

# Design-Build Modular Tribal Court

## Site Infrastructure

KARUK TRIBE

### REQUESTS FOR PROPOSALS

**Due Date: Friday March 12<sup>th</sup>, 2021 by 5pm**

**Contractor Site Visit offered by appointment**

**More Information: Ryan Hammer, 530-493-1600, rhammer@karuk.us**

**Notice to Bidders**

<b>Today's Date:</b>	March 2, 2021
<b>General Description:</b>	
The Karuk Tribe requests sealed bids for all materials, labor, and equipment, necessary to provide and install one 2,800 sq ft Modular building package and related components at 1221 Thook Street, Yreka, California ((APN# 529-111-007). Siskiyou County) as described in the related contract documents, plans and specifications.	
<b>Contact Information:</b>	
Karuk Tribe 64236 Second Avenue, P.O. Box 1016, Happy Camp, CA 96039, Ryan Hammer, 530-493-1600, rhammer@karuk.us	
<b>Project Manager:</b>	Ryan Hammer, 530-493-1600 ext: 2055, rhammer@karuk.us 64236 Second Avenue, P.O. Box 1016, Happy Camp, CA 96039,
<b>Project Name:</b>	Karuk Justice Center Facility
<b>Site Visit:</b>	Contractor Site Visit offered by appointment Site photos enclosed More Information: Ryan Hammer, 530-493-1600, rhammer@karuk.us
<b>Bid Submission Criteria:</b>	Quotations may be submitted by email, mail, or hand delivery UPS/FedEx: March 12 <sup>th</sup> , 2021 by 5pm. All quotations must be submitted to Karuk Tribe in writing and emailed to Emma Lee Perez, Contract Compliance Specialist, Karuk Tribe – Administration Office, 64236 Second Avenue, P.O. Box 1016, Happy Camp, CA 96039, Faxes will not be accepted. Emails will be accepted at: <a href="mailto:emmaleeperez@karuk.us">emmaleeperez@karuk.us</a> .
<b>Bid Opening:</b>	March 2 <sup>nd</sup> , 2021

**KARUK TRIBE  
REQUEST FOR PROPOSALS  
PROFESSIONAL DESIGN-BUILD SERVICES FOR THE KARUK COURTHOUSE FACILITY**

**March 2<sup>th</sup>, 2021**

**Due Date: Friday March 12<sup>th</sup>, 2021 by 5pm**

**Contractor Site Visit offered by appointment**

**More Information: Ryan Hammer, 530-493-1600, rhammer@karuk.us**

The Karuk Tribe is issuing this Request for design-build services for an engineered and manufactured modular building-including design/engineering, fabrication, transportation, delivery, site work (including infrastructure such as grading, foundation, and utilities), set-up services, fixtures, and equipment (FFE) and finish work, for a guaranteed maximum price and a guaranteed delivery date. The Tribe is seeking Proposals from qualified modular building firms for all necessary materials, labor, equipment, permits, and fees necessary to provide and install one 2,800 sq ft Karuk Courthouse Modular building package and related components, including all project site work at 1221 Thook Street, Yreka, California ((APN# 529-111-007). Siskiyou County). Project site civil engineering design and specifications are completed and attached and provided to bidders.

Contractor shall provide a “turnkey” Modular construction manufacturing, delivery, and assembly, including reinforced, permanent concrete foundation/pier installation and raised entrance/exit areas with concrete porch/stoops, stairs and ADA ramp, and site development for the water system, septic system, power and communication utilities, rough grading and gravel public parking located at the intersection of Campbell and Thook St. Yreka CA.

