EXHIBIT "A" - INVITATION TO BID
11/02/2026

1. BID SUBMISSION

1.1. **Bid Due Date:**

Bids are due by **10:00 AM EST on 11-19-2026**

1.2. **Acceptable Bid Delivery Methods:**

Bids should be emailed to Larry Vivoda E: larry.vivoda@MyBobs.com

Contractors must fully complete and submit the BDF Bid Form (Exhibit – C). The Bid Form must be completely filled out with a monetary value for **ALL** project applicable line items on the form.

2. PROJECT INFORMATION

2.1. **Name and Location *of Project:***

Bob's Discount Furniture TI – Melbourne, FL
3401 West Haven Ave
Melbourne, FL 32904

2.2. **Owner Representative:**

Larry Vivoda
Construction Manager
Bob's Discount Furniture
434 Tolland Turnpike
Manchester, CT 06042
Cell: (630) 390-8168
Email: larry.vivoda@MyBobs.com

2.3. **Project Scope of Work:**

The scope of the project is the renovation of a two story **45,369** square foot space into a Bob's Discount Furniture store.

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2.4. **Bid Documents:**

Plans, specifications, and the BDF Bid Form are available for download from our ShareFile site. You will be receiving a separate automated email from ShareFile. You may also access our ShareFile site by going to **https://bdf.sharefile.com/**

This Invitation to Bid and any Addenda (if applicable) should be acknowledged in all bid submissions.

2.5. **Pre-Bid Meeting:**

There will be a pre-bid walkthrough at the project location on **Thursday, November 12th, 2026,** at **8am, EST**. This is mandatory for the general contractors and optional but encouraged for the subcontractors.

Please note that all bids submitted will be considered inclusive of all materials, labor and services needed to build the project in its entirety and include all visible existing conditions and necessary adjustments with respect thereto to achieve the finishes and look as represented in the contract documents provide. Additionally, bidder certifies that they have observed the existing conditions at the project location and their proposals reflect those conditions and necessary adjustments.

2.6. **Proposed Project Duration:**

The proposed project duration (number of weeks) must be included with the bid submission. The successful bidder will be required to provide a full project schedule within one week of being awarded the project.

We anticipate construction will begin **on or before Monday, February 22nd, 2027**.

The contractor should be prepared to turn over the Data Room to BDF no later than **5 WORK WEEKS** after the start of construction (on or before **Friday, March 26th, 2027,** with February **22nd, 2027,** start date). The following must be completed: wall framing, painted plywood wall sheathing, vinyl composite tile floor, ceiling grid, outlets and lighting working and on permanent power, ground bar, ceiling fan vent unit installed and working, fire sprinkler piping and head, through ceiling conduits with measurement pull ropes, door/broom/hardware installed, plan tube installed, and kept cleaned. No above ceiling junction boxes allowed above the data room ceiling. No contractor is allowed above the ceiling after the 5th week.

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All construction and punch list items must be completed and the space must be thoroughly cleaned and sanitized, windows cleaned, all HVAC filters replaced, adjacent site and sidewalks power-washed, debris/materials/bins/equipment removed from the site, all exterior sidewalks and paving areas power washed, all inspections completed, fresh clean print of the AS-BUILT plans in Data room, Close Out Package per BDF Close Out Checklist, and entire facility delivered to BDF completely for merchandising on or before **10:00 AM EST Friday, May 14th, 2027 (representing a 12 work week maximum project)**. Contractor to include in the bid form the number of work weeks (not workdays or calendar days) included in the bid. If less work weeks are required by the GC, then please indicate that on the bid form it will be a key deciding factor in making the final selection. If there are any outstanding Turn-Over to Operations Checklist items discovered on turnover day, or items that reveal themselves after turnover and before we open for business, the GC is to ensure those items are completed/repaired timely and before BDF opens to the public. GC is to work around BDF's set-up operation so as not to impact their work whatsoever.

Attic Stock: Please note that only unopened boxes of LVT, restroom porcelain tile, and acoustic ceiling tiles (each on their own separate pallet) are to be carefully placed on pallets so that we may use them at a future date to make repairs if needed. Contractor is to shrink wrap the contents onto the pallet as we will be shipping the product back to our Distribution Center for safe storage. No other construction products are to remain onsite. Set the pallets in the receiving room away from the flow of unloading and loading the trucks.

