

Gull Lake Sewer & Water Authority

7722 N. 37th Street
Richland, Michigan 49083
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www.glswa.org

REQUEST FOR PROPOSALS / December 12, 2017 -- 3 PM EDT

Project: 38' x 62' Pole Barn with Offices and partial 2nd floor storage

Bid date: Bids to be received on or before December 12, 2017 at 3 pm EDT.

Bid location: 7722 N 37th Street, Richland, MI 49083.

Site location: Same

Scope: The Authority is seeking proposals for turnkey construction of a 38' x 62' Pole Building w/Offices

Completion: Work to be completed by November 14, 2018.

1. The Gull Lake Sewer + Water Authority will accept and consider proposals for the construction of a new 38' x 62' Pole Barn on December 12, 2017 at 3:00 PM EDT, at 7722 N 37th Street, Richland, MI 49083. Bids received after this time may be rejected and returned to the bidder at the sole discretion of the Authority.
2. Bids shall be in a sealed envelope, plainly marked: "GLSWA Pole Barn Proposal". Alternatively, bids may be submitted electronically to both piersonr@glswa.org and richmonda@glswa.org, and while such submittals, if received timely, shall be duly considered, the confidentiality of such e-submittals cannot be guaranteed.
3. Interested bidders: Please submit your name, qualifications, phone and email contact plus references if you intend to bid on this project, in order that any clarifications / questions / addendums may be transmitted to you prior to bid date.
4. Bids will be open and read aloud on December 12, 2017 at 3 pm.
5. Award: The Authority intends to award the project on December 14th to the lowest responsible / responsive bidder, subject to satisfactory follow-up review(s), interview(s) and examination(s) of contractor's qualifications, reputation and references, including review of proposed sub-contractors. The Authority may accept / reject any and all proposals at Authority discretion for any reason. All bidders will receive a summary of bids received.
6. Payment: Bidders to state their preferred payment process with their bid.
7. Questions / Answer period: Questions regarding submittals must be submitted in writing to both piersonr@glswa.org and richmonda@glswa.org before 12:00 noon Monday December 11th. All answers shall be in writing and will be distributed to all registered bidders.

8. Scope – additional details:

- a. Site work: Test bores for all posts have been completed and soils deemed to be satisfactory. Site is substantially prepared and includes previously installed sewer, water, gas and electric conduit to the building site. Minor asphalt removal and patching may be necessary. Sub-base under floor to be 8”.
- b. Exterior Steel: 26 gauge
- c. Concrete work: 6” slab except for thickened areas as noted, include sealant application.
- d. Electrical work: As specified.
- e. Plumbing work: As specified (see allowance list below for oil/grease separator)
- f. Overhead doors: Equivalent to Overhead Door 593 Series Thermacore w/10 yr warrantee.
- g. Concrete aprons: As specified.
- h. Roofing: Owens Corning Duration or equivalent
- i. Electric: As specified
- j. Heating:
 - i. Upper storage space – no heat or air conditioning.
 - ii. Lower levels: In-floor boiler heat throughout – two zones, one garage, one office area, with mini-split for occupied first floor offices with 3-heads.

*Other viable heating / cooling alternatives will be considered and may be presented in the proposal. Please note on your proposal.
- k. Insulation under slab 2” plus 24” vertical footing insulation.
- l. Obtain building permit and payment of fees – Ross Township: Site plan approval has been obtained. Successful bidder shall obtain a building permit within 60 days from award and pay required permit and/or inspection fees.
- m. All work shall be performed to be applicable to Ross Township / State of MI building codes.
- n. All work shall be performed in a safe and workmanlike manner at all times.
- o. Schedule: At time of bid opening, bidders shall include a time-line and schedule for the work through completion, and consideration may be given to the bidder based on scheduling.
- p. Independent Contractor: The nature of the relationship between the awarded contractor and the Authority shall be that of an independent contractor.
- q. Sub-contractors: Please list major subcontractors, work intended to be sub-contracted, and include name, address and contact number.

- r. Expenses / incidental costs: All costs, expenses and incidental costs are contractor's responsibility.
- s. Change orders: Change orders shall be in writing. **The Authority has a reputation of fairness and pledges to negotiate change orders fairly and in good faith as needed.**
- t. Insurance: Please provide copy of applicable licensing and insurance certificate(s) with bid. The successful contractor shall provide insurance coverage for full building, materials, work, including coverage for completion of the work prior to start. Failure to provide and/or maintain adequate insurance may be cause for rejection and/or termination of the contract.
- u. Value engineering substitutions: The Authority welcomes viable value-engineering alternatives.

Allowance items: The below allowance items shall be included in the total bid pricing within the proposal.

- \$2,000 – install and connect 500 gallon oil/grease separator southerly of building,
- \$4,000 – 8" sub-base delivered, spread and compacted
- \$1,200 – (8) bollards installed– 2 in front of each door.
- \$6,000 – purchase of Faux brick veneer (material purchase only)
- \$2,000 – purchase of window shutters + arches (material purchase only)
- \$2,000 – purchase of cabinets (material purchase only)
- \$4,500 –purchase and installation of flooring in office and break areas
- \$ 500 - construction of work bench

Attachments: (via email – pdf format)