As currently envisioned, the project will include the desired spaces and rooms and the building and site features outlined in the following Appendixes A, B, C and D. The Tribe has identified these spaces, square footages and features as its optimal outcome for the facility. If these are not achievable within the project budget and schedule, elimination of some rooms and reduction of some areas from the project can be accommodated, with consideration given to future phases after completion of the current project as additional funding becomes available. The successful firm will work closely with the Tribe’s Project Team on the features, square footages, floor plan/locations and adhering to the completed site plan during the design/engineering phase of the project; the collaborative design/engineering process is anticipated to result in plans and specifications approved by the Tribe and an agreed guaranteed maximum price for turnkey construction based on the approved final Construction plans and specifications.

This Project is being funded by the United States Federal Government, Department of Justice, and a Bureau of Justice Assistance (BJA) Purpose 4 Infrastructure Grant. The Tribe/Grantee is required to adhere to the BJA Grant special conditions. The Grant construction budget for the Project is not to exceed \$465,600.

1. The **Scope of Work** is as set forth in Appendix A, attached to this Solicitation. Anyone submitting a quotation for this work must visit the job site to ascertain the nature and location of work and to satisfy itself as to the general and local conditions which can affect the work. A site visit needs to be scheduled by interested firms – Project site is located at the corner of Campbell and Thook Streets. Yreka CA 96097. (APN# 529-111-007) Siskiyou County.
2. **DOJ-BJA Modular Construction Requirement and Recommendation** are included in Appendix D.
3. **Indian Preference.** Any firm seeking Indian preference in this award must provide evidence that it is not less than 51% Indian owned and controlled. If claiming this preference, please contact us immediately so that we

can fax you a pre-qualification statement that you must fill out and return within two days of your receipt. Karuk Tribe will then review the statement and determine eligibility for preference.

4. **Award.** The contract will only be awarded to a responsive, responsible individual or firm. The contract will be awarded to a qualified Indian enterprise submitting the lowest responsive quotation if such quotation is within budgeting limits established for this solicitation and is within the limits identified in the Karuk Tribe Procurement Policy regarding Indian preference in contracting. If no responsive quotation by a qualified Indian enterprise is within the above-stated limits, then award will be made to the individual or firm with the lowest responsive quotation.
5. All quotations must contain a commitment to provide **Indian preference** in 1) subcontracting, 2) training, and 3) employment, and must contain a statement describing the methods that will be used to provide such preferences. This statement is part of the submitted quotation. This statement will be evaluated as part of the submitted quotation, and any quotation failing to contain such preference statement or failing to adequately address such preference requirements shall be deemed non-responsive. If you believe it is infeasible to provide Indian preference in subcontracting, training, or employment, you must include in your quotation a certification as to the reasons why.
6. The successful individual or firm on this solicitation must comply with the **Tribe's TERO Ordinance**, including any licensing requirements. This includes, but is not limited to, paying a 2% TERO fee on the total bid amount and a completed TERO Compliance Plan with Tribal wage rates. Tribal minimum wage rates shall apply. For a copy of the TERO Ordinance and more information, the Karuk Tribe TERO Director, should be contacted at (530) 493-1600 ext. 2030.
7. This **solicitation** does not commit Karuk Tribe to award a contract or to pay any costs incurred in the preparation of quotation or the procurements of supplies. Karuk Tribe reserves the right to reject any and all quotations or to re-solicit when it is deemed by Karuk Tribe to be in its best interest to do so.
8. **Responses to this Request for Proposals should include the following:** 1) A statement of qualifications, including relevant project history. 2) A proposed approach and rationale for completion of the contract tasks described above, including descriptions of similar work previously completed and the results/benefits achieved. 3) A lump sum price, with the following CSI price break-down. 4) Names and telephone numbers of three client references.
9. **Quotations may be submitted by email, mail, or hand delivery. All quotations must be submitted to Karuk Tribe in writing and emailed to Emma Lee Perez, Contract Compliance Specialist, Karuk Tribe – Administration Office, 64236 Second Avenue, P.O. Box 1016, Happy Camp, CA 96039, Faxes will not be accepted. Emails will be accepted at: [emmaleeperez@karuk.us](mailto:emmaleeperez@karuk.us).**
10. **Bid and performance/payment bonds** and/or other forms of acceptable security are required.
11. Proposals will include an acknowledgment that the firm is **not debarred from projects** funded by federal award.
12. All work must be **completed within 365 total days** of award.
13. **Tribal wage rates** will apply (as included), Indian preference, **TERO Tax of 2%**, and **Tribal Sales Tax of 6%** of Materials will apply to the total awarded contract amount.