1. Coordinate with your BDF PM to determine exact quantities of what's being sent to the DC
2. GC to label the pallet "SAVE FOR FACILITIES DO NOT TRASH"
3. GC to send BDF PM a photo of the pallet prepped and ready to ship

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3. INVITED BIDDERS

3.1. General Contractors:

Eckinger Construction Attn: Jeremy Eckinger 2340 Shepler Church Ave SW Canton, OH 44706 P: (330) 705-1665 E: jeremy@eckinger.com	**Fulcrum Construction, Inc.** Attn: Mike Maira 1945 The Exchange, Suite 400 Atlanta, GA 30339 P: (678) 872-7338 E: mmaira@fulcrumconstruction.com
GGC National Contractors Attn: Hillary Gress 3442 Babcock Blvd Pittsburg, PA 15237 P: (412) 627-8557 E: hillary@ggcnational.com	**Marco Contractors** Attn: Jim Frye 100 Commonwealth Dr. Warrendale, PA 15095 Atlanta, GA 30350 P: (724) 553-3823 E: jfrye@marcontractors.com
Sierra Contracting Attn: Nick Hemmer 445 Corporate Dr Escondido, CA 92029 P: (760) 745-8767 E: nhemmer@sierracontracting.com	

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3.2. **Subcontractors:**

All licensed and qualified subcontractors are invited to bid this project. Both open shop and union-affiliated contractors are welcome to submit proposals for their respective scopes of work to the General Contractors. The general contractor should solicit prices from both union and open shop subcontractors.

3.3. **Supervision:**

Contractor must provide an experienced and qualified full-time on-site Superintendent, dedicated solely to this project. The Superintendent shall be onsite whenever work is being performed. Each week the Superintendent is to prepare a Weekly Construction Report inclusive of approx. 8 to 10 general progress photos. The Superintendent shall be equipped with a cell phone and either a laptop or tablet with internet connection. The Superintendent shall enforce worksite safety and ensure conditions at the site meet OSHA standards. The Superintendent shall maintain a separate AS-BUILT set of plans onsite that is updated throughout the project and must include all changes as well as all dimensions to utility points of connection or hidden obstacles/obstructions. The Superintendent shall coordinate both the GC's forces and vendors and the BDF vendors and provide ample notification leading up to the required mobilizations. The Superintendent shall not be managing crews as a Foreman or performing any of the trade scopes of work.

The Superintendent shall perform weekly OpenSpace video captures of all areas of the project as required.

4. ADDITIONAL INSTRUCTIONS AND INFORMATION

4.1. **Additional Scope of work to be included in bid (not as an alternate):**

1. Contractors is to include all slab prep for flooring (CFCI): the costs to skim coat the entire concrete slab area to prepare the floor for the LVT and VCT installation as needed such that the final installed flooring products do not show any telegraphing blemishes from the slab surface below to the top surface of the flooring (i.e.: control joints, expansion joints, trench patches, termination of previous removed through slab elements, infills of recessed slab finish products, scratches in slab, removal and patches of former wall anchors, etc.).
2. Contractor is to include slab repairs (CFCI): All required repairs to the existing slab that are visible during the pre-bid job walk are to be included in the base bid in Division 3 under line item "Sub-Floor Surface Repair/Leveling". If the slab defects are visible during the Pre-bid job walk (i.e.: curling slab at joints, broken

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slab, slab surface greater than 1/8" per 10'-0" flatness, cold joint and control joint filling and patching, damaged surfaces, in-slab elements to be removed, under-slab elements to be removed, etc.). This includes slab repairs to defects, etc. that have flooring that are visible during the pre-bid job walk. All defects to the slab that require repair were not visible or identified prior to bid are to be brought to the attention of the BDF Construction Manager within the first 2 weeks of the project with itemized costs for remediation.

