



# REQUEST FOR PROPOSALS

## CONTRACTOR SERVICES

### THUNDER VALLEY CDC

Thunder Valley CDC of Porcupine, SD is requesting proposals from qualified Contractors. Services to be provided include construction services for seven [7] single family homes located at the Thunder Valley Regenerative Community Development, ¼ mile North of Sharps Corner, SD.



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## REQUEST FOR PROPOSALS –CONTRACTOR Services

### PROJECT SCOPE

Thunder Valley Community Development Corporation (TVCDC) is soliciting Contractor Services from firms interested in providing services required for construction on seven (7) single family homes located on the 34 acre Thunder Valley Subdivision on the Pine Ridge Indian Reservation in Porcupine, South Dakota. Six (6) of these are three bedroom homes and one (1) of these is a four bedroom home.

The project scope of work for all seven (7) homes is the following:

- 1) Pour concrete slab for mudroom addition and mechanical pad as well as porch piers
- 2) Frame mudroom and porch
- 3) Install sheathing on mudroom and house roof
- 4) Install 30# building felt on house roof
- 5) Install standing seam metal roofing and corrugated metal siding including all detailing/trim (around doors and windows, gutters, fascia, etc). Wood furring strips for rain-screen assembly have already been installed.

All work will be in accordance with the Construction Documents dated 10/06/2016 and the Project Manual dated 5/16/2016. Interested parties should contact Greg Montgomery (contact info below in RFP) and provide an email address to obtain a digital copy of both. RFPs will not be accepted from Contractors that have not obtained these documents prior to submission.

*The use or circulation of the Drawings and Project Manual outside of this project without the express permission of the Architect (Pyatt Studios) is prohibited.*

TVCDC will provide the following materials and therefore should not be included in Contractor's estimate:

- 1) All materials (other than the concrete) necessary for the mudroom foundations and porch piers. This includes:
  - a. 2'x8' and 2'x4' Steeplly forms (will need filler pieces for mudroom)
  - b. 1'-8" diameter sonotubes
  - c. Rebar and wire mesh
  - d. Anchor bolts, post anchors, and chemical anchor
  - e. Rigid Insulation
  - f. Vapor barrier
  - g. Isolation Joint material
- 2) Metal siding and roof material (including all items and material necessary for install like screws. Itemized order from Metal Sales Manufacturing available for review).

Outside of items listed above, Contractor will be responsible for providing all materials, tools, and equipment necessary to perform the work. All questions or issues raised during construction will follow the typical Request For Information (RFI) and Submittal process, allowing for seven (7)

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working days for a response from either the Architect or Engineer. TVCDC acting as the General Contractor will be responsible for submitting these documents and will relay communications and answers back to Contractor in a timely manner.

#### **SUBMITTAL REQUIREMENTS**

Contractors wishing to be considered for this project should provide the following:

- Fully executed Bid Form (Exhibit A of this RFP).
- Itemized break down of total cost shown on Bid Form
- Proof of liability and automotive insurance
- TERO certification

Although nothing is required other than the Bid Form, the Contractor may submit additional information explaining/detailing the Estimate.

Completed Proposals must be received by Thunder Valley by **3:00pm** Mountain Time (MST) on **Thursday, August 3<sup>rd</sup>**. TVCDC will accept a sealed hardcopy or digital submissions. Email digital submissions to Greg Montgomery ([greg@thundervalley.org](mailto:greg@thundervalley.org)). Submit sealed hardcopy to the office of:

Thunder Valley CDC  
Attn: Greg Montgomery  
290 Empowerment Dr.  
Porcupine, SD 57772

Questions or requests for drawings and the project manual may be directed to Greg Montgomery at (605)455-2700 or email at [greg@thundervalley.org](mailto:greg@thundervalley.org). Contractors that wish to visit the site should contact Greg Montgomery at (605)455-2700 or email at [greg@thundervalley.org](mailto:greg@thundervalley.org). A hard copy of the Request For Proposals is available upon request from the TVCDC office located at 290 Empowerment Drive, Porcupine, SD. A digital copy of the Request for Qualifications is available upon request, as well as on our website.

#### **PROPOSAL TERMS**

TVCDC shall not be responsible for any preselection activity, including costs incurred by the proposers in the preparation of this pre-construction RFP or during any negotiations subsequent to submission of such proposal, or prior to selection of a Contractor.

#### **SEQUENCE FOR SELECTION PROCEDURE**

07/24/2017 – Advertise RFQ

08/03/2017 – Proposals Due

08/04/2017 – Project Awarded (date may be pushed back if interviews are necessary)

08/07/2017 – Meet with Contractor and Execute Contract

08/08/2017 – Contractor May Begin Work (assuming contract has been signed)

*All work will be completed before December 1, 2017.*

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**RESERVATION OF RIGHTS**

Thunder Valley CDC reserves the right to:

- Withdraw the RFP at any time prior to awarding the project
- Decide to reject any or all Proposals at its sole discretion
- Elect to select a limited number of Contractors to interview, or, to conduct no interviews
- Waive any informality in any one or more Proposals
- Select all, part, or none of a Contractors' Proposal
- Request orally, or in writing, clarification of or additional information concerning any Proposal
- Accept the Contractor that TVCDC determines, in its sole discretion, presents the best overall value
- Reject a Proposal that does not conform to specified format or requirements of the RFP
- Change the terms of the Request, conditions, or technical specifications at any time prior to the submission date. All participating Contractors will be given copies of any such revisions
- Negotiate with any proposers at the same time in any manner it deems fit

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## Exhibit A – Bid Form

*Proposals must be received by Thunder Valley Community Development Corporation by 3:00pm Mountain Time (MST) on Thursday, August 3<sup>rd</sup>. Proposals received after this date and time will not be accepted.*

Company Name: \_\_\_\_\_

Name of Primary Contact: \_\_\_\_\_

Company Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Contractor has received digital copies of Construction Documents dated 10/06/2016 and the Project Manual dated 5/16/2016. (Initial if true) \_\_\_\_\_

Contractor has included necessary proof of insurance. (Initial if true) \_\_\_\_\_

Contractor has included a copy of their TERO certification. (Initial if true) \_\_\_\_\_

Contractor acknowledges that all work will be complete by December 1, 2017. (Initial if true) \_\_\_\_\_

Contractor has included TERO fee into total cost shown below. (Initial if true) \_\_\_\_\_

Proposal is for scope of work listed in RFP for six (6) three bedroom homes and one (1) four bedroom home.

Total Cost Estimate per three bedroom home: \$ \_\_\_\_\_

Total Cost Estimate per four bedroom home: \$ \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Accepted by TVCDC Date

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*To be completed by TVCDC: Bid received by \_\_\_\_\_ date: \_\_\_\_\_ time: \_\_\_\_\_*