

**REQUEST FOR PROPOSALS FOR CONTRACT
FOR CONSTRUCTION OF HOME BY
BUILDING TRADES CLASSES AT GOGEBIC COMMUNITY COLLEGE**

The Gogebic Community College Board of Trustees hereby invites a proposal from any interested party for a contract for the construction of a home by the students in the Construction Technology classes at the Gogebic Community College (College). The proposal must include at least the following conditions:

1. The house will be constructed on land to be furnished by the College. A certified boundary survey map of the property will be provided by the College.
2. The Bidder shall be responsible, at its sole cost, for providing sewer and water connection to the building by a licensed Michigan plumber at the appropriate time during construction.
3. The College, acting through its regular Construction Technology classes, will construct a home in accordance with the plans and specifications to be provided by the Bidder, as agreed to by the Construction Supervisor. Minimum plans and specification must provide for a three-bedroom house with one (1) or more baths, full basement, attached double garage, approximately 2,000 square feet of living space (excluding the basement). A copy of the plans must be attached to the proposal submitted. Any major changes or additions to the original blueprint can be made by the owner, a draftsman, or a certified architect but will be subject to additional construction costs over and above the original bid subject to approval of the Construction Supervisor and his supervisor. The Change of Order form will be signed and submitted to the Construction Supervisor (see Appendix A). The Construction Supervisor and agent of the College during construction will be Ray Niemi, Construction Technology instructor, and he shall have full authority to discuss and decide methods, changes and all other matters relating to construction with the Bidder. After completion of the footings, changes in size or layout will not be allowed. The construction of the home will be performed by students of both Gogebic Community College and those of the Gogebic-Ontonagon Intermediate School District (includes both college and high school vocational Building Trades), with proper instructional supervision, during regular class hours.
4. The College will provide the necessary tools and equipment, but the Bidder shall be

responsible for providing to the job site, at the Bidder's sole cost, all construction materials and fixtures, as needed, for building the home in accordance with the specifications provided with the proposal. Failure to have such materials available for any construction day shall subject the Bidder to a penalty of \$50 for each day for which materials were not available, which \$50 penalty shall not be considered in determining the cost of construction of the home. Such penalties shall be over and above any such costs, and shall be at the sole expense of the Bidder.

5. The College shall be responsible for the cost of fuel for heat used during construction up to the point where the permanent roof system has been completed. The college will be responsible for temporary electricity up to a point where commercial temporary or permanent electrical hook-up can be made and thereafter it shall become the obligation of the Bidder.
6. The Bidder shall further be responsible for providing at its sole cost all plumbing, heating and electrical professional services, as well as other professional services deemed necessary by the Construction Supervisor during construction. Any additional services hired shall be insured contractors only, approved by the Bidder. No modifications shall be made in the proposal as accepted by the Board of Trustees, except in writing, signed by the parties thereto.
7. Full title to the premises, including buildings, shall remain with the Bidder during the time of construction, but it is expressly understood and agreed that the Bidder shall have no right to attach a lien for labor or materials provided to this project, and must guarantee, in form fully satisfactory to the Gogebic Community College Board of Trustees, that no lien of any supplier, materialman, or laborer of any kind or type whatsoever shall be placed against the premises. Notice of commencement shall be filed by Bidder. Verified statements and lien waivers of all contractors and subcontractors, laborers and materialmen shall be obtained by Bidder and forwarded to College. Bidder shall comply fully with Michigan's construction lien statutes. At the Board's own and sole option, the Board may require the Bidder to provide a payment bond or shall place in escrow an amount sufficient to pay all suppliers of materials and labor, and the proposal submitted by any proposed contractor should reflect any additional cost or any change in its bid, if such a bond is required.
8. Each party shall be responsible for protecting its own respective interests and risks through

insurance or otherwise. The Bidder shall be named as an additional insured under the College insurance, which covers the students and employees in Building Trades. No interest in the premises, whatsoever, shall be conveyed to third parties prior to acceptance of the home by the Bidder. The Bidder must show proof of worker compensation insurance coverage, general liability insurance and insurances against loss of the project due to fire, storm or intentional destructive act prior to the start of construction; said proof must be provided prior to commencement of construction.