3. Contractor is to include (CFCI) all proper and matching repairs associated with demolition as well as for construction of the new tenant improvements and removal of the previous tenant's improvements that will not be utilized in the new BDF fit out.
4. Contractor is to include (CFCI) all required patches and refinishing of existing surfaces visible during the Pre-bid job walk that would be visible after the build out that would draw one's attention to the visible defect from a distance of 10' or more such that the visible surfaces would look new upon completion of the build out (i.e.: filling and pointing up of masonry mortar joints; skim or putty coating existing drywall surfaces to remain; filling, sanding, sandblasting, bead blasting or grinding of existing slab ahead of seal coating at exposed slab locations; scraping, cleaning, filling, sanding, grinding at existing structural members that will be exposed and painted; removal and patch back of embedded members/utilities no longer used; installing new insulation and scrim at deteriorated, damaged under roof deck attached insulation prior to painting of the exposed deck; etc.).
5. Contractor is to include receiving and installing/setting-up of the Owner Furnished and Contractor Installed (OFCI): Sales Office desk PODS (attach and level them as per the plan layout in the Sales Office), Sales Area File Cabinets (anchor to the wall from inside the cabinet screwed into the wall studs to secure from toppling), financing desks and file cabinets (uncrate and set in the financing area), safe (including anchoring to the floor with Red Heads), rolling metro wire storage shelving (if required by health department in lieu of plastic laminated stockroom shelving), refrigerator and freezers. Additionally, the contractor will receive and unload (using a pallet jack) approx. 17 pallets of fixtures (OFOI) from our fixture supply vendor and safely store those pallets of products adjacent to the Sleep Center after final cleaned.
6. Contractor is to receive and install (OFCI) the following accessories (All other accessories are to be contractor furnished and contractor installed): Air Freshener dispensers (Contractor to supply and install required batteries); baby changing stations; coat rack; toilet tissue dispensers; toilet seat cover dispensers; soap dispensers; paper towel dispensers; employee lockers with base; feminine hygiene disposal cans; electric hand dryers with recessed trim kits. BDF will also provide the dispensing products (toilet tissue rolls, toilet seat inserts, soap inserts, paper towel rolls).

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7. Contractor to include providing storefront glass dimensions visible between mullions ASAP to the BDF CM. BDF will provide for contractor to install (OFCI), window posters for contractor to adhere to the inside surface of the storefront glass facing out using small squares of clear two-sided sticky tape. Contractor is also to temporarily install the "BDF COMING SOON" banners on the building and/or on temporary fencing as directed by the BDF CM.
8. The code required building title-24 ADA signage, non-illuminated exiting signage, building/fire department/health department required signage, and room signage will be Owner Furnished and Contractor Installed (OFCI). Contractor to coordinate with the local AHJ within the first 2 weeks of the project to identify which signage would be required for the project and coordinate with the BDF Construction Manager to finalize the order. Fire extinguisher signs are to be provided and installed by the Contractor with the fire extinguishers and as directed by the local AHJ and confirmed with the BDF CM prior to installation.
9. The Lennox RTU package (OFCI) which includes: the Lennox RTU(s), curbs and or curb adaptors, Lennox Seismic clips, Lennox Spring isolators (where specified), Lennox controls, delivery, and tax of the Lennox package. Bob's Discount Furniture only pays the original Lennox bill. Additional costs above and beyond the original Lennox bill due to mis-coordination or replacements at the hands of the contractor will be the contractor's responsibility. All required coordination and work is by contractor without exception. Contractor to verify order count prior to contractor placing the order. Contractor to receive and immediately inspect and inventory, unload, and safely store all BDF supplied materials and equipment. Contractor is to schedule and manage the delivery. Contractor is to include the coordinated delivery dates of equipment on the initial project schedule provided by contractor to BDF within a week of project award.
10. The Certified Test & Balance of the mechanical system scope of work will be provide by Bob's Discount Furniture utilizing Melink Corporation (Bob's pays for the initial inspection and report. Costs for follow up inspections and reporting as a result of deficiencies identified as by contractor are the responsibility of the contractor to cover.)
11. On projects where the scope includes the removal of at least 50 cumulative cooling tons on existing RTU's, BDF will include (at BDF's expense) engage AES to haul the RTU's that the contractor removes to their facility for full recovery and recycling. The contractor is responsible for filling out the required AES coordination paperwork and scheduling with AES to haul those old RTU's.
12. The lighting fixture package which includes the light fixtures, lamps, light track, lighting and energy management equipment shall be OFCI Contractor to receive inventory, unload, and safely store all BDF supplied materials and equipment. Contractor to promptly notify BDF Construction Manager and Lighting Supplier of missing or damaged items. Failure to do so will result in Contractor being

responsible for replacement costs plus shipping fees. Contractor to schedule and manage the energy management and controls commissioning personnel Contractor is to have the electrical panels completed and labeled with typed panel schedules, fully functional: outlets labeled (including dots), lighting, HVAC equipment start-up completed, and energy management system installed and labeled with panel schedules and pretested prior to the field commissioning with the energy management technician (including ensuring the burglar system and network connections are installed and working with the energy management system). The EMS commissioning is to be performed by Best Tech Electric with the Electrician, Mechanical, Burglar contractors in coordination with the EMS managing company.

