

REQUEST FOR BID

Spec house

Issue Date: May 21, 2019

Due Date: June, 20 2019, 11:00 am

OVERVIEW

The Rock Rapids Development Corporation, Inc. (RRDC) is requesting bids from qualified general contractors to construct a spec home in Hawkins 3rd Addition, block 1, lot 4 for RRDC. RRDC has permission from Nielson Construction to use the attached floorplan of the 1536 SF ranch home. The RRDC board will review all bids that fulfill the guidelines listed below.

PROPERTY DESCRIPTION



Hawkins 3rd Addition, Lot4, Block 1: 117' wide x 150' deep, flat lot, with a 20' easement on the south side of the property. Note: The included floorplan was drafted for a walkout lot and not a flat lot, so please plan accordingly.

BID GUIDELINES

Proposals should include the following information:

- **Transmittal Letter-** The letter shall include name, address, phone, email and listing of the general contractor and sub-contractors and a copy of insurance.
- **Materials-** A detailed list of materials must be included in the bid including but not limited to: excavation, footings, 8' foundation, concrete and flat work, sewer/water/gas/electric connections, HVAC, plumbing, electric, lumber, type of insulation, dual pane windows, webbed floor joist, 30-year shingle, LP or cement board siding, all interior finish materials (Example: species of wood, 3 panel solid poplar door, 4" painted poplar base, LVP flooring in kitchen & dining, minimum of 50oz. carpet in bedrooms and tile flooring in bathrooms), and the basement will be unfinished. The contractor will be responsible for choosing all interior finishes and must explain plan within the bid.
- **Appliances-** Bid must include A/C, furnace, water heater, and water softener installed.
- **Project Schedule-** Include a preliminary schedule for the project with a completion date.

SELECTION PROCESS AND PROPOSAL EVALUATION PROCEDURES

RRDC board will review all bids and will consider cost, detail list of materials and where they would be purchased from (shopping local when possible will be taken into consideration), construction time frame as main factors in determining the winning bid. The RRDC reserves the right to reject any or all submitted bids, and to enter into an agreement with a general contractor as is the best interests of RRDC.

CONTRACT FORM

The general contractor should expect to enter into a binding written contract with RRDC solemnizing the arrangements agreed to during negotiations. The contract form will be determined and mutually agreed to by both parties following notification of a successful bid.

BID SUBMITTAL

Bids are due no later than June 20, 2019, by 11:00 a.m. to Rock Rapids Economic Development Office, 411 First Ave., PO Box 403, Rock Rapids, IA. Complete responses can be submitted electronically or in a sealed envelope. Electronic copies of the proposal and background information should be in PDF format. Please be sure to include all attachments. Complete responses should be addressed to the following person:

Rock Rapids Development Corporation
Micah Freese, Development Director
PO Box 403
Rock Rapids, IA 51246

Questions may be directed to Development Director Micah Freese at 712.472.4585 or development@rockrapids.net