

Request for Proposal

Last Updated 5/7/24

Project Title Custer County Fairgrounds 4-H/Multipurpose Building

Physical Address Custer County Fairgrounds, off SD Hwy 40 and within Town of Hermosa limits

City, State (County) Hermosa, SD 57744 (Custer County)

Category(s) 4H shooting sports, social functions- weddings, reunions, dances - bazaars/craft fairs, indoor garage sales, sports practices, arena

Sub-Category(s) Site Development and building design/build

Contracting Method Request for Competitive Proposals

Project Status General Contractor/Designer Bidding (Design Build), Construction start within 30 days of proposal acceptance and completion within 12 months from date of proposal acceptance.

Proposals Due July 1, 2024

Public Opening of Proposals by the Custer County Fair Board will be 9 July

In Accordance With South Dakota State Statute 5-18A-6. Competitive sealed proposals. The County has determined that Competitive Bids is not practical nor advantageous and not in the best interest of the purchaser for this project which is why requests for Sealed Competitive Proposals has been adopted for this project.

Source: SL 2010, ch 31, § 7.

Estimated Value \$375,000

Plans No detailed design or prepared plans beyond description below.

Owner Custer County Fair Association

Architect None (Successful design/build contractor to subcontract professional technical services as required.)

Road closure required or expected interference None. Building and surrounding area all within Custer County Fairgrounds. However, the 2024 Custer County Fair will be August 8-12, and contractor(s) may want to suspend work and secure the construction site during that 5-day period.

Terms Design/Build Contractor to propose easily judged completion targets and appropriate progress payments. Optional items to have separate line-item proposals for owner to include or leave out of project.

Project Description

- 1) The Project includes the following work, but unlisted work or omitted details should be identified by the proposer in their proposal is to ensure the project is successful, long lived, and satisfies the building's purpose:

- 2) Construction of an **80-foot X 120-foot** post frame or metal-frame building with 10-foot wall height (nominally 10-foot sidewalls) if post frame or 12-foot wall height (nominally 12-foot sidewalls) if steel frame construction and an attached **20-foot by 24-foot** by 8-foot bathrooms with entry from exterior and interior.
- 3) Foundation (footings, piers, piles, wall/beam, etc.) to be determined by Design/Build team by a licensed design professional as required for lateral soil pressure and surcharge loads along with building column reactions. Calculations must be provided for review prior to construction.
- 4) Minimum 4:12 pitched roof with 7/16-inch panel roof sheathing , 29-gauge colored steel roof (green), large-capacity seamless gutters,
- 5) 7/16-inch panel wall sheathing, air infiltration barrier (Tyvek) and 29-gauge colored metal siding (white/green) to match existing grounds buildings.
- 6) 24-inch enclosed overhangs on sides (vented) and gable ends (non-vented),
- 7) Insulated minimum R-12 for walls and R-38 ceiling/roof, with properly located vapor barriers.
- 8) Two 12-ft X 10-ft insulated metal-clad garage doors (white) with openers,
- 9) Three steel entry doors (green) with Wi-Fi/cell phone-controlled locks, exit crash bars, a landing a minimum 44-inch long and at least as wide as the door, no more than ½-inch high threshold, and exit signs exit lights required.
- 10) Six fixed windows (south side only), bottom of window 6-foot above floor – each 16-square foot maximum size, green trim
- 11) Interior walls above 4-foot and ceiling finished with white liner steel (preferably sound-absorbing), walls with a 4-foot protective skirt (double layer 7/16-inch OSB)
- 12) Electrical service per code with interior and exterior outlets and lighting, electrical plan to be reviewed and approved by Owner prior to installation
- 13) Propane radiant overhead heating tubes sized and located to heat entire building [note: Builder Confirm with owner if taller sidewalls and finished ceiling height required], **Optional item A**
- 14) Mini-split cooling (rated to cool building to 80 degrees F with an outdoor temperature of 100 F), **Optional item B**
- 15) 5-inch-thick concrete interior floor with rebar 24-inch OC, [(3) Floor Drains], concrete apron 2-foot wider and 4 foot long outside each of the and garage doors with protective post at each side of the doors, 4,000 psi concrete in 28 days, slump not more than 4-inches, to meet ASTM C94. Curing temperature above 50 degrees F for 72 hours. Compacted fill shall be granular material, free of debris and stones over 4-inch, reasonably graded, and no frozen materials will be allowed.
- 16) Plumbing: rough in and finish two bathrooms (men’s bathroom: 2 urinals, 1 toilet, 2 sinks and women’s bathroom: 3 toilets and 2 sinks), hook ups to Hermosa Town water and sewer lines adjacent the building site, interior and exterior gravity self-draining faucets (2 each) evenly spaced along north wall.
- 17) 12 ceiling fans (evenly spaced two across width and six along length 52-inch minimum diameter with zone controls for groups of six fans
- 18) LED light fixtures capable of 180 foot-candles average lighting at eye level
- 19) IBC use occupancy code (A4) and type construction (5B).
- 20) If the identified project work or details are significantly changed because of new information or bidder’s questions, such new information will be simultaneously communicated to ALL potential

proposers as a "blind cc" addressed to the Custer County Fair Grounds Board, email to be provided upon request by Philip Preston.

