

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

Request for Proposal/Bid Form

Muckleshoot Sheriff Substation

Muckleshoot Indian Tribe

39015 172nd Ave. SE

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** for the Muckleshoot Indian Tribe (MIT) 39015 172nd Ave. S.E., Auburn, WA 98092. The intent is to enter into a Lump Sum contract with a single Prime Contractor for the work described below.

The Project is located at 38912 172nd Ave. S.E., Auburn, Washington 98092

Pre-bid Communications:

All questions regarding this project should be E-mailed to jon.hagwood@muckleshoot.nsn.us or Angelica.Roberts@muckleshoot.nsn.us. Contact via phone Jon 253-876-287 or Angelica 253-876-3282.

Description of Project:

The Muckleshoot Indian Tribe is soliciting competitive bids for a new 2520 sq. ft. building. The delivery method is to be Design Build. The building is to be built within the Muckleshoot Indian Tribe's administration complex at 38912 172nd Ave. S.E., Auburn, WA 98092. The building floor plan is attached. (Attachment 2).

Scope of Work:

The main components of the work are noted below; this is provided as an outline specification only. The project is to meet all requirements of the 2009 IBC. The drawings must be submitted to the MIT Planning department for review and permitting. A Washington State L & I permit will be required for the electrical work.

The General Contractor will be responsible for providing temporary utilities as necessary during installation. The Owner will pay all connection/installation/use fees levied by the utility providers. Contractor will be responsible for any temporary generators/fuel/oil/etc., used during installation.

Specific scope requirements include, but are not limited to the following:

A. Demolition:

1. Remove the existing slab located at planned building site.
2. Remove asphalt as needed in the existing parking lot. Retain maximum existing parking spaces.
3. Protect existing sewer, electrical and water connections for future use.

B. Site Work:

1. Grade site as needed for a new building foundation (2520 sq. ft.).
2. All site concrete work to be included in Contractor's scope of work.
3. Patch and repair asphalt and re-stripe parking stalls.

C. Utilities:

1. The water, sewer, gas and storm drain connections are available at the site.
2. The Contractor will be responsible for making utility connections & installing new utilities to the building.

3. The Contractor will coordinate with MIT Public Works for Sewer tie-in, City of Enumclaw for gas tie-in, and PSE for electrical service.
4. The Contractor will be responsible for the cost of all utility installation, except connection fees.
5. The Contractor will be responsible for all trenching, pipe or conductor materials and backfill.

D. Building:

1. Design and drawing services necessary to finalize custom interior design.
2. Concrete footings to be 2' x 1', foundation walls to be 8" thick and 1'-6" deep. Crawl space to be ventilated.
3. 2" x 6" exterior bearing walls and 2" x 4" interior non-bearing wall framing. (Metal studs at contractor option).
4. Provide wood, base, trims, casing, and miscellaneous items that are required in finish spaces.
5. Provide plastic laminate casework with lower and upper cabinets in break room.
6. Hardi Plank lap siding w/60# min. paper and trim. To be primed with 7" exposure.
7. Insulation at floors, walls and ceilings to be in compliance with Washington State Energy Codes.
8. Sound insulation required at all interior party walls.
9. Sealants at all openings in building envelope to limit air leakage.
10. 30 year architectural roof system over 30# felt with roof jacks.
11. New gutters, downspouts (connect to existing storm) and fascia.
12. Waterproofing and flashings around windows and doors.
13. Fire stopping at all "through-wall" penetrations as required.
14. Fire stopping at top of wall and wall to wall joints.
15. Interior doors to be solid core with smoke seals.
16. (2) Exterior doors to be hollow metal with 28" x 20" wire glass re-lights.
17. (7) Multi lock cores required on doors to DOC office, Sheriff office, Chief office, Deputy, CRT Det, interview and evidence/storage. Hardware to be commercial grade.
18. Include all latch sets, locksets, closers, butts, thresholds, weather and smoke seals as required by 2009 IBC code.
19. (2) Exterior doors to have Kaba E-Plex 5700 card reader with Von Duprin panic hardware (type 99).
20. (1) Interior door to have Kaba E-Plex 5700 card reader with latch set.
21. Vinyl windows to be Milgard or equivalent, double glazed.
22. Exterior windows to have Huper Optik Traditional reflective 30 silver film or equivalent installed, except the waiting room.
23. Interior walls to be 5/8" gypsum wall board with texture finish.
24. Restroom Wainscot to be 48" high plastic laminate.
25. Exterior painting Hardi Plank product 1 color scheme. Trim to match.
26. Interior painting: Painting of all interior exposed finish surfaces.
27. Floor coverings to be Armstrong vinyl products or equivalent. Allow for approximately 1200 sq. ft. of 28 oz. carpet to be used in the DOC office, Sheriff office, Chief office, Deputy, and CRT Det. spaces.
28. ACT ceilings to be an Armstrong product or equivalent in all areas except waiting area/bathrooms.
29. Ceiling finishes are to be 5/8" gypsum in waiting area and bathrooms (moisture resistant).
30. Set interior walls to allow ceilings to be 8'-1 1/8" high throughout.
31. Toilet partitions are to be floor mounted.
32. Restroom fixtures, sinks, grab bars, paper dispensers and waste receptacles to be ADA compliant.

