



Request For Proposal (RFP)

Interior Fit Out of the Morton Metal Building

Submission Deadline: Bids are due no later than 2:00 pm on Wednesday, October 4th, 2023.

Pre-bid conference: Scheduled for 10 am on Wednesday, September 20th, 2023, on site.

Bids will be open at 2:00 pm on Wednesday, October 4th, 2023. Results can be made available upon request.

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1 – OVERVIEW

Introduction:

The Narragansett Indian Tribe invites proposals for the Interior Fit Out of the existing Morton Metal Building located at 104 Pound Road, Westerly, RI (Crandall Farm).

Statement of Work:

This project consists of the Interior Fit Out of the existing Morton Metal Building. The 3,000 SF space is currently divided into two areas. The main area is used for Tractor Storage and is about 2,000 SF and the other area will be used as an office space. The entire building will receive a concrete slab, haunches and in some select area's foundation walls. The new office space will include new walls, an open office area, one closed office, bathroom, kitchenette, and utility room. There will also be a bathroom added in the main Tractor Storage area. A structural ceiling will be added above the rooms for additional storage. That space will not be occupied.



The building will have heating and the office space will have heating and cooling. The utilities will need to be brought to the building. The Septic system has been installed under a separate contract, but the line and pump will be part of this project.

Referencing the following Documents:

- “Renovation To Metal Building” Issued for Permit Drawing package produced by South County Architecture and Design, Inc dated 6/26/2023 for a total of 35 Drawings.
- Civil Engineering plans by DiPrete Engineering dated 6/16/2023 for a total of 3 drawings.

2 - SCOPE OF PROJECT

The following recommendations are provided for directions to the subcontractors to provide a competitive bid for the project.

1. All work shall conform to in accordance with the stamped Architectural Plans and prevailing industry standards of care and the manufacturer’s instructions. Any deviation from the manufacturer’s instructions will be considered as non-compliance with Code and shall be immediately corrected to bring the installation into compliance with those instructions at no additional costs to the owner.
2. All work shall be performed in a professional and workmanlike manner.
3. The contractor shall be responsible for protecting all adjacent surfaces and equipment from contamination by dust and debris. In addition, the contractor shall be responsible for repairing any damage to adjacent surfaces.
4. The contractor shall be responsible for the behavior and performance of all the Contractor’s subcontractors to ensure compliance with the schedule and quality of the work performed for this project.
5. All materials supplied and installed shall be new and in excellent condition.
6. Shop Drawings to be submitted for approval on all products and equipment.
7. Report any discrepancies in the plans and on site to both the Architect and Owners Representatives.
8. Provide all manufacturer’s warranty and guarantee information to the owners upon final completion of project.
9. Include a six (6) month and twelve (12) month follow-up and review of the installation to ensure proper performance.
10. The contractor shall provide a one (1) year warranty on all workmanship. Those items that are not warranted by the manufacturer shall be warranted by the contractor for a period of one year. Warranty dates shall commence from that date of the completion of the project. Defective workmanship extends beyond the period of warranty and is not limited to one (1) year Completion shall defined as ‘the time when the work has been completed to the satisfaction of the owner.

3 - BID FORM AND RFI’S

All Requests for Information (RFI’s) and Bid Forms shall be directed to South County Architecture and Design, Inc to the attention of Ron Stevenson and Narragansett Indian Tribe to the attention of Steven Smith.

Ron Stevenson
Architect
rstevenson@southcountyarchitects.com

Steven Smith
Owner’s Representative
Ssmith@nitribe.org

Bids are to include all costs associated with Scope of Work.



4 – PROPOSAL CONTENTS

The Contractor shall provide the following:

- Project Schedule - Schedule detailing the amount of time required to complete the work. Including a proposed start and completion date.
- Bid Form – Complete the fillable Form Attached Exhibit “D”
- Bid Bond payable to the Narragansett Indian Tribe in the amount of five (5%) percent of the total gross sum of the bid must be furnished by each bidder. See Exhibit “E”.
- Certificate of Insurance shall be required of the awarded Contractor providing evidence of Commercial General Liability limits of liability no less than \$1,000,000 per occurrence and \$2,000,000 in general aggregate, Workers Compensation with statutory limits for the State of RI, Automobile Liability for any vehicle used for this project, Excess Liability Limits of \$5,000,000. The Narragansett Indian Tribe is to be added as additional insured as respects the General Liability.
- The awarded Contractor shall be required to submit a ‘Site Conduct Document’ included in the contractual package delineating site Policies while work is being conducted on site.
- The awarded Contractor shall provide Performance and Payment Bonds for one hundred percent (100%) of the contract price.
- All bids to be emailed, or delivered, no later than **2:00pm on Wednesday, October 4th, 2023.**

Proposals should be submitted to:

South County Architecture and Design Inc,
53 Narragansett Ave – Suite A
Jamestown, RI 02835
Attn: Ron Stevenson
rstevenson@southcountyarchitects.com

Questions regarding the proposal should be directed to
Ron Stevenson – Architect
at rstevenson@southcountyarchitects.com
401.200.3663

5 – ADDITIONAL CONTRACT TERMS

The proposed project is wholly funded by a federal award to the Narragansett Indian Tribe. The awarded contractor will be required to execute an AIA A101-2017 and AIA A201-2017 a Draft of which shall be provided to all Bidders.

The awarded Contractor to submit their Construction Site Safety Program for review by Owner and Architect. The GC will need to follow all OSHA requirements as it relates to property and construction safety.