



**Invitation To Bid  
Tucson House Renovation**

**Bids are due by: June 16, 2025 2:00 PM**

**You have been invited to bid on this project. Will you be bidding?**

**Yes**

**No**

**Unsure**

**View Files and Project Details**

**From:** Gorman & Company  
Linda Stache  
200 North Main St  
Oregon, WI 53575  
**Ph:** 608-835-5177 **Fax:** 608-835-3667

**Project:** Tucson House Renovation  
**Address:** 1501 N Oracle Rd, Tucson, AZ 85705  
**Bid Due:** June 16, 2025 2:00 PM

**Scope:** Tucson House is located at 1501 N. Oracle Road, Tucson AZ 85705. The project will be a major renovation of an existing 17-story residential high rise building and site **WHILE OCCUPIED**. 358 units when completed on floors 2-16 (410 units exist today, eliminating units on first floor and lower level). Major improvement to all common areas including laundry room, mailroom, lounges, conference rooms, community services rooms and offices. Building exterior work new storefronts, new roofs, tuck pointing, improvements to residential patios, painting, etc.. Site work includes new electrical service, updated telecommunication, landscaping, paving, concrete, fencing, site lighting, trash chute, loading dock, trash enclosures and more.

**The project will require the following trades.**

Concrete restoration, Concrete floor sealing, Unit Masonry, Veneer Masonry, Structural Steel, Metal Railings, Miscellaneous Metals, Rough Carpentry, Fabrication, Finish Carpentry, Cultured Marble, Waterproofing, Insulation Systems, Tuck pointing masonry, Roofing (Membrane), Sheet Metal Flashing & Trim, Roof Specialties, Gutters & Downspout, Firestopping, Architectural Caulking, Steel Doors &

Frames, Exterior Doors, Aluminum Entry Doors, Aluminum Storefronts, Finish Carpentry, Interior doors, Door hardware, Glass & Glazing, Gypsum Drywall, Tiling, Acoustical Ceilings, Flooring, Wall Coverings, Painting / Staining, Pest Control, Signage, Partitions, Corner Guards, Toilet & Bath Accessories, Fire Extinguishers & Cabinets, Postal Specialties, Elevators, Wire Closet Shelving, Residential Appliances, Window Treatments, Residential Casework, Countertops, Entrance Floor Mats, Fire Protection, Plumbing, HVAC, Fire Protection, Fire Alarm & Notification, Electrical, Light Fixtures/Electrical Supply, Communications, Security Card Access And Camera System, Earthwork/ Excavation, Erosion Control, Asphalt Paving, Site Concrete, Fencing, Exterior Specialties, Landscaping, Water Services, Minor improvements to existing Site Utilities, Sanitary Sewer, Storm Sewer.

**Plans: PLAN AVAILABILITY:**

Plans are available for download via the online plan room by clicking on the **Online Planroom Portal** in this Invitation to Bid.

Hard Copies of plans are available at subcontractor's expense from Reproductions Inc ([www.reproductionsinc.com](http://www.reproductionsinc.com)) Phone: 520-622-7747.

They can also be viewed at:

**DODGE CONSTRUCTION CENTRAL**

On-Line Planroom Only

(602) 631-3076

[www.construction.com](http://www.construction.com)

**TUCSON HISPANIC CHAMBER OF COMMERCE**

823 E Speedway Blvd, Tucson, AZ 85719

(520) 620-0005

Website: [tucsonhispanicchamber.org](http://tucsonhispanicchamber.org)

[Paul@tucsonhispanicchamber.org](mailto:Paul@tucsonhispanicchamber.org)

**Tucson Southern Arizona Black Chamber of Commerce**

1443 E. Broadway, Tucson AZ 85719

(520) 623-0099

**Tucson Black Chamber-Commerce**

1690 N Stone Ave, Tucson AZ 85705

(520) 623-0099

American Indian Chamber of Commerce of Arizona (AICCAZ)

Website: [www.aiccaz.com](http://www.aiccaz.com)  
[info@aiccaz.com](mailto:info@aiccaz.com)

ARIZONA HISPANIC CHAMBER OF COMMERCE  
1020 East Missouri Rd, Phoenix, AZ 85014  
(602) 279-1800  
Website: [azhcc.com](http://azhcc.com)  
[EricM@azhcc.com](mailto:EricM@azhcc.com)

ARIZONA MBDA BUSINESS CENTER  
Contact: Alik Kumar  
1020 East Missouri Rd, Phoenix, AZ 85014  
(602) 248-0007  
[alidakumar@arizonambdacenter.com](mailto:alidakumar@arizonambdacenter.com)

Associated Minority Contractors of America  
2630 S. 20th Place  
Phoenix, AZ 85034  
Phone: (602) 495-0026  
Fax: (602) 252-3749  
[www.amcaaz.com](http://www.amcaaz.com)

Arizona Bid Network  
North America Procurement Council, Inc. PBC  
[bids@napc.me](mailto:bids@napc.me)  
Website: [arizonabids.net](http://arizonabids.net)

Arizona Builders Exchange  
1690 N McClintock Dr  
Tempe, AZ 85281  
Phone: (602) 319-4912  
Website: [azbex.com](http://azbex.com)

REPRODUCTIONS INC  
234 E 6th Street, Tucson AZ 85716  
(520) 622-7747  
E-mail: [info@reproductionsinc.com](mailto:info@reproductionsinc.com)

SHIRLEYS PLAN SERVICE  
425 S. Plumber Ave, Tucson, AZ 85719  
(520) 791-7436  
[www.shirlysplanservice.com](http://www.shirlysplanservice.com)  
email: [bids@shirleysplanservice.com](mailto:bids@shirleysplanservice.com)

**Other  
Info:**

**CERTIFICATONS:**

This project is Section 3, EBE/SBE/MBE/WBE, BABA and a prevailing wage rate project.

**QUESTIONS:**

Please contact Kent Swenson by email at KSwenson@[gormanusa.com](mailto:kswenson@gormanusa.com) or phone at 608-354-8122 for any plan clarifications, trade specific documentation or questions. This will include RFI responses, alternate bid instructions, etc.

**PRE-BID MEETING:**

Open House Tuesday, May 20, 2025, 9:00am - 1:00pm

Open House Tuesday, June 10th, 9:00am - 1:00pm

**ANTICIPATED START DATE:** October 2025

**VALUE ENGINEERING:**

The base bid must be per Plan and Specifications. Subcontractors are encouraged to offer alternatives as follows:

- Alternates that will reduce cost but maintain the same "form, purpose and function".
- Alternates for additions to the scope of work that will be necessary due to omissions in the plans.
- Alternates should be bid separate with clearly identified Scopes of Work.

<b>Project Manager</b>	Gorman General Contractors	Kent Swenson	Phone: 608-835-3378	Email: <a href="mailto:kswenson@gormanusa.com">kswenson@gormanusa.com</a>
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**View Files and Project Details**

Note: If you are unable to click on the above link, you can login at [HTTPS://GORMANUSA.PIPELINESUITE.COM](https://gormanusa.pipelinesuite.com)

Project ID:

323676

Security Key:

djR42!xGG