

# Sauk Rapids-Rice Public Schools

## Request for Bids

### REQUEST FOR BIDS

Sauk Rapids-Rice Public Schools (“District”) will receive sealed bids for an Eight Classroom Modular Building with Restrooms that will be located at the Pleasantview Elementary School. Buildings must be used and must have an Industrialized Building Commission Seal for the State of Minnesota.

#### **PROPOSAL DUE DATE AND SUBMISSION LOCATION:**

Bids will be received and time stamped until 1:00 pm Central Daylight Time on April 29, 2019, at which time bids will be opened at Sauk Rapids-Rice Public Schools District Office, 1833 Osauka Road NE, Sauk Rapids, MN, publicly read, and tabulated for presentation to the School Board. Bids received after this date and time will not be considered. All bids will be accepted in person, or by US mail, at Sauk Rapids-Rice Public Schools, Attn: Greg Robbins, 1833 Osauka Road NE, Sauk Rapids, MN 56379. Bids must be sealed. The bid envelope must bear the name of the firm submitting the bid and be marked “Response to RFB for Modular Classroom Building for Pleasantview Elementary School.” Vendors assume all risk of any delay in the receipt or handling of mail or other delivery by employees of the District. Vendors assume all responsibility for having their bids submitted to the location above by no later than the specified date and time.

#### **GENERAL CONDITIONS:**

The bid must propose a used building that meets or exceeds all Minnesota required building codes and must have an Industrialized Building Commission Seal that is accepted by the State of Minnesota. At a minimum, bids must conform to the project specifications outlined below. The District reserves the right to reject all bids and, if all bids are rejected, to request new bids. The District reserves the right to waive any informalities or irregularities with respect to bids. Since the District is seeking a used building which is not necessarily capable of precise or exact specifications, the District reserves the right to consider factors other than price to determine the lowest responsible bidder, including the vendor’s actual ability to provide the building in accordance with the District’s needs and project specifications below, the age of the building, the overall condition and quality of the building, the anticipated useful life of the building, the suitability of the building for the District’s intended purpose of having adequate classroom space for elementary-aged students, and the building’s adaptability to the District’s existing facilities. In addition, the District reserves the right to inspect any proposed building in the course of determining the lowest responsible bidder in order to evaluate conformity to the project specifications below and determine whether the building is suitable for the District’s use.

In the case of identical low bids from two or more bidders, the District may, at its discretion, utilize negotiated procurement methods with the tied low bidders, provided that the price paid does not exceed the low tied bid price. A bid containing an alteration or erasure of any price contained in the bid which is used in determining the lowest responsible bid will be rejected unless the alteration or erasure is corrected as follows: An alteration or erasure may be crossed out and the correction thereof printed in ink or typewritten adjacent thereto and initialed in ink by the person signing the bid.

No bidder may withdraw their bid within 30 days after the date of the bid opening without the consent of the School Board.

### **REQUIRED PRE-BID MEETING**

A mandatory pre-bid meeting will be held on April 22, 2019 at 10:00 am Central Daylight Time, located at Pleasantview Elementary School (1009 6th Ave N, Sauk Rapids, MN 56379). Please enter Door 1 and check in at the main office. Prompt attendance at the pre-bid meeting is required and no bidder will be permitted in the mandatory pre-bid meeting after the meeting has started.

### **FURTHER INFORMATION & CLARIFICATION:**

Please contact Greg Robbins, Director of Buildings & Grounds, via email at [gregory.robbs@isd47.org](mailto:gregory.robbs@isd47.org) or by phone at 320-258-1990, with any questions or clarifications that may be needed. All questions must be submitted in writing no later than 4:00 pm Central Daylight Time on April 23, 2019 and answers will be issued in the form of an Addendum to all who attended the pre-bid meeting.

### **SCOPE OF WORK:**

The work included for this project includes providing a used, eight-classroom building with restrooms, delivered to Pleasantview Elementary School and installed on site. Installation will include anchoring, skirting, and required steps, decks and an ADA ramp for building access. Provider must include a foundation blocking points plan sealed by a registered engineer for the State of Minnesota. Assume soil bearing capacity of 2500 psf. The modular building will be located on a parking lot on the west side of the school.

### **SITE LOCATION:**

Pleasantview Elementary School  
1009 6<sup>th</sup> Avenue North  
Sauk Rapids, MN 56379

## **REQUIRED BID & PERFORMANCE BONDS:**

Bid security in the form of a certified check, cashier's check, or bid bond made payable to the Sauk Rapids-Rice Public School District in an amount equal to 5% of the base bid is required of all parties submitting a bid. The successful Bidder shall furnish a one hundred percent (100%) Performance and Material and Labor Payment Bond on the AIA Document A312-2010 form.

