

REQUEST FOR PROPOSALS
GENERAL CONTRACTOR FOR REMODELING AND CONSTRUCTION
CITY OF LANESBORO, MN

SECTION 1: Introduction

Purpose

The City of Lanesboro is requesting proposals from General Contractors for the remodeling and construction of a new City fire hall based on the attached specification information. Contractors shall include in their price all work and materials necessary to construct the proposed project as described, including any necessary architectural, mechanical, electrical, and civil structural design work needed to complete the project in accordance with all applicable codes, laws, and standards. Contractors shall also include the cost of performance and payment bonds in their proposal and will be required to certify compliance with Responsible Contractor Requirements in accordance with MN Statute 16C.285.

History & Background

The City of Lanesboro is located on Highway 250 and 16 in Fillmore County, MN. The City was incorporated in 1869, and lies next to the Root River. As of the 2010 U.S. Census, the population within City limits is 784. Lanesboro's population has been slowly declining over the past four decades; however, it has become a tourist destination and a recreational mecca, with a historic downtown and Victorian era homes. It is the "Bed and Breakfast Capital of Minnesota."

We have an increase in second home ownership, and housing is becoming less affordable.

The last Comprehensive Plan update was in 1989, and since that time the City has seen its tourism industry grow.

SECTION 2: Scope of Project

Peterson Motors Remodel, 301 Sheridan Street West, Lanesboro, MN 55949

The following items need to be completed by December 17, 2021:

1. Remove existing 8'x44' storage area on the north side of the existing shop and dispose off-site
2. Remove the west 42' of the existing shop area and dispose off-site
3. Remove all overhead garage doors and dispose off-site
4. Remove all doors / windows and dispose off-site.
5. Remove all exterior wall steel, trim and flashing and dispose off-site.
6. Provide the structural engineering required to replace the existing east 10'x10', 10'x12', 10'x12' and 10'x10' overhead door openings with two 22'x11' openings. Provide the engineering required to add a 22'x11' opening to the north wall of the existing shop. Engineering shall design both the new steel headers, associated connections and new footings to account for the increased loading

7. Saw cut, remove the existing concrete below the west 42' of the existing shop area, and dispose off-site.
8. Furnish and install a new 40'-6" x 42'-8" x 16' addition on the west end of the shop.
 - Addition shall be pre-engineered steel building with 8 psf dead load, 50 psf ground snow load and 115 mph wind load
 - 26 gauge screw down metal roof panels with preformed ridge cap
 - 26 gauge corrugated metal wall panels
 - 24 gauge fabricate metal trim and flashings
 - 11" (R-35) fiberglass batt roof insulation with thermal barrier
 - 8" (R-25) fiberglass batt wall insulation with 6 mil poly vapor barrier
 - Framed and trimmed opening for two 22x14' and one 12'x14' overhead door
9. Furnish and Install 40'-6"x42'-8" x 6" thick new concrete below the new addition with a 24 foot floor drain and oil separator. 2" Styrofoam insulation shall be placed below the concrete and Wirsbro Helio Pex tubing in the concrete to accommodate in-floor heat.
10. Furnish and Install 6 Anderson Windows 100 series Black exterior / white interior 4'x4' slider windows
11. Furnish and Install 3 Commercial insulated exterior 3' service doors
12. Furnish and Install 8 double pane commercial windows 68" wide x 60" high.
13. Reframe showroom door from 12'x7' to 12'x8'. Furnish and install a new 12'x8' glass door
14. Install 26 gauge corrugated metal wall panels with 24 gauge metal trim and flashing over the entire building exterior
15. Install the following C2TG Garage doors with 2" ThermoGuard 2" thick sections, insulated (R-18) with 27 gauge steel on both sides and thermal breaks between section, 2" heavy duty bracket mount track, 15" radius upper tracks, 2" ball bearing rollers with nylon tires:
 - 12'2"x14' C2TG Black with 1 fullview ½" insulated glass section in the 3rd section, 2" heavy duty angle mount 15" radius track, operator prepped.
 - 22'2"x14' C2TG Black with 1 fullview ½" insulated glass section in the 3rd section, 3" heavy duty angle mount 15" radius track, operator prepped.
 - 22'2"x11' C2TG Black with 1 fullview ½" insulated glass section in the 3rd section, 2" heavy duty angle mount 15" radius track, operator prepped.
 - 22'2"x11' C2TG Black with 1 fullview ½" insulated glass section in the 3rd section, 2" heavy duty angle mount 15" radius track, operator prepped.