9. Bidder shall pay the sum of _____ to the College, representing consideration for services, and in lieu of any profit. The minimum payment for services and in lieu of any profit is \$25,000. Payment of 50% of the bid amount is due upon award of bid, and 25% is due no later than February 1 of the construction year and the remaining 25% of the bid amount shall be paid to the College upon the completion of the home, but not later than May 30 of the construction year. It is understood that said home will not be sold, but will be the personal home of the Bidder.
10. At the time of bid submission, bidder shall provide to the College a letter from their mortgage provider evidencing Bidder's ability to secure financing for said home, or if the home is to be self-funded, the College is to be provided a bank letter of credit in the total amount of bid.
11. The Bidder has indicated that said home will not be erected for resale to any third party, and therefore, the payment, set forth in Paragraph 9 is in lieu of all right, title or interest the College may have in said private dwelling.
12. It is understood and agreed between the parties that the Building Construction classes will work on the project throughout the college and intermediate school district academic school years. Time for construction of home is limited to the above academic calendar years.
13. All risk of loss to the home shall be on the Bidder; any loss on the project will be absorbed by the Bidder. The College District will not be responsible for any such loss.
14. In the event the Bidder breaches any term or condition of the contract so as to cause failure of performance, then the Bidder shall pay the College 75% of the total bid amount if breach occurs prior to November 1 and 50% of the total bid amount if breach occurs subsequent to November 1 as liquidated damages. This is in lieu of payment under preceding Paragraphs 9 and 11.

15. In the event that the college is unable to begin the construction project for reasons including but not limited to a lack of funding or insufficient class size, the college reserves the right to declare the agreement void.

PLANS AND SPECIFICATIONS MANDATORY:

As an absolutely necessary portion of this bid, project plans for the building to be constructed must be attached to this proposal. No proposal will be considered without such plans being attached.

I submit the foregoing as my proposal in response to the Request for Proposal. If this is submitted on behalf of a corporation, a corporate officer must sign on behalf of the corporation. of Individual, Partnership or Corporation

By: _____

Its: _____

CONTRACT CHANGE ORDER

JOB NAME _____ DATE _____

FOR: _____ AMOUNT OF ORDER \$ _____

SUBMITTED TO: _____

SKETCH OR EXPLANATION OF CHANGES:

The work covered by this order shall be performed under the same terms and conditions as that included in the original contract.

CHANGES APPROVED:

AMOUNT OF ORIGINAL CONTRACT: \$ _____

Owner Signature Date

College Official Signature Date

SUBMITTED BY: _____ DATE: _____

APPENDIX A
ORDER OF CONSTRUCTION

This list is provided to the bidder which will help him/her provide construction materials to the job site.

1. All earth excavation, backfill, grading, and landscaping.
2. Construction of foundation walls, waterproofing and drain tile--includes concrete blocks, sand, mortar, reinforcing and water.
3. Installation of house sewer system--licensed plumber and excavation contractor. Sometimes the city provides this service; materials are usually p.v.c. and fittings at the bidder's expense.
4. Backfill--installation of draintile, pea rock, waterproofing and sand fill. Sand fill and leveling will be performed by contractor hired by bidder.
5. Temporary or permanent electrical power and natural gas lines must be installed. Pay necessary fees. Hire licensed electrician and gas company at the bidder's expense.
6. Construction of the floor system - includes joists or truss joists, sill plates, headers and plywood sub-floor.
7. Construction of the wall system - includes studs, plates, exterior wall sheathing and building paper (#15 felt). Obtain rough opening sizes for all interior and exterior doors and windows from a local lumber dealer.
8. Construction of the roof system - includes roof trusses which must be purchased from a local lumber dealer, but must be verified by the Construction Supervisor upon completion of the foundation, Plywood, #15 lb. Felt or OBB, and 3 tab shingles or random tab.
9. Installation of the concrete floors - includes sand fill, sewer system piping underneath the concrete floors, wire mesh, reinforcing rods, and purchase of concrete. If necessary, a chimney must be built.
10. Installation of the temporary or permanent heating system - this is dependent upon what type of system is used, force air or hot water boiler. A forced air system can be permanently installed. The bidder will be responsible for heating the structure at his/her cost. A certified mechanical heating contractor will be responsible for setting up the heating plant. He will work with the students. Mechanical inspection fees must be paid.
11. Installation of exterior doors and windows - windows and exterior doors must be delivered to the job site. Includes keyed locks. Gogebic Community College may provide one (keyed) exterior door for temporary use during construction.
12. Permanent main electrical box will be installed by a certified electrical contractor at bidder's cost. Includes necessary fees and materials. Students are not allowed to do this work. Any underground electrical work must be done at this time. Includes underground telephone and cable TV lines.
13. Installation of electrical wiring - bidder will pay necessary electrical fees and provide an electrical licensed contractor who will inspect the work occasionally and be a source of expertise during this phase of construction. Materials will include wire, junction boxes, receptacles, switches, connectors and fixtures.