33. Provide recessed fire extinguishers as required by MIT Building Department.
34. Design build HVAC system duct work supplying offices must be sound attenuated to insure privacy of conversations within each office.
35. Evidence Room is to have a 500 CFM exhaust fan.
36. Provide freeze protection for all plumbing exposed to outside temperatures.
37. Restrooms to include commercial grade fixtures with pneumatic flush assist toilets.
38. Provide code/ADA required signage at rest rooms.
39. Facility to have exterior lighting on entire length of main entry side, illumination at the entrance should also cover the adjacent parking stalls.
40. Provide (4) new j-boxes at building exterior for CCTV cameras.
41. Coordinate with Owner for location of network and telephone cabling. All low voltage cabling to be CAT 6E.

E. Alternate Pricing:

1. 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.

F. Schedule: All bidders must submit a design/construction schedule with their bid.

G. Bid Documents:

- Site Plan (Attachment #1).
- Sheriff's Office Layout dated May 28, 2010 (Attachment #2).
- MIT Construction Contract for work under \$200,000 (Attachment #3).

H. Proposal Due Date, Delivery and Content Requirements

1. Proposals are to be delivered to Muckleshoot Indian Tribe (MIT), 39015 172nd Ave. S.E., Auburn, WA 98092, Attn: Kim Sharp at the Construction Office on or before 11:00 A.M. on 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:
 - Completed Bid Form including Alternative pricing.
 - Inclusions if different than requested.
 - Exclusions if appropriate.
 - Clarifications if appropriate.
 - Construction schedule.
 - Following is the bid price breakdown:

General Conditions	\$ _____
Site Utilities	\$ _____
Site Work	\$ _____

Building	\$ _____	
Plumbing	\$ _____	
Mechanical	\$ _____	
Electrical	\$ _____	
Contractors Fee	\$ _____	% _____ of building cost
Total	\$ _____	

