

Bids Due February 9, 2010 – 11:00 A.M.

Request for Proposal/Bid Form

M.I.T. Behavioral Health Facility – Fee, General Conditions, and Schedule
Muckleshoot Indian Tribe
39015 72nd Ave SE, Auburn, WA
January 19, 2010

Introduction:

The following is to serve as a Request for Proposal and outline of special requirements to secure competitive fee and general condition bids for the described work generally called **Muckleshoot Indian Tribe Behavioral Health Facility** for the Muckleshoot Indian Tribe (M.I.T.), 39015 172nd Avenue SE, Auburn, Washington. Once final design documents are completed, it is the Tribe's intent to negotiate a single GMP contract with the successful bidder.

The project is located at 39225 180th Ave. SE, Auburn Washington.

Pre-Bid Walk-Through & Communications:

It is mandatory that the site be reviewed prior to submitting a proposal. The site is available for review during the bid period. Any questions regarding the project, or arrangements to view the site should be directed to Jay Congleton, Hainline & Associates 206-683-7596.

A. Scope of Work:

The main components of the work are noted below; Owner will provide soil engineering services and are not part of this RFP. Owner will provide initial survey bench marks: Contractor to provide all building control.

The project is a one level, stand alone facility, new construction of approximately 10,000 square feet. The structural building pad has been installed as has the storm water infrastructure. The project includes site work including paving, site utilities, coordination with utility providers (Enumclaw Gas, PSE, Quest, and the Tribe for water, sewer, and communications) landscaping, and general building construction. The General Contractor will be responsible for providing infrastructure for temporary utilities necessary during construction. 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 construction.

In addition to construction there is a design assist/design build increment to the work. Electrical/Mechanical/Fire protection systems will all be contracted as design build components of the work. The lower tier contractors selected by the General Contractor will be expected to assist in final development/coordination of the building drawings.

B. Proposal Due Date, Delivery and Content Requirements:

1. Proposals are to be delivered to Muckleshoot Indian Tribe by 11:00 A.M. on Tuesday, February 9, 2010. **BIDS MUST BE SUBMITTED IN A SEALED ENVELOPE.** Bids will be opened publicly at 1:00 P.M. on February 9, 2010 in the Tribal Finance Building conference room.
2. The format of the Bidder's proposal shall include:
 - Completed Bid Form
 - Inclusions if different than requested
 - Exclusions if appropriate
 - Clarifications if appropriate

C. Additional Clarifications:

1. The contract agreement will be a standard Muckleshoot construction contract (copy attached) modified to the specifics of this project.
2. Special Conditions, Cost of 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 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, at its own expense, until completion of the work, general liability and property damage of insurance (\$2,000,000). 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 the certificate holder; The Muckleshoot Indian Tribe, SKB Architects, and Hainline and Associates will be named 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.
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 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.
12. Construction is anticipated to commence at completion of design, but not earlier than early April, 2010.
13. The architectural rendering included with the RFP generally depicts the project. Final finishes and details may change.