



REQUEST FOR PROPOSALS FOR CONTRACT

TITLE: Tallawhalt 20 lot's for Home Construction
BID PERIOD 02/15/2022 – 03/17/2022 2:00pm
PROJECT LOCATION: Squi-Qui Lane La Conner, WA 98257

The Contracting Agency is the Swinomish Tribal Community (SITC) and its officers and employees, particularly the Construction Division are responsible for the administration of the Contract. The Construction Division is seeking competitive bids for single lot Home Construction for 20 lots in an existing civilly developed 27 lot development hereafter described in the "SCOPE OF WORK" Section(s) below. Plans and documents can be viewed on Builders Exchange www.bxwa.com under posted projects-Public Works-Swinomish Indian Tribal Community.

TIME, PLACE, & MANNER FOR FILING BIDS

All Bids shall be submitted no later than prior to **2:00pm on Thursday, 03/17/2022**. If Covid Conditions permit, Bids shall be submitted in the lobby of STAC Administration Building 11367 Moorage Way La Conner WA 98257, hand delivered with a public sealed bid opening to follow. This will be determined on 3/4/22 before bids are due. Otherwise, if not possible, the bidders List will be notified bids can be mailed with a sealed public bid opening on Zoom to follow;

MAIL:

ATTN Hondo Pell, Construction Manager, SITC Administration Building, 11367 Moorage Way,
La Conner, WA 98257

SITE VISIT

Interested contractors are further advised that an Onsite Pre-Bid Meeting will be held on **Tuesday, March 2nd, 2022, at 10AM Inside the Development**. Please contact Hondo Pell at 360-708-6531 or rpell@swinomish.nsn.us by Monday (03/1/22) at 9AM if you will be attending.

~~~ NOTE A Bid Tab Sheet will be available to bidding contractors upon request to the Construction Division and will be available for 30 days from the bid close date. Any questions/RFI's for the project can be directed to the person(s) identified above and must be received no later than 4:00PM on Monday, 3/14/2022.~~~

### TIME FOR COMPLETION AND PROCESS

Contractors submitting bids pursuant to this RFP shall be required to commit to the execution of a contract for the work prior to the preconstruction meeting and/or within thirty (30) days of award notification. Contractors submitting bids pursuant to this RFP shall be required to commit to the completion of the work on or before

the date stated in the "Notice to Proceed (NTP)". All deliverables and time schedules to be negotiated and agreed upon by all parties and SITC prior to issuance of NTP. Upon determination of award by SITC, the PM will take action to award the contract, dependent upon verification of ability to perform, submittal of any/all required insurance and bonding documents, safety work plans, and other documents as required and identified RFP, Plans and addendum(s).

## BACKGROUND

This Project will consist of 20 Lot single homes constructed with three plan types based on the homeowner's option. These are fully engineered plans. The General Contractor selected will provide a Lump sum bid including HVAC construction and design per scope for Stick built plans. There also is an option for manufactured homes placed on a slab and lot prepared by the General contractor, which is also a part of this Bid. The winning bid parameters will consist of the lowest accumulative of all three stick built plans, the manufactured home lot preparation and the civil site development Of both Civil A and B. The Development currently has all roads paved, sidewalks, utilities installed and stubbed into each lot. The lots are divided and marked. Bids are per plan and Bid sheet but again the lowest accumulative of all four home options will qualify as the apparent winning Bid in our effort to select a General Contractor to do all 20 homes and lots.