



NOTICE OF REQUEST FOR PROPOSALS

This notice, dated February 24, 2021, is provided pursuant to City of Ketchum requirements under Idaho Statutes Title 54, Chapter 45, 4511. In compliance with the requirements, CORE West, Inc. is soliciting bids from licensed public works contractors and from suppliers for all construction work, materials and equipment, deemed qualified by the Construction Manager / General Contractor (CM/GC). The following list of trade subcontract scopes of work are anticipated for this project.

Bid Package #03 – Selective Demolition.
Bid Package #29 – Concrete (Add Alternate #10)
Bid Package #32 – Structural Metals (Add Alternates #9a & 9b)
Bid Package #38 – Caulking and Sealants
Bid Package #42 – Thermal and Sound Insulation
Bid Package #43 – Membrane Roofing
Bid Package #46 – Exterior Insulating Finish System (E.I.F.S) (Add Alternate #1)
Bid Package #49 – Aluminum, Glass, and Glazing
Bid Package #56 – Doors Frames and Hardware
Bid Package #59 – Architectural Woodwork and Casework
Bid Package #61 – Framing, Drywall, Acoustical Ceilings Paint
Bid Package #65 – Carpet and Resilient Flooring
Bid Package #70 – Final Cleaning
Bid Package #72 – Building Signage
Bid Package #76 – Lockers
Bid Package #77 – Kitchen Equipment
Bid Package #97 – Fire Suppression
Bid Package #98 – Plumbing Systems
Bid Package #99 - HVAC Systems & TAB
Bid package #103 – Electrical, Low Voltage, and Fire Alarm Systems

SUBMISSION OF PROPOSALS

Sealed electronic Bids addressed to CORE West, Inc. containing one (1) original proposal, on the furnished Proposal Form, will be uploaded to Building Connected web site (web access to follow prior to bid date) before 2:00 pm (mst), March 18, 2021 from licensed Public Works contractors deemed qualified by the CMGC:

CORE West, Inc.
777 North 4th street
Boise, ID 83702

Proposals will be opened publicly, via Building Connected secure software, for evaluation in the presence of the City of Ketchum personnel and authorized representatives on the above referenced bid date and time, for the furnishing of all labor, equipment, and materials to perform the Work in conjunction with the:

**City of Ketchum
CITY HALL REMODEL
Ketchum, Idaho 83353**



BID SUBMITTAL – DOCUMENTS REQUIRED

Submit the following documents arranged in order in a sealed opaque envelope, clearly identified on the outside with Subcontractor’s Name, Project Name, and Trade Scope of Work:

1. Subcontractor Proposal Form.
2. Subcontractor’s detailed breakdown of proposal, inclusions and exclusions.
3. Subcontractor may include additional documentation to clarify its Proposal and/or Options.

Subcontractors must be qualified to bid this project. Please follow this link to request an invitation to qualify with CORE West, Inc. - https://coreconstruct-uknep.formstack.com/forms/subcontractor_inquiry_nv

DESCRIPTION OF THE PROJECT

In general, the scope of work for the project consists of approximate 7,984 square ft tenant improvement of an existing +/- 15,750 square foot, three (3) story with basement, wood structure, Exterior Insulating Finish System (EIFS), brick accents and ballasted membrane roof system.

The solicited scope consist of moisture protection, caulking and sealants, thermal and sound batt Insulation, membrane roofing, doors frames and hardware, exterior glazing, seals and gasket repair, interior glass and glazing systems, light gauge metal &/or wood stud framing, finish carpentry and architectural millwork, drywall, paint, acoustical ceiling systems, tile carpet and resilient flooring, final clean up, building and code compliant signage, fire suppression system modifications, plumbing systems modifications, HVAC systems modifications, test and balance, electrical modifications, low voltage, audio/visual, tele-data, security access controls, and fire alarm system.

This is a Construction Manager / General Contractor (CM/GC) delivery method project with a guaranteed maximum price (GMP). No change orders will be issued for work that is clearly identified or can be reasonably inferred from the contract documents (plans, specifications, and supplemental documents). Reasonable inference is subject to industry best practice standards and experience. If the proposer is concerned with what may or may not be construed as reasonable inference, CORE West, Inc. highly recommends issuing a request for information clarifying the matter. Exclusion of this clause may be grounds for disqualification of the subcontractor’s proposal.