14. Proposed GMP Costs shall be submitted with the following CSI specification Division Breakout as applicable:
  - Expansion Square Footage
  - D-B Profit, Overhead and Bonding Fee and Percentages
  - Division 1: General Conditions Requirements
  - Division 2: Existing Conditions (demo)
  - Division 3: Concrete
  - Division 4: Masonry
  - Division 5: Metals
  - Division 6: Wood, Plastics and Composites
  - Division 7: Thermal and Moisture Protection
  - Division 8: Openings
  - Division 9: Finishes (interior finishes)
  - Division 10: Specialties (for example, signs, toilet accessories)
  - Division 11: Equipment (for example, kitchen equipment)
  - Division 12: Furnishings
  - Division 13: Special Construction (for example, pumphouse, generator enclosure)
  - Division 21: Fire Suppression
  - Division 22: Plumbing
  - Division 23: Heating, Ventilating and Air Conditioning
  - Division 26: Electrical
  - Division 27: Communications
  - Division 28: Electronic Safety and Security
  - Division 31: Earthwork
  - Division 32: Exterior site Improvements
  - Division 33: Utilities
  
15. The Tribe has identified the following building and site features as its optimal outcome for the expansion project. If these are not achievable within the project budget, elimination of features from the project can be accommodated, with consideration given to future phases incorporating desired features after completion of the current project as additional funding becomes available.
  
16. The Modular D-B Contractor's Architect and Engineers shall perform periodic inspection and a final inspection and certify that the facility and associated design elements and systems are constructed in accordance with their design requirements. The Tribes site engineer shall also make periodic project site inspection and a final inspection and certify that the site preparation and associated design elements and systems are constructed in accordance with their design requirements.
  
17. The Tribe is seeking a pre-manufactured Modular building that meets the following:
  - 2019 International Building Code
  - 2019 Uniform Mechanical Code
  - 2019 Uniform Plumbing Code
  - 2018 National Electrical Code
  
18. Owner will provide inspection and testing for site installation and construction completion.

19. Owner will provide Certificate of Occupancy.
20. Provide a proposed Construction Work Plan/Implementation Schedule with the proposal.

## APPENDIX A

### SCOPE OF WORK

1. Successful bid shall include all necessary materials, labor, equipment, permits, and fees necessary to provide and install one 2,800 sq ft Modular building package and related components, including all site work and foundation, at 1221 Thook Street, Yreka, California ((APN# 529-111-007). Siskiyou County) as described in the related contract engineering documents, plans, and specifications.
2. Completion of 2,800 Square Foot Tribal Courthouse Facility Modular engineering architect design and manufacturing as specified by the Karuk Judicial Administrator compliant with applicable building codes, DOJ/BJA and Tribe requirements.
3. During construction, the D-B contractor shall provide updated Construction Work Plan/Implementation Schedule monthly.
4. Design, furnish and install A “Permanent” Modular reinforced concrete foundation specific to modular engineering design requirements. (See Attachment D – DOJ/BJA - Permanent Modular Facility Construction Minimum Requirements)
5. D-B Contractor shall deliver the Tribal modular Court Facility, and perform setup, tiedown and finish interior/exterior work for occupancy.
6. D-B Contractor shall furnish and construct all project site work as shown on the attached PDF file set of E&S Engineers & Surveyors, Inc. Preliminary Design Drawings and Specifications dated October,30, 2020.
7. Contractor shall adhere to environmental mitigation civil engineering requirements provided by the Karuk Tribe for cultural and archaeological resources, soils, drainage, water quality sanitation air quality noise pollution as specified in the Karuk Courthouse Project Environmental Assessment and coordination with the Karuk Tribe. For ground disturbance for underground utilities, grading, and foundation Bid shall include an allowance of \$2,500 for Cultural Monitoring. This allowance will cover all necessary costs of employment such as insurances, taxes, etc. The Owner shall select and refer the monitor to the successful Contractor who shall provide 72 hours’ notice of need for monitor when digging in previously undisturbed soil takes place for underground utility lines well pumphouse, water tank and septic system.
8. The D-B Contractors are required to visit Project site and make observations and include all considerations and Project costs in its GMP Lump Sum Proposal.