Building must meet guidelines in Best Practices and Design Standards published by either the NFBA (National Frame Buildings Association) or MFBA (Metal Frame Buildings Associations), as appropriate. To the type of building being proposed. Typical requirements are

- 30-psf ground snow load, 18.9 psf flat-roof snow load, 0.9 snow exposure factor, 1.2 snow importance factor
- 115-mph ultimate wind, 93-mph nominal wind speed, wind exposure C – scattered obstructions, and IBC 2018 – or later. Foundation soil is considered "weak silty sand with an assumed bearing capacity of 2,000 psf (However, an American Engineering drilling (2 holes) and soil testing report will be provided as an email upon request.

Value-added Alternates

- 1) In lieu of propane radiant heat tube, radiant in-floor heat with propane boiler and sub-concrete foam insulation with control panel and thermostat(s), mini-split cooling (rated to cool building to 80 degrees F with an outdoor temperature of 100 F) and supplemental (short-term) heating.

Optional item C

- 2) 26-gauge metal roofing in lieu of 29-gauge
- 3) 6-inch-tall curb around entire interior with compensating adjustment of the protective skirt height

Each proposal must be accompanied by proposal security which may consist of either a certified check, a cashier's check or draft, for five percent (5%) of the amount proposed, such check or draft to be certified or issued by either a South Dakota bank or a national bank and payable to "Custer County (SD) Treasurer" or in lieu thereof, a Bid Bond for ten percent (10%) of the amount proposal, such bond to be issued by a surety authorized to do business in the State of South Dakota and payable to "Custer County (SD) Treasurer".

The Successful contractor will be required to furnish a Performance Bond and a Payment Bond as security for the faithful performance and the payment of all bills and obligations arising from the performance of the Contract.

Proposals must provide a list of comparable projects (preferably Design/Build projects) that specifies building size, cost, special considerations, project timeline, and contact information for follow up by Owner as part of the selection process. Experience as a Design/Build contractor is considered vital and subcontractors and their past project relationships to Bidder should be identified for maximizing a Bidder's relevant qualifications.

Owner reserves the right to reject any and all Proposals, including without limitation the right to reject any or all nonconforming, nonresponsive, unbalanced, or conditional Proposals, and to reject any Proposal if the Owner believes that it would not be in the best interest of Owner to make an award to that proposing contractor.

The Owner also reserves the right to waive informalities. If the Contract is to be awarded, Owner will give the Successful Proposer a Notice of Award within the number of days set forth in the Proposal Form

for acceptance of the Competitive Proposal. The Owner reserves the right to retain the Proposal Security until thirty (30) days after the Request for Proposals Opening. Proposals shall hold firm during this period. For all further requirements regarding submittal, qualifications, procedures, and contract award.

The value for this project is based on a financial range. The range listed describes the highest possible cost considered potentially reasonable by the Custer County Fair Association. The value range for this project is \$300,000 to \$500,000. This range is for information only and does not obligate the Owner to award a contract merely because a proposal falls within the stated range.

Any alleged oral agreements or arrangements made by Proposers with Owner will be disregarded in any proposal evaluation or associated award.

The Owner reserves the right to cancel, amend, modify, or otherwise change this RFP at any time if it deems it to be in the best interests of the Owner.

All proposals shall become the property of the Owner and will not be returned. Any product, whether acceptable or unacceptable, developed under a contract awarded as a result of this RFP shall be the sole property of the Owner unless otherwise stated in the contract.

This RFP is not a contract and, alone, shall not be interpreted as such. Rather, this RFP serves only as the instrument through which proposals are solicited. The Owner will pursue negotiations with the selected Proposer. If, for some reason, the Owner and the initial Proposer fail to reach consensus on the issues relative to a contract, then the Owner may commence contract negotiations with other Proposers. The Owner may decide at any time to start the RFP process again. The selected Proposer will be required to sign a formal contract.

Questions regarding this RFP, should be directed to Philip Preston (Custer County Fair Association) phone 605-863-1170 Email – ppreston77@gmail.com

All Competitive Proposals shall be sealed and submitted to the attention of “Custer County Commission Fair Building Project” 447 Crook St. Custer, S.D. 57730.