minimum of ten percent (10%) from certified African-American owned businesses and ten percent (10%) from certified Women Owned business. Bidders agree to make a good faith effort to assist Royal Plus in achieving this goal with Certified Minority Business Enterprises.

Bidders are advised that this is a “fast-track” project that will require 7-days per week shift work, and all bids shall reflect adequate manpower and associated charges to meet this requirement.

This project is not subject to the State of Maryland Prevailing Wage Rates. The bid documents include detailed requirements for all bidders.

All contractors must submit a completed Contractor’s Qualification Questionnaire **AT THE TIME OF** submission of their bid.

Bid Documents are available at the following print houses for the actual cost of documents:

- DiCarlo Precision Instrument, Inc., 2006 Northwood Drive, Salisbury, MD 21801, 410-749-0112;
- Mc-Graw-Hill, MHC Plan Room, 8501 LaSalle Road, Suite 304, Towson, MD 21286, 410-552-0864; and
- Altoona Business Exchange, 1927 Union Avenue, Altoona, PA 16602, 814-944-5444; and
- Reed Construction Data, 30 Technology Parkway South, Ste 100, Norcross, GA 30092; 800-424-3996

Full set purchase is not required, but Contractors, prior to submitting bids, shall review and become familiar with all Drawings and all Documents in Volume One/Divisions Zero and One, and, if awarded contracts, shall be responsible for all Documents and related Scopes of Work. All Contractors are required to buy Volume One/ Divisions Zero and One in its entirety.

Royal Plus, Inc. shall not be responsible for errors or omissions made by the printer or advertising house, which prepares bid documents, addenda, or advertising services. If bidders or advertising houses suspect that their set of documents is incomplete or defective, they should immediately contact the office of the General Contractor, Royal Plus, Inc., 201 Belt Street, Snow Hill, MD 21863, Attention: Joe Duncan, 410-219-7238.

- All RFI's for the project shall be forwarded in writing to Royal Plus, Inc. via fax 410-632-2005 or e-mail joe@royalplus.com; Attn: Joe Duncan. Please identify the project within the RFI. The last day for submission to Royal Plus, Inc. for RFI's will be Wednesday, 09 December 2009.

Contract bidding documents are available for examination without charge at the office of Mc-Graw-Hill, MHC Plan Room, 8501 LaSalle Road, Suite 304, Towson, MD 21286, 410-552-0864.

Instructions pertaining to the Bid Bond, Performance and Materials Payment Bond requirements, MBE requirements are contained in the bid documents.

The conditions and provisions contained in this Invitation to Bid are a part of the bid documents.

All bids shall be irrevocable for one hundred and twenty (120) days after bid opening date and shall be accompanied by a Bid Security Bond. The General Contractor reserves the right to reject any or all bids to waive, at its discretion, any or all informalities relative thereto.

Joe Duncan – Project Coordinator
Royal Plus, Inc.

DRAWING LIST:

SP	SITE PLAN	08 / 21 / 09
EP	EXISTING PL	08 / 21 / 09
VLT	FIRST FLOOR PLAN W / VIDEO LOTTERY TERMINALS	10 / 08 / 09

ARCHITECTURAL:

A1	FIRST FLOOR PLAN	10 / 08 / 09
A2	SECOND FLOOR PLAN	10 / 08 / 09
A3	CLERESTORY PLAN	10 / 08 / 09
A4	ROOF PLAN	10 / 08 / 09
A5	KEY SECTIONS	10 / 08 / 09
A6	PLAN DETAILS	10 / 08 / 09
A7	WALL SECTIONS & DETAILS	10 / 08 / 09
A8	WALL SECTIONS & DETAILS	10 / 08 / 09
A9	STAIRS & ELEVATOR	10 / 08 / 09
A10	ELEVATIONS - WEST & SOUTH	08 / 21 / 09
A11	ELEVATIONS - EAST & NORTH	10 / 08 / 09
A12	FIRST FLOOR REFLECTED CEILING PLAN	10 / 08 / 09
A13	SECOND FLOOR REFLECTED CEILING PLAN	10 / 08 / 09
		08 / 21 / 09

STRUCTURAL:

S1	FOUNDATION PLAN	
S2	SECOND FLOOR FRAMING PLAN	
S3	ROOF, CEILING & FLOOR FRAMING PLAN	08 / 21 / 09
S4	EXISTING ROOF FRAMING PLAN	08 / 21 / 09
S5	COLUMN SCHEDULES	08 / 21 / 09
S6	STRUCTURAL SECTIONS & DETAILS	08 / 21 / 09
S7	TRUSS DIAGRAMS	08 / 21 / 09
S8	STRUCTURAL NOTES	08 / 21 / 09
		08 / 21 / 09
		08 / 21 / 09

MECHANICAL:

M1	FIRST FLOOR HVAC PLAN	
M2	SECOND FLOOR HVAC PLAN	
M3	ROOF HVAC PLAN	08 / 21 / 09
		08 / 21 / 09
		08 / 21 / 09

ELECTRICAL:

E1	ELECTRICAL PLAN	
		08 / 21 / 09