### **Other Design and Construction Requirements:**

#### **Division 01 — General Conditions**

- Completion of 2,800 Square Foot Tribal Courthouse Facility Modular engineering architect design and manufacturing as specified by the Karuk Judicial Administrator compliant with applicable building codes, DOJ/BJA and Tribe requirements.

## **Division 02 — Existing Conditions**

- Clear, clean, and disposed of all existing project site vegetation and debris as per Tribe requirements.

## **Division 03 — Concrete**

- Modular foundation construction specific to modular engineering design requirements. (See Attachment D)
- Concrete Foundations – Owner will provide soils test data and Geotechnical recommendations for a crawl space with reinforced concrete perimeter and interior pier foundations for the Modular building expansion prior to D-B submittal of cost proposal.
- One front door ADA compliant exterior concrete door landings/stoop, ramp and steps and door landings/stoop and steps installed at the other two modular doors or as required by egress codes and ADA requirements.

## **Division 05 — Metals**

- Metals and/or Wood Framing – Floor, wall and ceiling framing shall be either metal or wood framing.

## **Division 06 — Wood and Plastics**

- Metals and/or Wood Framing – Floor, wall and ceiling framing shall be either metal or wood framing.

## **Division 07 — Thermal and Moisture Protection**

- The Tribal Courthouse will include wall, ceiling, HVAC, and door confidential sound proofing for meeting room, reception area and courtroom.
- Exterior walls and perimeter foundation shall be sealed/caulked hardy-board or equivalent and painted.
- Exterior Building Insulation shall meet energy efficiency standards.
- interior walls and ceilings shall be soundproof insulated to prevent normal and average voice sound transmission to adjacent rooms for the reception area, court room and the meeting room to provide confidential privacy.
- Roofing shall be asphalt shingle, membrane or coated standing seam metal.

## **Division 08 — Doors and Windows**

- Exterior Doors and Windows shall be Energy Efficient rated. Interior doors shall be wood panel and exterior doors shall be insulated metal. Interior door bottoms shall have sound proofing active door hardware to close bottom door gaps with floor coverings. Exterior doors shall have commercial heavy hardware and heavy-duty door closers. All exterior and interior doors shall have keyed locks and door hardware and coordinated keys as directed by the Tribe.
- The Modular will require separate secure building entrances (card, code and / or key)
- Modular windows will be located high enough off the floor to admit light but eliminate any line-of-sight from outside of the building. Windows should have reflective glass.
- Public lobby shall have a transaction window with bullet-proof glass and a public transaction tray and speaker hole.

## **Division 09 — Finishes**

- All room walls and ceilings shall be taped, textured sheet rock. Floors in restrooms shall be ceramic

tile with drains; hallways and offices shall be commercial grade carpet square tiles to allow damage replacement. All wall and ceiling paint colors shall be reviewed and approved by Tribe.

#### **Division 10 — Specialties**

- Restrooms shall be designed and constructed as unisex restrooms.

#### **Division 11: Equipment (for example, kitchen equipment)**

- Kitchen shall be furnished with built-in base and wall cabinets and double sink.

#### **Division 21: Fire Suppression**

- No Fire Suppression will be included in the facility. D-B contractor shall furnish and install recessed fire extinguishers and cabinets as per code.