- 22'2"x14' C2TG Black with (8) 24x12 plain ½" insulated glass section in the 3rd section, 3" heavy duty angle mount 15" radius track, operator prepped.
 - 22'2"x11' C2TG Black with (8) 24x12 plain ½" insulated glass section in the 3rd section, 2" heavy duty angle mount 15" radius track, operator prepped.
 - 14' T501L5 1/2hp trolley operator
 - Two (2) 14' T501L5 heavy duty commercial chain drive dual trolley operator
 - Three (3) 11' T501L5 heavy duty commercial chain drive dual trolley operator
 - Six (6) n2 set CPS-L5 commercial photo eyes w/ control card
 - Twelve (12) LM 892LT 2 button transmitter
16. Extend a 6" watermain and shutoff valve to the west wall of the garage from the existing fire Hydrant.

The following items need to be completed by May 1, 2022:

Concrete:

1. Remove and dispose of off-site 40.5'x63' of concrete in the existing shop area.
2. Remove existing in-floor hydraulic hoist and dispose off-site
3. Fill hoist pit with engineered fill
4. Furnish and install two 24' long trench drains
5. Furnish and install inflammable waste tank
6. Furnish and Install 40'-6"x63'x 6" thick new concrete with a 24 foot floor drain and oil separator . 2" Styrofoam insulation shall be placed below the concrete and Wirsbro Helio Pex tubing in the concrete to accommodate in-floor heat.

Plumbing:

7. Provide an ADA compliant restroom with 1 toilet, 1 wall hung sink with faucet, Salo Model S160H Handicap shower with glass door and 1 floor drain
8. Common space/conference room: kitchen sink with faucet, icemaker line, dishwasher line
9. Utility room: 1 mop sink with faucet, 50 gallon electric water heater, and floor drain
10. Gas piping to furnace and in-floor boiler
11. Garage space: 1 kitchen type sink with faucet, washing machine hookup, Elkay stainless steel 96"x20"x8" decontamination sink

Heating :

12. Natural gas 95% efficient forced air furnace and a/c to the offices, common space / conference room

13. 96% efficient boiler and in-floor heat to the shop area.
14. 2 bath fans
15. Furnish and install dryer venting for the they shop cloths dryer

Electrical:

16. Remove existing and dispose off-site
17. Furnish and Install a new 200 amp panel
18. Furnish and Install twenty (20) 2x4 LED flat panel office lights
19. Furnish and install forty (40) led chain hung shop lights
20. Wire six (6) garage door openers
21. Provide 20 shop outlets
22. Price two 220 volt outlets in the shop for the dryer and power washer
23. Provide 30 outlets and 8 ethernet ports in the office area.

Interior :

24. Remove existing exterior walls and dispose off-site
25. Construct four (4) offices, bathroom, utility room and showroom/conference room wall. Doors shall be 36" solid core, walls shall be sheet rocked and taped, and ceiling shall be 29 gauge bright white steel
26. Finish the shop interior walls and ceiling with 29 gauge bright white steel
27. Saw cut and remove 200 s.f. of concrete in the office area as directed by the city. Replace with 4" thick concrete.

Parking Lot:

28. Patch areas disturbed for new footings and 6" waterline

SECTION 4: Evaluation and Selection

Selection Process

The City will follow the process below to select a General Contractor for the remodel of the existing building at 301 Sheridan Street West:

1. Each proposal submitted within the deadline will be reviewed to ensure whether all required materials have been submitted according to the guidelines set forth in this RFP. All proposals that do not meet minimum requirements will be rejected.
2. A review group will be assembled to serve as the Remodel Committee, and will review the submitted RFPs based on predetermined Evaluation Criteria below. The qualifications of each

consultant and all submitted materials will be evaluated for compliance with the requirements and conditions contained in this RFP.

4. The City Council will be responsible for selecting the contractor. The City reserves the right to modify the scope of the project as necessary to fit the needs of the community.

Timeline:

RFP's are to be submitted to City Hall no later than Friday, September 3rd, 2021 at 2:00 p.m. RFP's will be opened and reviewed by the Remodel Committee at that time and make a recommendation to the City Council. City Council will review the recommendations at their meeting on Tuesday, September 7, 2021 at 6:00 p.m.

Evaluation Criteria

1. Qualifications and Experience
2. Timeframe and Completion Date
3. Proposed Fees and Costs

SECTION 5: Additional Information

Consulting Agreement

An agreement in a form provided by the consultant shall be executed by the City Council and a duly authorized officer or agent of chosen consultant prior to commencing any work related to the Remodel or any other work requested in this RFP. Minor changes that do not affect the substance of the agreement provided may be considered prior to finalizing the agreement.

Insurance

The contractor chosen by the City to perform the Remodel shall provide the City with a certificate of insurance naming the City and agents, as additional insured with an insurance company, types of coverage, and amounts of coverage that are acceptable to the City.