The project budget is estimated between \$750,000 to \$850,000

EXISTING CONDITIONS

A non-mandatory Site walk is scheduled for March 10th at 1:00 pm (mst). Otherwise, the site is not available to subcontractors without advance coordination with CORE West, Inc. Do Not Contact the Client / End Users for Access to the Site. CORE West, Inc. has published reference documentation on existing conditions of the proposed site at the FTP site. These documents may include, as-built documents, drone videos / images, laser scans, photos, etc. If there is any specific information about existing conditions that is required to finalize the value of the scope of work proposal package, CORE West, Inc. encourages issuing a Request for Information identifying the necessary data.

If information that is needed to finalize the proposal value is unavailable at the deadline for proposals, include the value as an Allowance, clearly identified in the Voluntary Alternates section of the Proposal (“Bid”) Form.



PROJECT DOCUMENTS

The Construction Documents to be used in developing pricing for this proposal package can be found here:
CORE FTP LINK (Egnyte)

<https://core.egnyte.com/fl/6bdDLHgHAc>

Documents included are as follows:

1. Notice of Request for Proposal
2. Scope of Work Proposal Packages
3. Construction Document Drawings
4. Site Investigation Reports
5. Preliminary Construction Schedule
6. Preliminary Construction Activity Plan / Site Logistics Plan
7. Supplemental Documents including:
 - a. ID C-HW National Subcontract Agreement Template
 - b. ID C-HW Insurance Requirements for Subcontractors
 - c. Oracle Textura Payment Managementw-9 for Subcontracts
8. Clarifications & Addenda (as /if applicable)
9. Project Bid Forms
10. RFI Responses

QUESTIONS / RFI'S

All questions and RFI's shall be submitted to CORE West, Inc. not later than Friday, March 12, 2021, to allow sufficient time for responses prior to the proposal due date. Submit RFI's to:

<mailto:jeffjerome@coreconstruction.com>

CONSTRUCTION TIMELINE

It is anticipated that a notice to proceed will be issued by the Owner on or about April 15, 2021. Substantial completion will be on September 15, 2021. Final project completion will be on or about September 29, 2021.

BONDING REQUIREMENTS

Subcontractor performance and labor and material payment bonds **are not required**.