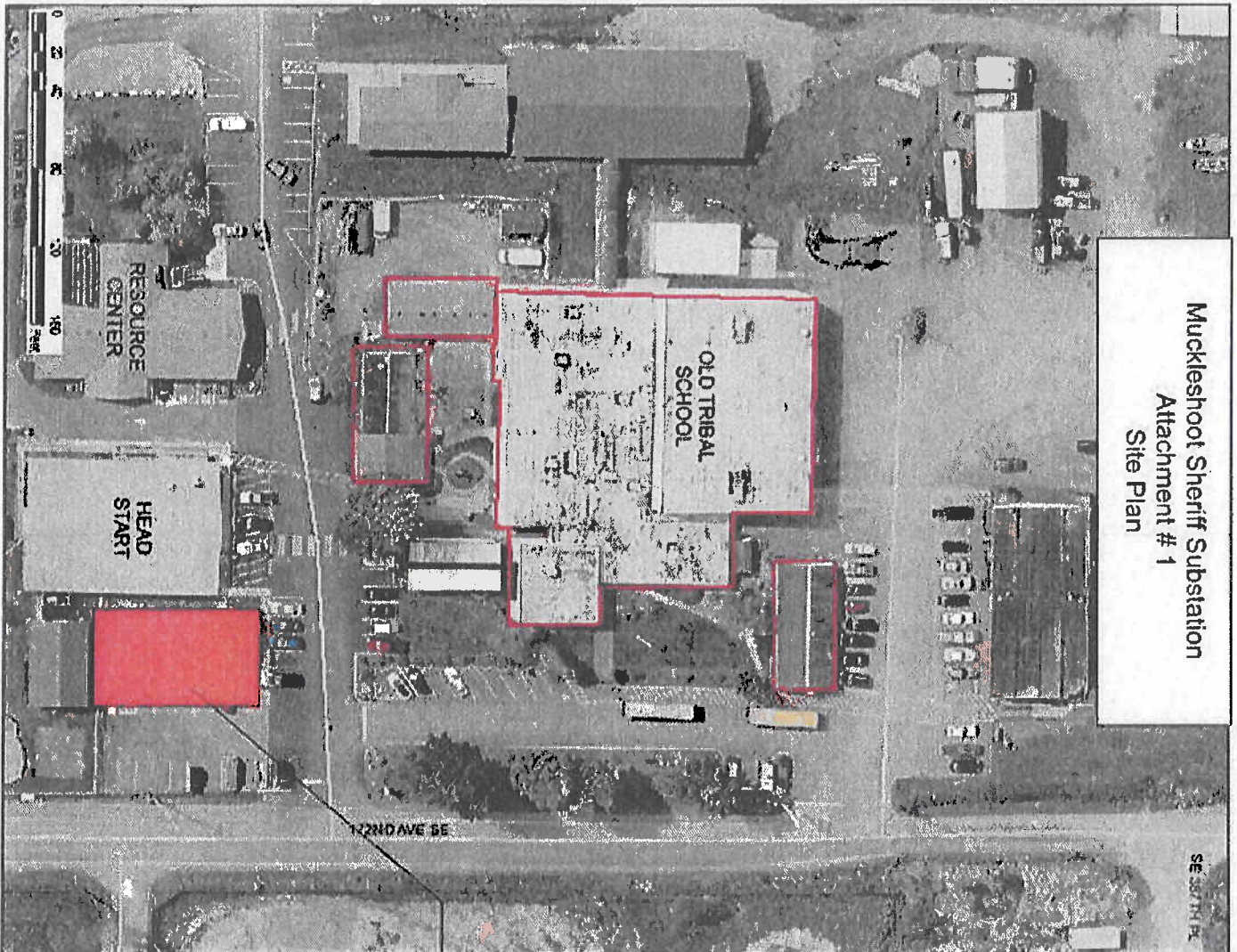
Alternate Pricing:

Alternate 1 \$ _____
 Emergency Generator

I. Additional Clarifications:

1. The Contract Agreement will be a standard Muckleshoot construction contract (attachment #3) modified to specifics of this project.
2. Special conditions, cost of the work, and definition of General Conditions will be included in the final contract per those included with this RFP.
3. The Contractor shall be licensed and bonded within the State of Washington, as shall all subcontractors.
4. The work will be done in accordance with and under a Washington State Department of Labor and Industries permit for electrical work (obtained by the contractor).
5. Owner will be responsible for procurement and all costs associated with the General Building permit.
6. The Owner reserves the right to interview, approve or reject any subcontractors proposed by the Contractor.
7. Prior to commencing work, the Contractor shall procure and maintain general liability and property damage insurance (\$2,000,000.00), at its own expense, until completion of the work. 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.
8. No sales tax or B & O tax is to be included with the bid amount for services provided or materials delivered to the project. The project is on Tribal land and is exempt.
9. The Owner reserves the right to refuse any and all bids that are in the Owner's judgment not responsive, or reject all bids.
10. The Owner reserves the right to award to any bidder it determines will best suit its project needs.
11. Owner will provide Builder's Risk insurance and pay premium. The General Contractor will be responsible for the (\$25,000.00) deductible on any claim(s). Insurance deductibles will not be considered as a cost of work, but any premiums for secondary insurance of the deductibles will be considered a cost of work.