14. Installation of plumbing - includes the waste water system, fresh water system and fixtures. Bidder must pay all mechanical inspection fees, provide p.v.c. and copper pipe, fittings and connections, solder, glue, fixtures, trim, etc. as needed to perform this work. Provide a certified mechanical contractor who will inspect work occasionally and be a source of expertise during the plumbing.
15. Installation of insulation - provide 12" of insulation for the ceilings and 6" of insulation in the walls with a moisture barrier.
16. Interior wall finish - the sheetrock, paneling and interior wall finish will be installed by a drywall Contractor at the bidder's expense. Nails and/or screws, tape, and all purpose cement must be provided.
17. Painting - the interior ceilings and walls are usually sprayed by a local paint contractor at the bidder's expense. The time of painting will be determined by the construction, so that no lost time on the job site will occur.
18. Installation of underlayment – three-quarter inch plywood or OSB T & G is usually used for underlayment. It must be glued and nailed.
19. Installation of interior doors, all trim, shelves, and cabinets - all doors and cabinets will be verified during wall construction and a local vendor selected that will order these items.
20. Staining of interior doors and trim - if time permits, students may perform some or all of this work at the discretion of the Construction Supervisor, or the bidder may do the staining.
21. Ceramic tile work - this work will be performed at the discretion of the Construction Supervisor, if time permits.
22. Exterior wall finish - bidder will select type and style of siding he wishes to use. If metal siding is selected, it may be necessary for bidder to provide cutters and a bending brake.

Suggestions

The minimum plans and specifications should provide for a three-bedroom house (approximately 2,000 sq. ft. of living area) with one (1) or more full baths and an attached double garage. Residential buildings are all a little different in size, shape and different from individual likes and dislikes. To help individuals determine a cost estimate of the house, it is desirable to follow this procedure.

1. Bring a copy of the blueprints to a local lumber dealer and get an estimate of all materials needed to build the house. (Preferably two vendors, if possible.)
- *2. Bring a copy of the blueprints to a local electrical contractor. Request separate estimates for materials and labor.
- *3. Bring a copy of the blueprints to a local plumbing contractor. Request separate estimates for materials and labor.
- *4. Get an estimate from a local heating contractor. Again, estimate materials and labor separately.
5. Get an estimate from a local excavation contractor for digging and backfill. Remember, all backfill must be a good grade of sand or gravel. May include landscaping.
- *6. Get an estimate from a local masonry contractor. Materials and labor separately.
7. Get an estimate from Northern States Power for an electrical hook-up.
8. Get an estimate from Ameritech and Bresnan Cable television for necessary wire and hook-up. This is usually done along with Northern States Power hook-up.
9. Get an estimate for water and sewer hook-up.
- *10. Get estimate for drywall installation from a drywall contractor.
- *11. Get an estimate for painting the drywall from a drywall or painting contractor.
12. To help you estimate the minimum fee you will pay the College, you may use the following square footage costs. (square footage is square footage of the floor area.)

1. Square footage of house x \$8.00 = _____
2. Square footage of garage x \$6.00 = _____
3. Extra baths x \$3.00 = _____
4. Sauna x \$3.00 = _____
5. Furr out and finish basement walls and ceiling x \$3.00 = _____
6. Outside stoops and entries and decks square footage x \$4.00 = _____

Total _____

*Labor estimate necessary, but some or most of the work will be done by students.

Note: Please be sure that the building site is easily accessible before the college moves equipment in and starts building.