## **CONTRACTOR'S QUALIFICATION STATEMENT**

Vendors must also provide a Contractor's Qualification Statement on form AIA A305.

# **PROJECT SPECIFICATIONS**

## **GENERAL**

Provide an eight-classroom modular building with restrooms, delivered and installed at the Pleasantview Elementary School. Provide engineered foundation plan, steps decks and an ADA ramp for building access.

## **DESIGN & BUILDING CODES**

Building must comply with all State of Minnesota building Codes at its time of manufacture including ADA requirements. Plans must be reviewed and sealed by a State of Minnesota, Licensed Architect or Engineer, reviewed by an independent third-party inspector and have an IBC seal for Minnesota.

## **SITE PLAN, PERMITTING, SOIL TESTING**

The Sauk Rapids-Rice School District will provide a final site plan, building permit, and any required soil testing necessary to obtain the building permit.

## **FOUNDATION**

Assume that the City of Sauk Rapids will allow the building to be set directly on the parking lot by using ABS pads and concrete block. This type of installation would need to be designed and sealed by a licensed engineer for the State of Minnesota. Include a foundation/blocking points plan that will include structural calculations and is sealed by a Minnesota Licensed Engineer for this style of installation with your proposal. Assume 2500 psf soil bearing capacity.

Final foundation system will be determined after bid submission. If the City determines that a below grade foundation is required, the School District will provide it at the District's expense or add it as a change to the contract.

## GENERAL BUILDING SPECIFICATIONS

- Include a set of plans and specifications for the building that you are proposing. The School District desires the following specifications as a minimum. These items will be a part of the judging criteria that the district will use to determine which proposal will be in its best interest.
- Bid must be for a used building with a manufactured date of 2006 or newer.
- Buildings must have an Industrialized Building Commission Seal accepted by the State of Minnesota.
- Building to include 8 classrooms, student restrooms, staff restroom, and janitor closet. Provide a lockable teacher closet in each classroom.
- Frame to be Perimeter type with bolt on hitches. Hitches must be removed for installation. Provide tires and axles as required for transport. Tires and axles must be removed if they block supporting foundation piers. Tires and axles must remain with the building.
- Insulation for floors, walls, and ceilings must meet all current Minnesota Building and Energy Codes for a new building and meet approved design criteria for code in effect at the time of manufacture for a used building.
- Floor decking to be a minimum of 5/8" Tongue & Groove Plywood.
- Floor covering to be Carpet Tile or VCT in the corridor.
- Floor covering in restrooms and janitor closet should be sheet vinyl.
- Floor covering in classrooms should be commercial carpet.
- Cove base is to be 6" vinyl in restrooms and janitor closet and 4" vinyl in all other areas.
- A 30" x 30" Plywood Floor Hatch with pull ring is to be installed in the Janitor Closet for access to the crawl space.
- Exterior walls are to be 2" x 4" or 2" x 6" framing for new building with an 8'-6" ceiling height to top of T-grid of suspended ceiling.
- Interior finish is to be ½" Vinyl Covered Gypsum, Group II.
- Exterior siding to be 5/16" Hardie-Panel Siding or equal.
- Exterior trim to be rough sawn cedar.
- Skirting material to be 7/16" T-1-11 Smart Panel Siding painted to match siding. Vinyl skirting kits will not be accepted.
- Roof to be designed to meet 50# local live load. Roof deck to be minimum of 7/16" OSB with FR adhesive or FR deck. Covering to be 45 mil EPDM.
- Provide a 10-year written warranty for the roof (for new building), 1-year warranty for a used building.
- Interior walls are to be 2" x 4" framing with R-11 Fiberglass insulation and extend to the hard deck of the roof to prevent sound transfer from room to room. Wall covering to be ½" Vinyl Covered Gypsum, Group II, fire rated where required. Provide plenum walls

for HVAC system as required. No exposed support posts will be accepted in any classroom or other space.