#### **Division 22: Plumbing - (As per local Code)**

#### **Division 23: Heating, Ventilating and Air Conditioning**

- All rooms shall be ducted and grilled for supply and return circulation air. HVAC shall be zoned and designed with a programmable area thermostatic control (minimum 2 zones) to allow shut down and energy conservation on non-court days.
- IT/Data Equipment room shall have a separate standalone climate control mini-split HVAC unit sized at 9k BTU on the north exterior wall.

#### **Division 26: Electrical**

- In the south wall of the IT room (the wall shared with the bathroom) a single NEMA L5-30R plug attached to an independent 115V 30A circuit needs to be installed. The plug should be at the same height as normal electric outlets.
- Installation of Electrical Power supply from existing electrical utility pole to Modular electrical service panel.
- Installation of a 60kW backup, LP fueled, generator to power the entire facility during a power outage.
- Backup Power Generator will be furnished, installed, and sized at 60kW and run-on LP (propane). The generator will include an automatic transfer switch, and the system needs to be configured to automatically start the generator and switch the electrical load in the event of a power utility outage. The generator will be enclosed and designed /installed, in a way that reduces noise as much as possible for facility occupants and adjacent residential area as approved by the Tribe. The enclosure will also be lockable to prevent vandalism and tampering.
- The Pacific Power Utility will provide electricity to the project. Power will need to be provided to the new well, pump house, septic system, yard lighting as well as modular structure.

#### **Division 27: Low Voltage/Communications**

- Modular design shall include 22 standard electrical boxes, each with a conduit stubbed out into the ceiling or attic area, per plans coordinated through the Karuk Tribe's IT Department for runs and placement.
- IT Room shall have 4" conduit pass through into the ceiling on the south wall (wall shared with the bathroom) for future IT wiring.

#### **Division 28: Electronic Safety and Security**

- Fire and smoke detection and alarm with remote offsite alarm annunciation option shall be installed.



- Furnish conduit for security as per Tribe requirements. Security wiring and equipment will be provided by the Tribe.

#### **Division 31: Earthwork**

- Finish floor elevation of the modular shall be designed and set by the Modular design A/E as approved by the Tribe.
- All excavated unusable soils shall be disposed of by the contractor at a dumping area as approved by the Tribe. All excavated soils and suitable backfill materials shall be compacted to 95% density.
- Refer to Exhibit E, and site work, earthwork and grading shall be as per Tribe's engineer's specifications and design documents. Aggregate gravel driveway and parking lot base aggregate course will be (¾ inch dia. by 6-inch-deep base material).
- The project site work shall be graded, and associated utilities constructed according to the approved and signed S&E Engineers & Surveyors, Inc site plans ensuring positive drainage is away from the structure.
- Specific site grading and building access shall meet ADA requirements.

#### **Division 33: Utilities**

- Refer to Exhibit E, and site utility work shall be as per Tribe's engineer's specifications and design documents.
- Installation of water-well pumphouse enclosure, water chlorination, water storage tank and utility lines to meet local code requirements and/or Tribe requirements.
- Installation of commercial septic system to meet local code requirements and/or Tribe requirements.