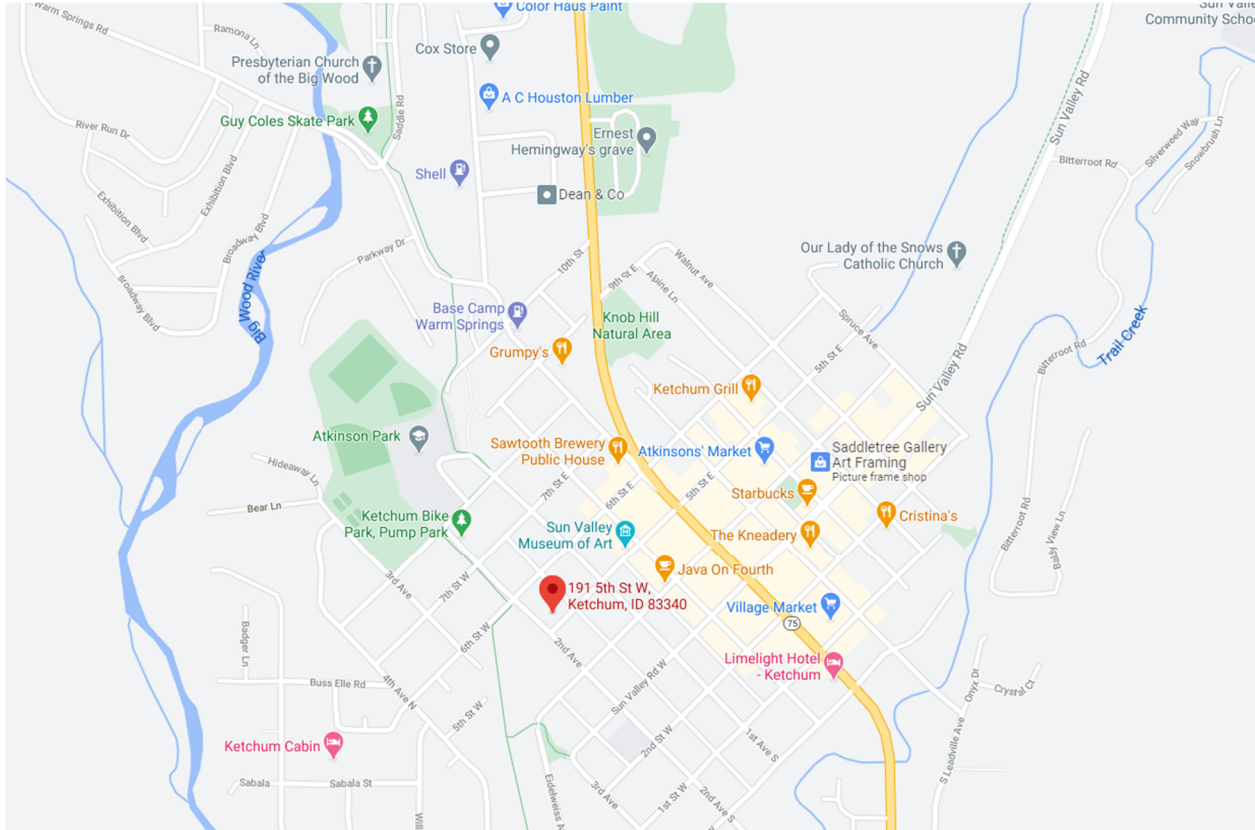
PREPOSAL MEETING

A mandatory preproposal meeting **is not scheduled** for this project.

SITE VISITS

A non-mandatory Site walk is scheduled for March 10th at 1:00 pm (mst). Otherwise, the site is not available to subcontractors without advance coordination with CORE Construction West. Do Not Contact the Client / End Users for Access to the Site.

Project location.



191 West 5th Street
Ketchum, Idaho, 83340

<https://www.google.com/maps/place/191+5th+St+W,+Ketchum,+ID+83340/@43.6822113,-114.3702376,16z/data=!4m5!3m4!1s0x54a982ba62b08131:0x7d7e80010192f0bc!8m2!3d43.6801039!4d-114.3683737>

SUBCONTRACT AGREEMENT

Please refer to the supplemental document "Standard Subcontract Agreement". Any requested changes to CORE West, Inc. Subcontractor Agreement must be made in writing prior to, or at the time of submission of Subcontractor's Proposal. If no change requests are submitted, Subcontractor represents that by submitting its Proposal that the sample Subcontractor Agreement will be executed by Subcontractor without change or alteration.

INSURANCE REQUIREMENTS

CORE West, Inc. has elected to utilize its standard insurance requirements in its subcontract agreement. Please see insurance requirements included in the supplemental documents, located at the download link reference above)



TEXTURA ENROLLMENT

CORE West, Inc. uses Textura Construction Payment Management (CPM), an online invoicing and payment management tool. If awarded the project, Subcontractor shall be required to enroll in Textura in order to receive payment. Please refer to the supplemental document "Textura Fees" for information regarding enrollment fees.

LABOR RATES

This project is **NOT** subject to the most current Davis Bacon Labor wage rates.

IDAHO STATUTES

Title 54; Chapter 45

54-4511. Award of Contracts – Dual Capacity.

(4) At such time as the design of a project or a phase of a project is available, the construction work, materials and equipment for construction of a project may be incorporated into the construction manager/general contractor contract based upon bids solicited from licensed public works contractors and from suppliers for all construction work, materials, and equipment.

(5) For each portion of the work, competitive bids shall be solicited from not less than three (3) contractors or suppliers deemed to qualify by the construction manager/general contractor. All bids shall be opened publicly in the presence of a representative of the public entity for whom the project is undertaken and, once opened, bids shall be subject to the public record requirements outlined in title 74, Idaho Code.

(6) All construction work, materials, and equipment shall be awarded to the lowest responsive qualified bidder. For good cause, the public entity may approve the award of bids based upon fewer than three (3) bids.

(7) The construction manager/general contractor, or its subsidiaries and affiliated companies, may bid to perform construction work or to supply materials or equipment only if it holds a valid license pursuant to section 54-1902, Idaho Code, and for which it customarily self-performs or supplies such construction work, materials or equipment; provided, the public entity may limit the amount of work the construction manager/general contractor, including its subsidiaries and affiliated companies must be opened at the opening of any other bids.

(8) When bidding for all phases of the project has been completed, a guaranteed maximum price for the entire project may be negotiated by the public entity.

DISCLAIMER

City of Ketchum and CORE West, Inc. reserve the right to accept or reject any or all proposals and to waive irregularities in the proposal process and accept the proposal which is determined by City of Ketchum and CORE West, Inc. to be in their best interest. The City of Ketchum and CORE West, Inc. are equal opportunity employers and will not knowingly discriminate in any area of employment. City of Ketchum and CORE West, Inc. invite all businesses which include women-owned, minority-owned, and disadvantaged business enterprise companies to participate in the proposal process.

END OF NOTICE OF REQUEST FOR PROPOSALS