a. Best Tech Electric will be contracted directly by Bob's Discount Furniture to furnish and install the low voltage wiring for the energy management system and associated devices (i.e. override switches, security relays, space sensors). All conduits, junction boxes, raceways, and high voltage circuitry to the EMS equipment and lighting contactors to be by the Contractor/Electrician.
    i. Best Tech Electric, LLC.
    Eric Beauvais, President
    besttechelectric@yahoo.com
    1456 South Mountain Road,
    Dillsburg, PA 17019
    (443) 871-8820

13. All third-party Title-24 commissioning (i.e.: HVAC, Plumbing, and lighting and Electrical) required by local jurisdiction shall be supplied entirely by the contractor (CFCI).
14. General Contractor is to include the expense to purchase an OpenSpace.ai (visit OpenSpace.ai online for pricing and tech support) 360-degree camera and field kit (OpenSpace.ai camera, a top of hardhat camera mount, charger, as well as any spare batteries contractor deems necessary). **BDF will set up and pay the per project OpenSpace.ai program fee direct with OpenSpace**. OpenSpace.ai will conduct onboard training as scheduled by the contractor.
    a. Superintendent will be required to perform a complete project "Capture" and "Publish" event at least once a week (more events may be required if the project is in jeopardy of missing the contract schedule as deemed necessary by the BDF CM).
    b. GC is also to include a record full capture event of all areas effected by our construction (entire: roof, interior of lease space, exterior wall surfaces, and all areas where site work and contractors parking & staging) will take place and be uploaded on the 1st day of mobilization and before any work takes place, and again on the GC's last day just before final demobilization.

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   c. Capture events will involve slowly walking approx. 10' distance away of all designed Tenant Improvements (Interior and exterior).
   d. GC will own this camera and related equipment and will be fully responsible for it or replacement thereof.
   e. Contractors should verify that Superintendent's cell phone, as well as Superintendent's access to internet with sufficient bandwidth and speed is sufficient in order to upload and publish the OpenSpace capture and publish events successfully and on time.

15. Contractor is to reach out to LockNet (see contact information below) for itemized list of Owner Furnished **(OFCI)** doors, fames and hardware. Contractor is to coordinate, receive, unload, inventory, store in a secure location and install all OFCI doors, frames, hardware that will be supplied by LockNet (does not include the Stanley Auto Door, storefront doors, and truck dock doors (rolling or sectional overhead)) as if supplied by contractor. If there any discrepancies, Contractor is to bring it to the attention of the BDF Construction Manager at once.
16. Contractor is responsible for temporarily illuminating all interior lease spaces and surfaces during construction until permanent lighting is installed and turned on throughout. Contractor is to achieve light levels such that the construction workers will not need to bring their own lighting to work in an area and such that the OpenSpace camera can adequately capture quality images.

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5. National Vendor Contact Information:

For the ASSA Abloy Automated doors contact (CFCI):
James Basden
Equipment Project Manager
ASSA Abloy Entrance Systems US Inc.
(704) 572-9860
james.basden@assaabloy.com

For the Ladderport roof hatch safety equipment contact (CFCI):
Michele Oras
National Account Manager
Ladderport
(865) 770-4607
michele@ladderport.com

For the dock levelers and equipment products contact (CFCI):
Rick Gable
National Account Manager
Nordock Corporation / 4Front Engineered Solutions
(414) 234-8732
rick.gable@4frontes.com

For the Atlas Concorde tile products contact (CFCI):
Nick Goodman
National Retail Account Manager
Atlas Concorde
(615) 509-7795
n.goodman@atlasconcorde.com

For the Kawneer storefront contact (CFCI):
Carl Chapin
Inside Sales Representative
Kawneer National Accounts
(570) 452-0853
Carl.Chapin@arconic.com

For the Paint products and specifications for jobsite applications contact (CFCI):
Online Ordering (3-5 day delivery to site)
National Accounts
Benjamin Moore Paint
Web: shopnationalaccounts.benjaminmoore.com
Email Help: CCP@benjaminmoore.com
Phone Help: (877) 623-8484

6. Requests for Information and Clarifications (RFI's):

All pre-bid and during construction Requests for Information (RFIs) and clarification should be submitted directly to Bob's Discount Furniture Construction Manager, not to the project design consultants at any time.

