

Bids due Thursday, August 26, 2010 at 11:00 A.M.

Request for Proposal/Bid Form  
Modular Building  
Muckleshoot Indian Tribe  
39015 172<sup>nd</sup> Ave. S.E.  
Auburn, WA 98092  
July 27, 2010

**Introduction:**

The following is to serve as a Request for Proposal and outline of special requirements to secure competitive bids for the described work generally called **Muckleshoot Sheriff Substation-Modular Building** for the Muckleshoot Indian Tribe (MIT), 39015 172<sup>nd</sup> Ave. S.E., Auburn, WA 98092. The intent is to enter into a Lump Sum contract with a single Prime Supplier for the work described below.

**Pre-Bid Communications:**

All questions regarding this project should be E-mailed to Jon Hagwood at [jon.hagwood@muckleshoot.nsn](mailto:jon.hagwood@muckleshoot.nsn) or [Angelica.Roberts@muckleshoot.nsn.us](mailto:Angelica.Roberts@muckleshoot.nsn.us). Contact via phone Jon 253-876-2874 or Angelica 253-876-3282.

**Description of Project:**

The Muckleshoot Indian Tribe is soliciting competitive bids for a new 42' x 60' modular building with a custom floor plan. The building is to be set within the Muckleshoot Indian Tribe's administration complex in Auburn, Washington. The address is 38912 172<sup>nd</sup> Ave. S.E., Auburn, WA 98092.

**Scope of Work:**

The scope of work includes all material, equipment, tools, labor, as well as, general expense and overhead costs. The scope of work described below is intended to be used in conjunction with that shown on the bid documents. If contradictory information is found, the higher standard will always apply. The work is of a "Turn Key" nature, meaning that the building is complete and ready to be used for its intended use as an office building at time of turnover.

**Specific scope requirements include, but are not limited to:**

**1. Building:**

- A. 42' X 60' Modular building with custom layout as provided in this RFP.
- B. Design and Drawing Services necessary to finalize custom interior design.
- C. Building to be delivered to the site located at 38912 172<sup>nd</sup> Ave. S.E., Auburn, WA 98092.
- D. Building to be blocked and leveled as per manufacture's specifications.
- E. Installed and anchored in accordance with the Washington State and King County requirements.  
Provide engineering data for the system that is to be used.
- F. Standard specifications for construction materials and engineering specifications typical for standard Washington State approved modular building.
- G. Building must have Washington State pre-manufactured building seal affixed.
- H. Include skirting material that matches modular exterior. Provide vents and access doors.
  - I. Provide (2) 22" x 28" wire glass re-lights at Entry/Exit doors.
- J. All seaming of floors after building is erected is by the modular building supplier.
- K. Completion of the ACT ceiling after building is erected is by the modular supplier.
- L. Provide receptacle under floor for heat tape.
- M. Provide (4) exterior J-boxes for exterior CCTV cameras.
- N. Restrooms to include commercial grade fixtures with pneumatic flush assist toilets.
- O. Provide a 500 CFM exhaust fan in evidence/storage room
- P. Full set of engineered and "sealed" drawings for procurement of building permit, (permit cost by Owner).

**2. Alternate Pricing:**

1. Provide a gypsum ceiling in waiting area and bathrooms.
2. Provide tape and texture walls in DOC office, waiting area, Sheriff office, Chief office, conference room, Deputy, CRT Det, interview, evidence/storage.
3. Provide Huper Optik Traditional Dual reflective 30 silver on windows all exterior windows, except the waiting room. All exterior vinyl windows to be Milgard or equivalent.
4. Provide (7) Multi lock cores required on doors to DOC office, Sheriff office, Chief office, Deputy, CRT Det, interview and evidence/storage.
5. Provide Kaba E-Plex 5700 card reader with Von Duprin panic hardware (Type 99), on exterior doors (2). Provide Kaba E-Plex 5700 card reader on the door between the waiting area and hallway.
6. Provide 28 oz. carpet with 4" base in DOC office, Sheriff office, Chief office, Deputy, CRT Det.
7. Provide an emergency 100KW generator, Contractor to verify load.
  - A. Generator to have integral double walled diesel tank.
  - B. Include all pads, wiring, and transfer switches needed to make fully operational.
  - C. Generator should have a capacity of at least 48 hours under full load. To be verified by the Contractor.

**3. Schedule:** All bidders must submit a fabrication/construction schedule with their bid.

**4. Bid Documents:**

- Site Plan. (Attachment 1)
- Sheriff's office Layout dated May 28, 2010. (Attachment 2)
- MIT Construction Contract for work under \$200,000.00 (Attachment 3)

**5. Proposal Due Date, Delivery and Content Requirements:**

1. Proposals are to be delivered to Muckleshoot Indian Tribe (MIT), 39015 172<sup>nd</sup> Ave. S.E., Auburn, WA 98092, Attn: Kim Sharp at the Construction Office on or before 11:00 A.M. Thursday, August 26, 2010 in a sealed envelope. Project name and bidder's name must appear on the face of the envelope. Faxed, E-mailed, or unsealed bids will not be considered.
2. The bids will be opened on Thursday, August 26 2010 at 11:15 A.M. Location to be in the MIT Construction Office conference room.
3. The format of the Bidder's proposal shall include:
  - Complete Bid Form including alternative pricing.
  - Inclusions if different than requested.
  - Exclusions if appropriate.
  - Clarifications if appropriate.
  - Construction schedule.
  - Following is the bid price breakdown::

Base Building	\$ _____
Delivery	\$ _____
Blocking and Level	\$ _____
Anchor/Tie down	\$ _____
Skirting	\$ _____
Ramp and stairs	\$ _____
Total	\$ _____

Alternate Pricing:

Alternate 1	\$ _____
Alternate 2	\$ _____
Alternate 3	\$ _____
Alternate 4	\$ _____
Alternate 5	\$ _____
Alternate 6	\$ _____
Alternate 7	\$ _____

**6. Additional Clarifications:**

1. The Contractor shall be licensed and bonded within the State of Washington, as shall all Subcontractors.
2. The Owner reserves the right to interview, approve or reject any subcontractors proposed by the Contractor.
3. Prior to commencing work, the Contractor shall procure and maintain, at its own expense, until completion of the work, general liability and property damage of insurance (\$1,000,000.00 per occurrence, \$2,000,000 per aggregate). A certificate from the Insurance Company showing that the insurance is in force shall be submitted to the owner prior to commencing work. The Muckleshoot Indian Tribe shall be noted as additionally insured.
4. No sales tax is to be included with the bid amount.
5. No payment and performance bond will be required for this project.
6. The Owner reserves the right to refuse any and all bids that are not responsive, or reject all bids.
7. A contract will be issued a "Not to Exceed" amount based on the budget information provided by the successful bidder.
8. Contract to be standard MIT Construction Contract for work under \$200,000.00. (Attachment 3).
9. Cost of soils engineer, special inspection and utility connection fees by Owner.

Muckleshoot Sheriff Substation  
Attachment # 1 Site Plan





