



**REQUEST FOR PROPOSALS
Design/Build Services (D/B)**

P.O. Box 519
Newport, TN 37822

Project No: 1022-01

Project Title: **Warehouse Expansion**

Project Description

Newport Utilities seeks a General Design/Build Entity for the construction of a 60 x 50 and 30 x 40 adjoining metal warehouse located at the Newport Utilities Operations Center, 1419 West Highway 25-70, Newport, TN 37821. The successful Design/Build Entity shall produce professionally designed drawings as required by Newport Utilities, Local, State and Federal building codes and execute the work based upon required drawings.

MANDATORY PRE-BID MEETING

To ensure sufficient information is available to teams preparing proposals, a mandatory pre-proposal conference has been scheduled. The intent of this conference is to tour the site and to have Newport Utilities review and discuss the project. Teams preparing proposal must attend and sign-in in order to have their proposal accepted.

NUB's proposed schedule for this Project is as follows:

- A. Contractor invitation on November 2, 2022.
- B. Facilitate pre-bid meeting at 2:00pm on November 17, 2022 at NU Operations Center Auditorium located at 1419 West Highway 25-70, Newport, TN 37821. **Attendance Required**
- C. Questions due by December 1, 2022.
- D. Bid opening at 2:00pm on December 13, 2022 at NU Main Office, 170 Cope Blvd, Newport TN
- E. Notice of award on January 26, 2022.
- F. FY23 Electric Capital Budget approval on June 30, 2022
- G. Warehouse expansion work to commence as soon as bid is awarded.

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Minimum Requirements

Notice is hereby given to all interested parties that all teams will be required to meet all minimum qualifications to be considered for this project. To be considered as qualified, interested teams shall meet the following minimum requirements:

1. All Design Build/ Entities (General Contractor, Electrical Contractor, Plumbing Contractor and HVAC Contractor) must be licensed Contractors as required by the Contractors Licensing Act of 1976, enacted by the General Assembly of the State of Tennessee on March 18, 1976. Bidder's name, license number, date of expiration of license, license limitation and that part of license classification applying to the bid must be placed on the envelope containing the Bid, otherwise this bid cannot be opened or considered.

Demonstrated specific Design/Build Contracting experience in projects of similar scope and complexity.

2. Demonstrated bonding capability up to \$50,000 for an individual project coincidentally with current and anticipated workloads; provide letter from surety that affirms this capacity.
3. The prime or lead for the Design Build Entity must be a General Design/Build Entity with general construction experience.
4. The Contractor must provide insurance that would provide adequate protection for the Contractor against damage claims that may arise from operations under the project, whether such operation be by the insured and also against any of the special hazards that may be encountered in the performance of this project.

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Scope of Services

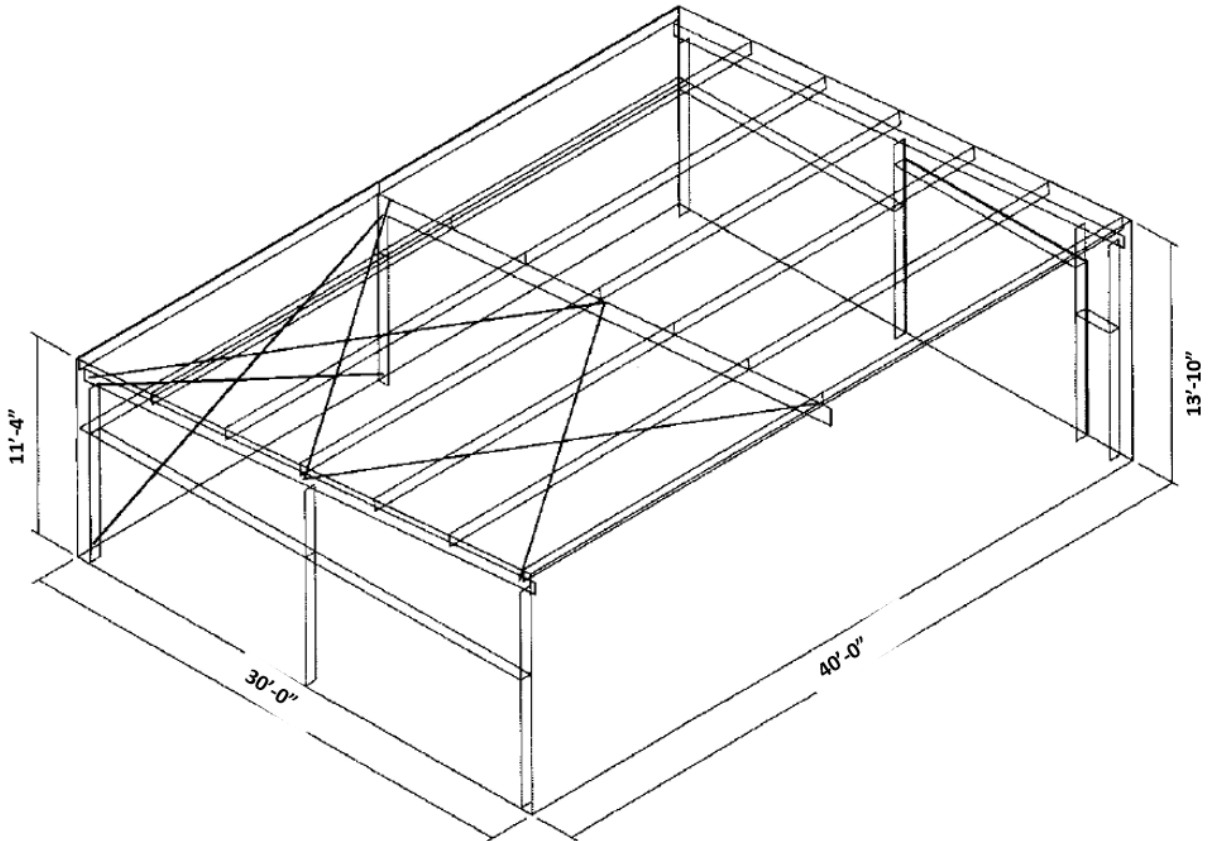
The successful General Design/Build Entity shall meet the following minimum requirements:

All Labor, Equipment, and Material to Excavate, pour footings and slab, set steel building, insulate, and install roofing and exterior walls.

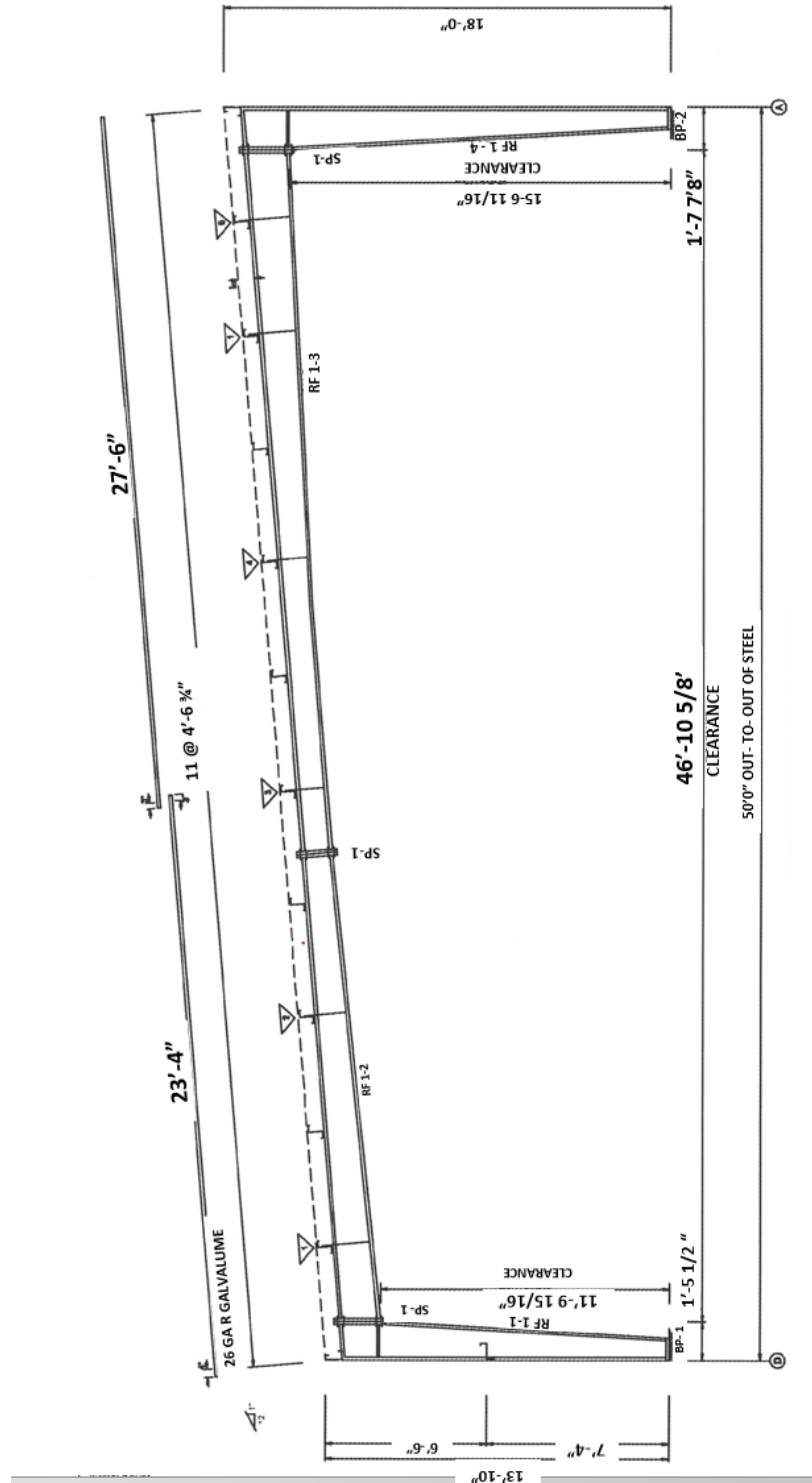
Title	Description
2 Single Slop Steel Frames, Clear Span	Main Frames: 2 Single Slope Rigid Frames. Clear Span Roof: 26 Ga. PBR Galvalume W/Die-Formed Ridge Cap Sidewalls: 29 Ga. PBR Colored Panels with flush girts. 3" White Vinyl-Backed reinforced insulation for roof and walls. 2) 12x12 Rolling steel doors w/ manual hoists. 1) 3-0 man door on office side.
Set 60'x50' and 30'x40'	Set Steel, Insulation, Metal Install on walls and roof
Structural Footings for Columns	4'x4'x3' Column footings
Excavating	Excavating equipment of contractor's choice
6" Concrete Slab	4" Clean stone final grade moisture barrier welded wire reinforcement 6" slab W4000 psi concrete form, pour, finish saw cut
Steel Ballard	'12 Bollards 4 at each door opening where forklift traffic will be present.