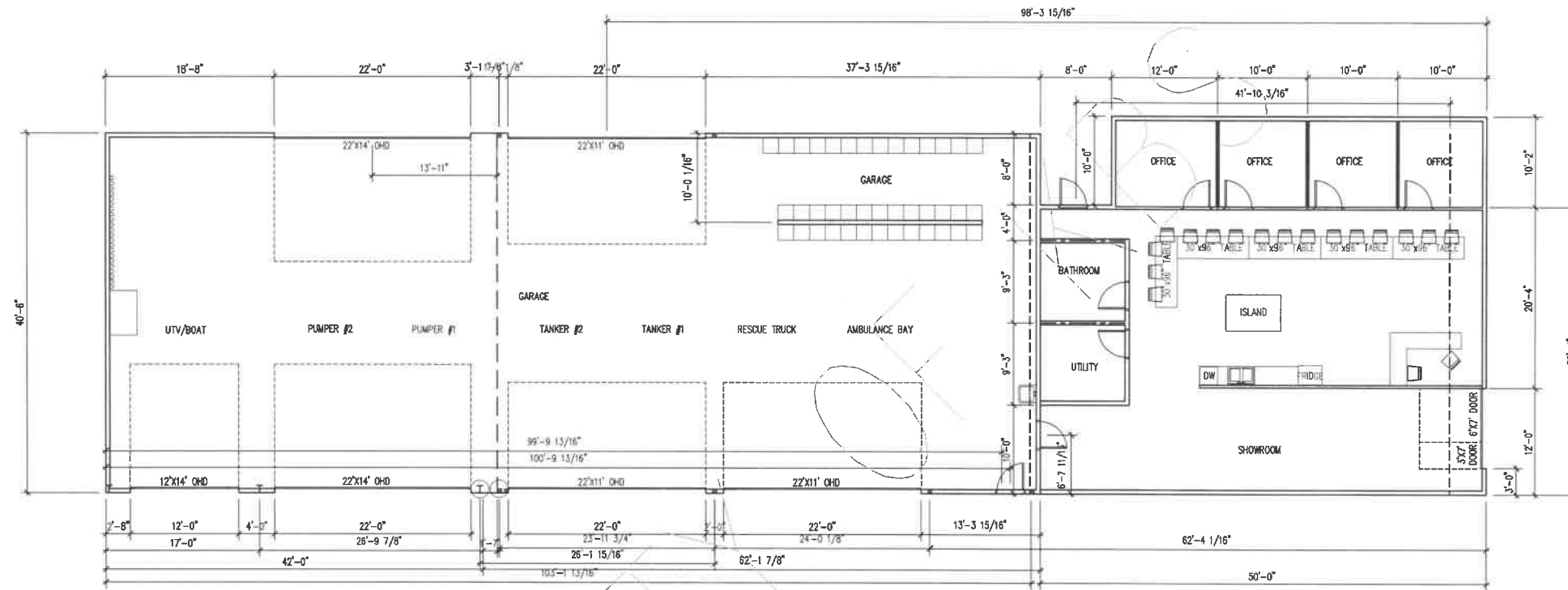
Acceptance of Terms

Submission of a proposal indicates acceptance by the consultant of the conditions contained in this Request for Proposals. Note that all proposal submissions are subject to State and Federal open records laws.

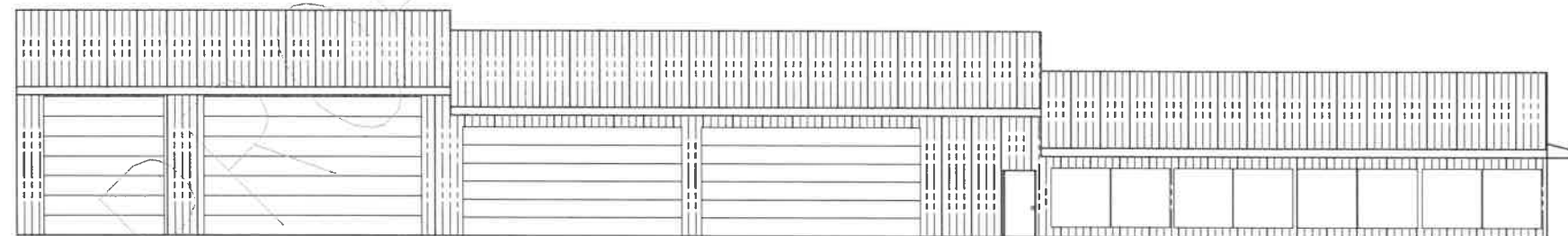
Reference Materials

Additional information about the City of Lanesboro is provided at the following website:

<https://www.lanesboro-mn.gov/>



1 FLOOR PLAN
 A101 SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION
 A101 SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

kbs
 Kreofsky Building Systems
 865 Enterprise Drive (507) 534-3855
 Plainview MN 55964 Fax (507) 534-3214

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REVISIONS			
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Drawn By: HR
 Date: 6/1/2021
 File Number:
 Plot Scale: 1/8"=1'
 Status:
 Updated By:
 Date:

GGG
 Building Remodel
 Lanesboro, Minnesota

ISSUE DATE
 PROJECT NUMBER

A101
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