- All outside corners on interior walls are to have High Impact Corner Guards as manufactured by InPro Corporation (or equal). No Tri-mold batten style outside corners will be accepted. Owner to select color from manufacturer's standard colors.
- Ceiling to be fissured, suspended ceiling with 24" x 48" lay-in tile. Finished ceiling height of 8' - 6".
- Two sets of 18-gauge commercial steel, double exterior doors (72" x 80") with steel frames and removable mullions should be included. One set at main entrance and the other at the opposite end of the building at the central corridor. Each door should have half glass vision panel with Von Duprin 99 panic device (or equal), LCN 4111 Closers (or equal). Only commercial, grade 1 hardware will be accepted. Removable cores are required and must accept "Best" cores that will be provided by the district.
- All interior doors are to be 36" x 80" solid core wood doors with steel frames and fire rated as required. Classroom doors to have 5" x 20" vision panel. All interior doors to have lever style locksets. Classroom function for classrooms, teachers closets, and janitor closet. Privacy function for staff restroom. Schlage locksets with removable cores are desired. Locksets must be capable of accepting "Best" cores that the district will provide. All doors require commercial, grade 1 hardware. No exceptions.
- Windows are to be Vinyl, Horizontal Sliders with DIG and Mini-Blinds. All are to have insect screens. 48" x 48" size is desired.
- Electrical should be designed to 120/240 V., Single Phase, 60 HZ, 3 Wire with circuit breaker panels sized as required. Main Distribution Panel and connections from the MDP to individual circuit breaker panels is the responsibility of the District. Crossover connections at matelines, installation of any ship loose outside fixtures and low voltage connections to emergency lighting (battery terminal connection) is also the responsibility of the District.
- District will provide service to the Main Distribution Panel.
- Building should include below floor, dedicated circuits for heat tracing of plumbing in crawl space.
- Rough-ins should be provided for phone, data, and fire alarm, and Smart Boards. Rough-ins are to be j-boxes with conduits run to central corridor above suspended ceiling with pull wires.
- All electrical and lighting must meet current Minnesota Energy Code.
- Fire Alarm System will be provided and installed by the District.
- Two, 10# ABC Fire Extinguishers in semi-recessed cabinets must be provided. One should be located at each end of a central corridor.
- Provide all plumbing fixtures as required to meet current code. All fixtures and rooms are to meet ADA requirements.

- Girls restroom should contain at least 3, tank type water closets with 1.6-gallon, pressure assisted flush valve and modesty partitions. 3, vitreous china, wall hung lavatories should be provided with Chicago self-closing type faucets. An 18" x 36" mirror with stainless steel edge should be provided above each lavatory.
- Boys restroom should contain at least 2, tank type water closets with 1.6-gallon, pressure assisted flush valve and modesty partitions and at least 2 wall hung urinals with Royal Sloan flush valve and integral trap. One should be mounted up 17" to meet ADA and the other up 24". 3, vitreous china, wall hung lavatories should be provided with Chicago self-closing type faucets. An 18" x 36" mirror with stainless steel edge should be provided above each lavatory.
- Staff restroom should provide 1, tank type water closet with 1.6-gallon, pressure assisted flush valve and 1, vitreous china, wall hung lavatory with Chicago self-closing type faucet. An 18" x 36" mirror with stainless steel edge should be provided above the lavatory.
- Janitor closet should have fiberglass, floor mounted mop sink.
- Provide a 30 Gallon electric water heater.
- Provide Toilet Paper holders, required grab bars, and mirrors in all restrooms. All to be handicap accessible.
- Provide Bard, wall hung HVAC units sized as necessary for climate. All units to have CRV's. Include ceiling supply and floor return as necessary. Ceiling diffusers to be Hart & Cooley (or equal), 24" x 24" lay-in type with adjustable dampers. Thermostats to be programmable with locking covers. Return air grilles should include 2" pleated air filters for easy replacement by owner.
- Provide properly sized exhaust fans in restrooms and janitor closet.
- Each classroom should have a lockable teacher closet with shelves and coat rod.
- Each classroom should contain a Class A, 4' x 12', white, dry erase marker board with map rail, marker tray, and aluminum frame. If not already installed, allowance to be provided.
- Each classroom should contain 2, Class A, 4' x 4', tack boards with aluminum frame.
- Vendor must provide final cleaning.

#### **ITEMS PROVIDED BY OWNER UNDER SEPARATE CONTRACT**

- Building Permit
- Final Site Plan and any required soil testing.
- Below grade foundation if required.
- Electrical supply to the building. See specifications above.
- Installation of low voltage devices.
- Design & Installation of a fire alarm system
- Plumbing connections below building and connections to existing sewer & water.

- Final landscaping and any necessary flatwork.
- Sewer Availability & Water Availability charges if required.

### **ITEMS TO INCLUDE WITH YOUR PROPOSAL**

- Name of your company, including complete contact information and name of the person that will be assigned to this project.
- Pricing Summary that details project costs.
- 5% Bid Security. Performance & Labor & Material Payment Bonds will be required if selected as building provider and must be furnished before contract is signed.
- Provide a Contractor's Qualification Statement on form AIA A305.
- Complete set of plans and specifications for the building that you are proposing.
- Provide the contact name and phone number for each entity that previously leased or owned the building.
- Delivery and Installation Schedule.
- Provide contact information of the site superintendent from your company that will be on site during the complete installation of this building.
- List any value-added product or service that your company could provide to make this a successful project.