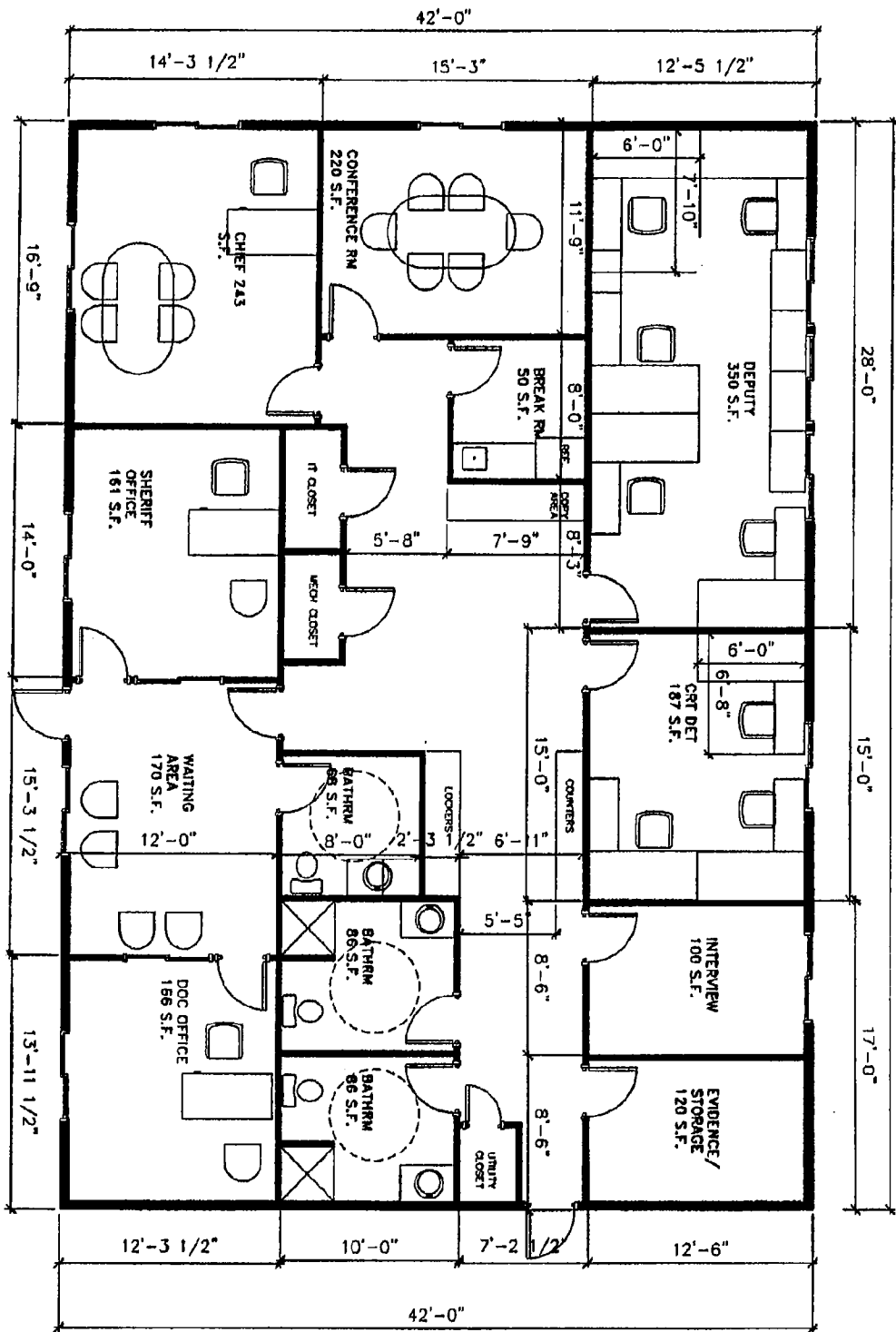
Muckleshoot Sheriff Substation
Attachment # 1
Site Plan



Proposed location
New Substation

Muckleshoot Sheriff Substation
 Attachment # 2
 Floor Plan

2520 S.F. SHERIFF'S OFFICE LAYOUT, MAY 28, 2010
 SCALE 3/16" = 1'-0"



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Muckleshoot Sheriff Substation
Attachment # 3
MIT Construction Contract under \$200,000

AGREEMENT BETWEEN MUCKLESHOOT INDIAN TRIBE AND CONTRACTOR
FOR CONSTRUCTION WORK UNDER \$200,000

THIS AGREEMENT is entered into on the Muckleshoot Indian Reservation on this _____ day of _____, 20__, by and between the Muckleshoot Indian Tribe, hereinafter called the Owner, and _____, licensed contractor number _____, hereinafter called the Contractor.

The Owner and Contractor agree as set forth below:

Article 1. Scope of Work

1.1 The Scope of Work for this Agreement is to provide _____

_____ as described in Exhibit A to this Agreement (the "Project"). Contractor shall execute the entire Work described in the Contract Documents, except to the extent specifically indicated in the Contract Documents to be the responsibility of others. The term "Work" means the construction and services required by the Contract Documents, and includes all labor, materials, equipment and services provided or to be provided by the Contractor to fulfill Contractor's obligations under this Agreement.

Article 2. Time of Completion

2.1 The work to be performed under this Agreement shall begin on or before _____ and shall be substantially completed on or before _____. Time is of the essence. Substantial Completion means that the Work is accessible, operable and useable by Owner, subject only to minor corrective work.

Article 3. Guaranteed Maximum Price.

3.1 The sum of the Cost of the Work and the Contractor's Fee is guaranteed by the Contractor not to exceed _____ dollars (\$ _____), subject to