All RFIs shall be submitted no later than 3 business days before the bid due date and time. No RFI submitted after that time will be answered before the bid deadline.

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All project related RFIs and clarification will be distributed as pre-bid addenda to all bidders. ALL bid addenda issued must be referenced on the bid form submitted and will be considered part of the bid documents.

7. Performance and Payment Bonds Requirements:

Performance and Payment Bonds **ARE REQUIRED**. The bond premium should be provided where indicated on the bid form **AND** included in the base bid.

8. Permits:

Bob's Discount Furniture will reimburse the GC for the township main Building permit/inspection/plan check permit only. Subcontractors shall include in their scope to obtain their own applicable permits and pay the associated fees (BDF will not reimburse subcontractor trade permit fees).

9. Insurance Requirements:

BDF will provide the builder's risk insurance coverage for installed materials.

The successful bidder will be required to furnish a project specific insurance certificate with verbiage and limits in coverage per BDF's "Minimum Insurance Requirements for Contractors/Vendors/Suppliers" revised 10/23/15 and additional requirements as per BDF's lease agreement with our landlord.

10. Substitutions:

No alternates or "equals" will be accepted for products specified on the plans and in the specifications. Contractor's initial base bid should not include any alternates or substitutions from the project plans and specifications or addendum and shall be a complete bid without exception. If contractor wishes to provide alternates, then those can be listed individually below the base bid total and clearly described in an attached bid qualification.

11. Miscellaneous:

Pricing shall remain valid for 30 days from the date of bid submission to allow for contractor selection and 90 days from bid submission to allow for commencement of construction. **Contract prices must also be held throughout the duration of the project**.

It is the intention of Bob's Discount Furniture to award a contract for this project, subject to the availability of funds. Bob's Discount Furniture reserves the right to waive any informality in the

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bidding, to reject any or all bids or to accept a bid which is, in our sole judgment, in the best interest of Bob's Discount Furniture to do so.

12. <u>Proposed Contract and General Conditions:</u>

BDF intends to utilize their modified AIA A101–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum for the contract agreement. A copy of this modified contract is included in the bidding documents for contractor reference.

The AIA A201-2017, Contract General Conditions for Construction as modified (copy provided with these bid documents), is considered part of the bid documents and contract agreement by reference.

As of October 10, 2025, the following revisions have been made to our template AIA contract documents.

A101

- **Section 5.2.1.4 (page 5)**: requirement for all **closeout documents** to be provided within 30 days of substantial completion:

> .4 All closeout documents shall be provided to the Owner within 30 days of substantial completion.

- **Section 5.2.3 (page 6)**: requirement for **all final and unconditional lien waivers** to be provided within 30 days of final payment:

> 5.2.3 All final and unconditional lien waivers from all subcontractors, suppliers and vendors shall be presented to the Owner within 30 days of Contractor's receipt of the final payment. The Contractor's final and unconditional lien waiver will be presented to the Owner at the time of the final payment.

A201

- **Section 3.9.4 (page 16)**: requirement for a full-time, on-site, management-only **Superintendent**:

- There were also some additional changes to <u>Owner</u> from <u>Architect</u> in this section of the contract that references the Superintendent:

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§ 3.9 Superintendent

§ 3.9.1 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor.

§ 3.9.2 The Contractor, as soon as practicable after award of the Contract, shall notify the Owner ~~and Architect~~ of the name and qualifications of a proposed superintendent. Within 14 days of receipt of the information, the Owner ~~Architect~~ may notify the Contractor, stating whether the Owner ~~or the Architect~~ (1) has reasonable objection to the proposed superintendent or (2) requires additional time for review. Failure of the Owner ~~Architect~~ to provide notice within the 14-day period shall constitute notice of no reasonable objection.

§ 3.9.3 The Contractor shall not employ a proposed superintendent to whom the Owner ~~or Architect~~ has made reasonable and timely objection. The Contractor shall not change the superintendent without the Owner's consent, which shall not unreasonably be withheld or delayed.

3.9.4 The Contractor shall provide a full time, on-site, management-only Superintendent to supervise, manage and coordinate all aspects of the project at all times.

The payment terms will be net 30 days.

END OF INVITATION TO BID