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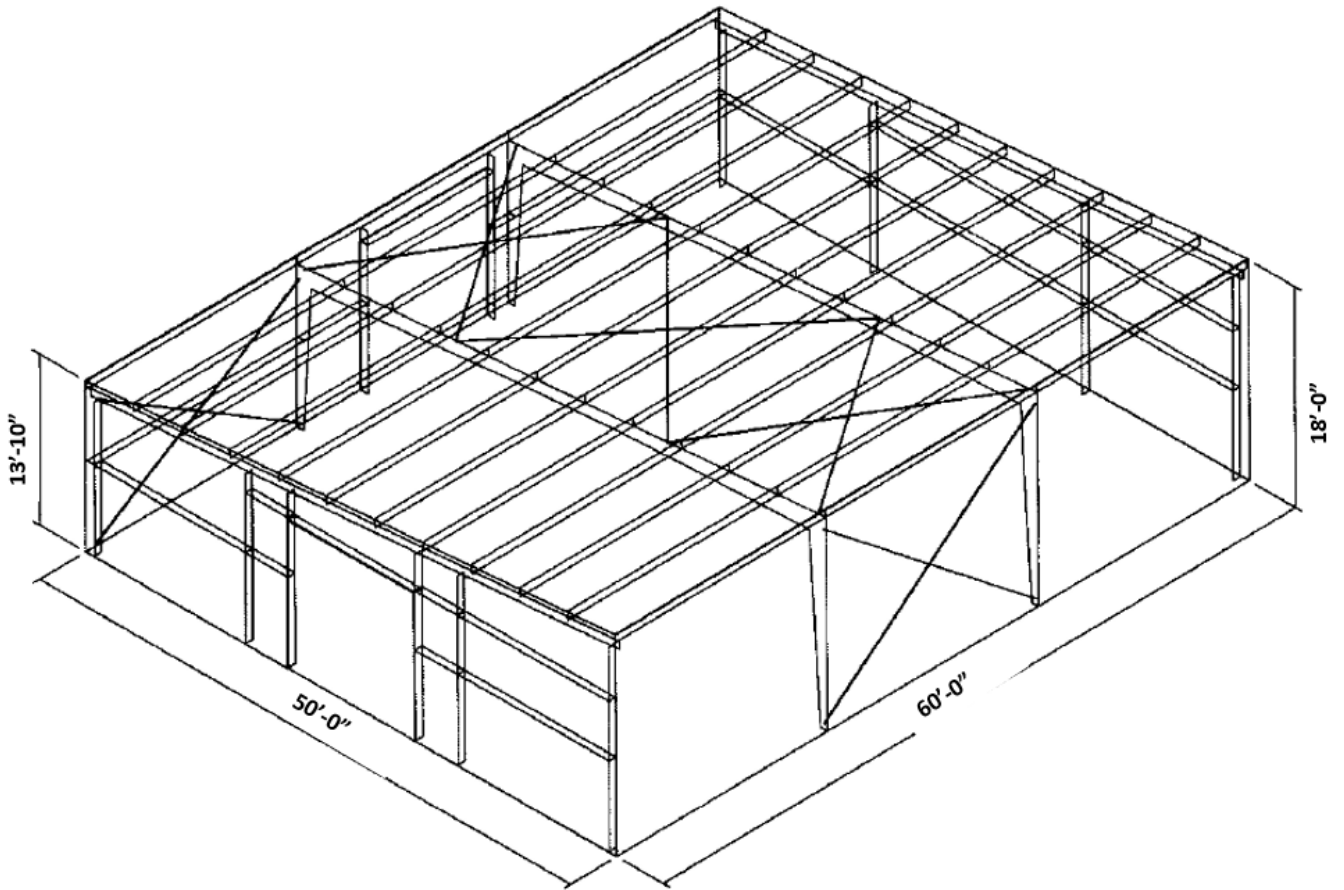
Diagrams:



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The successful Design/Build Entity shall produce professionally designed drawings as required by Newport Utilities, Local, State and Federal building codes and execute the work based upon approved drawings.

B. DESIGN QUALIFICATIONS

The successful Design/Build Entity shall meet the following minimum requirements:

1. To hire independently or have on staff the appropriate professional designers licensed in the state of Tennessee to appropriately design the work as described.
2. The ability to produce coordination documents to include but not limited to traffic control, erosion control, staging and work sequence schedules and plans in order to perform the work in conjunction with current activities.
3. Project deliverables/requirements and construction services include but are not limited to:
 - a. 95% Design Documents for Newport Utilities review and approval.
 - b. Investigate to protect existing utilities.
 - c. 100% Construction documents
 - d. Detailed Schedule of Values
 - e. Progress schedule
 - f. Contract Administration
 - g. One (1) pre-construction design meetings, and One (1) post construction closeout meeting.
 - h. Construction services to include all labor, material and equipment to perform the work.
 - i. Close out documentation.

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D. COST PROPOSALS

1. Cost Proposals shall be submitted on the attached proposal form without modification. **A Cost Proposal shall be accompanied with sufficient detail to clearly identify the cost for design and management services construction and general conditions.** Proposal shall include any warranties that may apply. Percentage of the cost of work is not an acceptable value. The Cost Proposal should be prepared independently in accordance with the following:
2. This Cost Proposal is a binding offer to perform the services associated with the Scope of Services described in this RFP. Newport Utilities however, reserves the right to negotiate a cost adjustment based on scope clarification, prior to contract execution.
3. This RFP document and any written addenda issued prior to the submittal of cost proposals shall serve as the only basis for cost proposals.
4. The respondent, by submitting this proposal, does hereby accept that minor changes by Newport Utilities, which do not adversely affect the respondent, shall not be cause for withdrawal or modification of the amounts submitted herein.
5. Upon due consideration and review of this document along with its written addenda, and written clarifications, the respondent submits a proposal for Design/Build Contracting services, consistent with the scope of Work.

Clarification and/or additional instructions can be obtained from Newport Utilities by contacting: John Johnson, Warehouse Supervisor at 423-625-2817 or jjohnson@newportutilities.com.

Proposals will be accepted at 170 Cope Blvd., Newport, TN 37821, until 2:00 PM on December 13, 2022.

Comments: **Late proposals will be rejected without consideration.**

**COST PROPOSAL FORM
DESIGN/BUILD SERVICES
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DATE: _____

**NEWPORT UTILITES
METAL OPEN FRONT STORAGE BUILDING**

All,

The Design Build Entity is in compliance with the Request for Proposals for the design and construction of the warehouse addition. Therefore, having examined the site of the proposed work, and being familiar with all the conditions surrounding the purposed project, hereby proposes to furnish all design, labor, materials and supplies to construct the project in accordance with this Design/Build Services Request for the following cost:

- | | |
|--------------------------------------|----------|
| 1. D/B General Conditions (lump sum) | \$ _____ |
| 2. Design Cost | \$ _____ |
| 3. Building Cost | \$ _____ |
| Total Design/Build Cost | \$ _____ |

The cost shall include preconstruction services, design, construction costs, general conditions, profit, overhead, home office staff, home office expenses, accounting and/or legal fees, insurance and any other costs or expenses.

Acknowledge receipt of Addendum Nos. _____

No Design/Build Entity will be permitted to withdraw his bid within sixty (60) days after the above date. The Owner reserves the right to reject any or all bids and to waive any informalities therein.

Design/Build Entity

Officer Signature

Title