

INVITATION FOR BIDS

The Pinoleville Pomo Nation (herein called (the Owner) will receive bids for the construction of four residential straw-bale homes until 4:00 pm on the 7th day of March, 2011, at the Tribal Offices located at 500 B Pinoleville Drive, Ukiah, California 95482.

This work represents the first phase in a long-term residential development plan by the Owner encompassing construction of approximately 30 homes on more than 10 acres and at least three phases.

The first phase work will take place at two locations – the Gardens site which is located on Tribal lands, and the Lakeport sites. The Lake County sites fall under the jurisdiction of the County of Lake who will issue the building permit and provide building inspection. The Owner previously submitted plan sets for review including a deposit for plan check fees. The Owner will pay the permit fees and the selected contractor will pull the permit.

The scope of the project includes: Earthwork and grading of the four building sites; construction of four straw-bale houses; installation and testing of electrical service, wiring, panels and fixtures; installation and testing of potable water service lines, interior plumbing, and fixtures; installation and testing of sanitary sewer plumbing and fixtures; and connection to a grey water collection system and procurement of utility services.

Bidders are required to demonstrate experience in the construction of Straw-bale buildings and shall include references for a minimum of three straw-bale building projects successfully completed within the last five years. Qualifying experience may include that held by sub-consultants or other members of the bidder's team. The California Straw Bale Building Association has a list of straw-bale building contractors at the link below. The link is provided as service to potential bidders. The Owner makes no warranty or recommendations of members, people or organizations that appear on the list, nor does the Owner accept any liability for services provided by entities listed.

<http://www.strawbuilding.org/pages/main.php?pageid=35&pagecategory=5>

The winning bidder will work with LACO Associates, who will be providing the following services:

- Weekly site visits including a project meeting with the contractor;
- Review and respond to contractor's requests for information;
- Manage change requests;
- Pay application review and approval;
- Review and approve submittals and shop drawings.

Bona fide bidders may obtain copies of the bid documents at the Humboldt County Builders Exchange E-Plan room, or online from the LACO Associates FTP site at <FTP://lacoassociates.com> Username: Pinoleville; Password b1dp1n0le. Hard copies can be obtained at Blueprints and Copies located at 5846 South State Street Ukiah, California 95482 for the cost of reproduction. Copies will be released for issue commencing at noon on February 8th, 2011.

An optional pre-bid conference is scheduled for 10:00 am on February 18th, 2011, at the Tribal Offices located at 500 B Pinoleville Drive, Ukiah, California. Bidders are encouraged to inspect the site where services are to be performed and to satisfy themselves as to all general and local conditions that may affect the cost of performance of the contract; to the extent such information is reasonably obtainable, prior to the pre-bid meeting. In no event will a failure to inspect the site

constitute grounds for withdrawal of a bid after opening or constitute grounds for a claim after contract award.

A bid guarantee in the form of a certified check or bank draft payable to the Owner, irrevocable letter of credit, U. S. Government bonds, or a satisfactory bid bond executed by the bidder in an amount equal to five percent (5%) of the bid, is required to be submitted with each bid. An itemized cost breakdown, separating materials and labor, is required with each bid.

The contract will be awarded to the lowest responsive and responsible bidder whose base bid does not exceed \$1.1 million. This is the amount of funds, estimated by the Owner, to be available for construction of the project. Only bids meeting the bid requirements included herein shall be considered for award. In the event that the lowest bidder is not awarded a contract, a dissenting contractor has 48 hours in which to file a written complaint.

In the event that no base bid is under \$1.1 million, the Owner may, at their sole discretion, make an award of contract to the lowest responsive and responsible bidder whose deductive alternative and/or substitution bid does not exceed \$1.1 million.

A lump sum payment for mobilization costs in the amount indicated by the Owner on the bid schedule will be paid within one week of invoice. After construction begins, bi-monthly progress payments will be made based on estimates of work accomplished.

Bids will be opened on March 7th, 2011 at 4:00 PM. All bidders are invited to attend the opening. Bids may **not** be withdrawn for a period of 60 days following the opening of bids without the consent of the Owner.

Award of this contract is subject to a determination by the U.S. Department of Housing and Urban Development (HUD) that the contractor is eligible to contract for federally funded activities. The contracting and procurement standards set forth in 24 CFR 85.36 are in effect except as noted in the Contract Conditions.