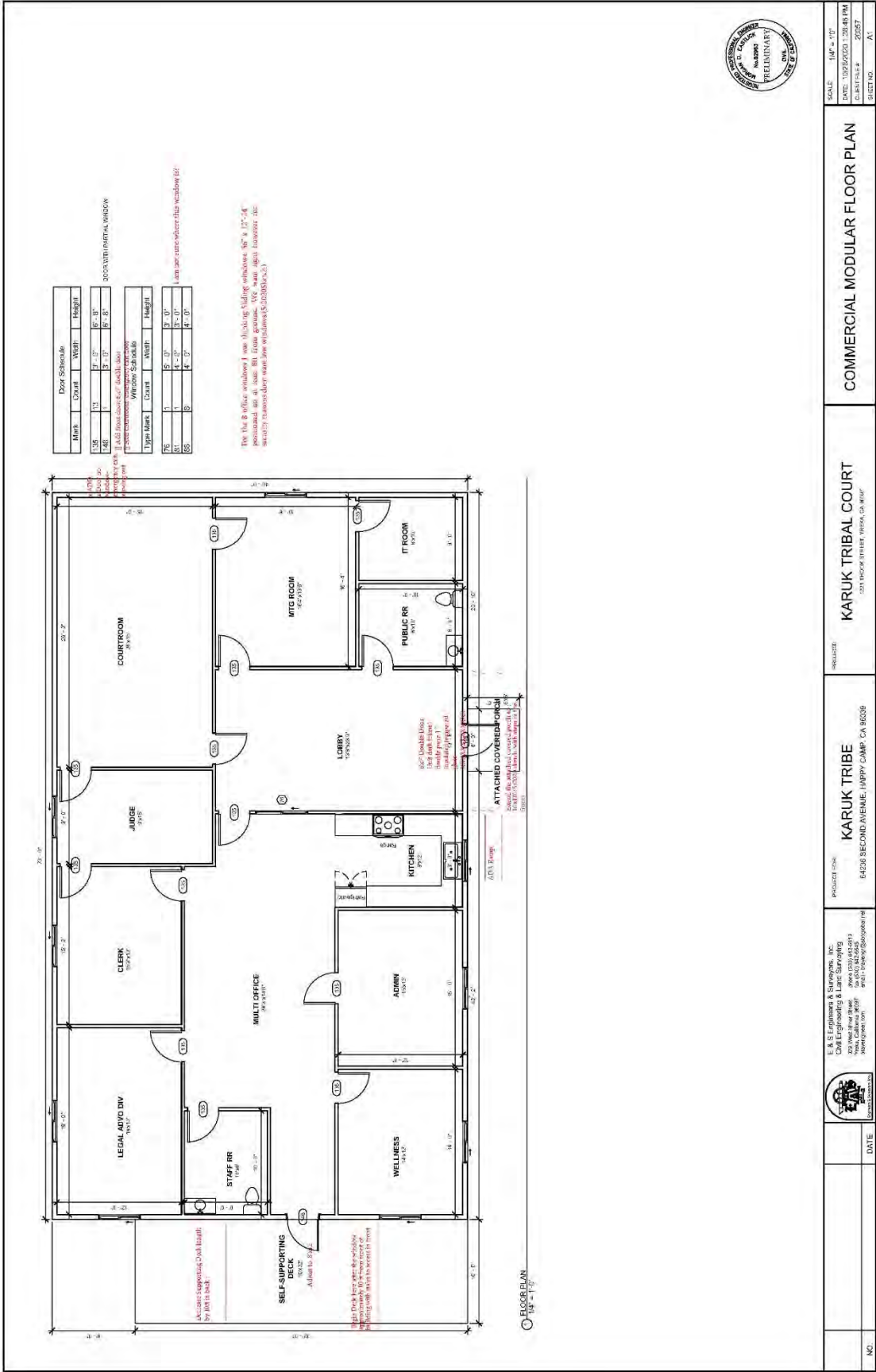
# APPENDIX B

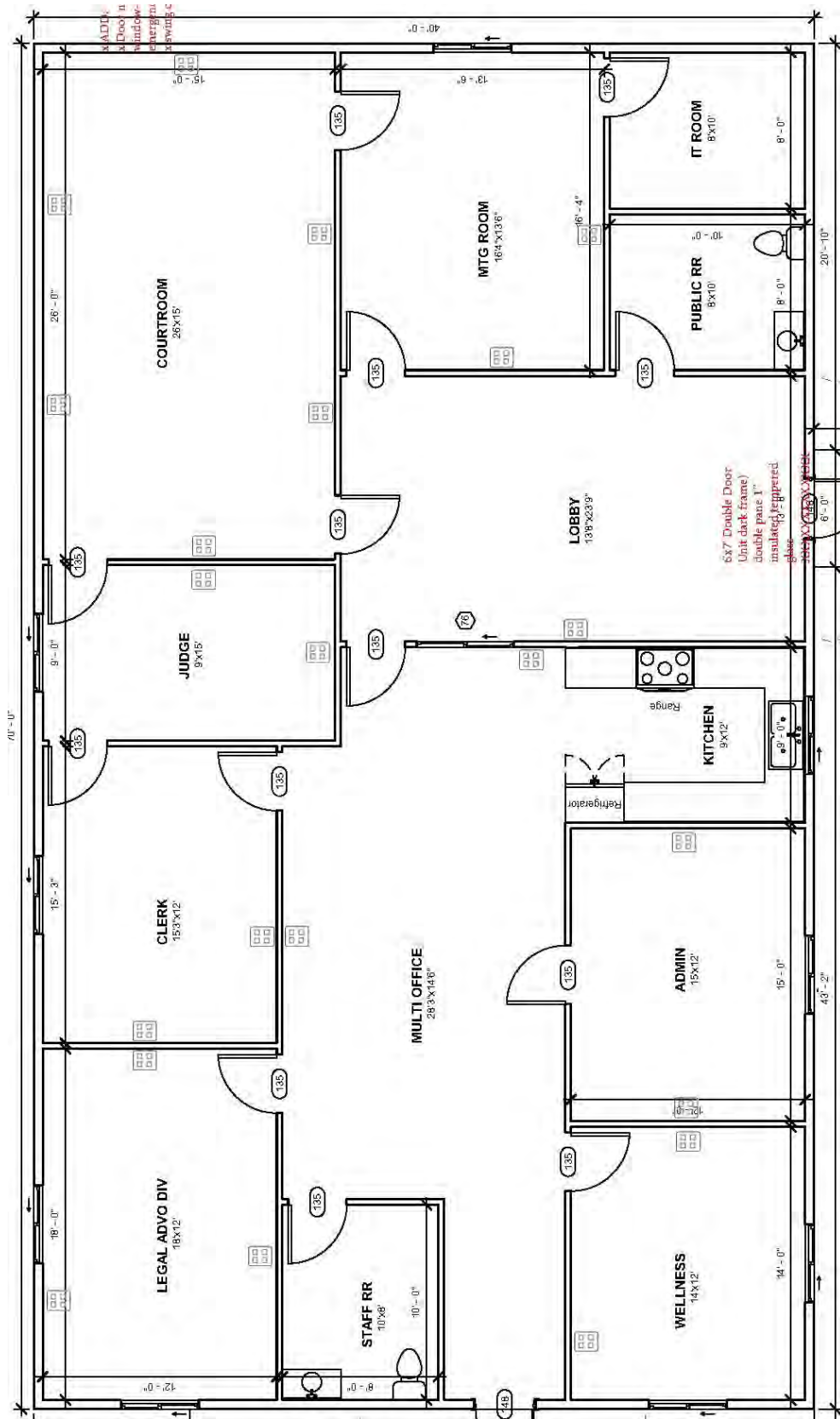
## Project Site, Floor Plan, and IT Plan

Refer to an attached PDF file set of E&S Engineers & Surveyors, Inc. Preliminary Design Drawings and Specifications dated October.30. 2020.



DATE 2/27/2020	Project for: <b>KARUK TRIBE</b> 64528 SECOND AVENUE, HARTY CAMP, CA 96039	Project: <b>NEW TRIBAL COURT FACILITY</b> 1221 THOOK STREET, WESCA, CA 96097
DRAWN BY JTS	E&S ENGINEERS & SURVEYORS, INC. Civil Engineering & Land Surveying 1100 N. Main Street, Suite 200 Hartsville, CA 95951 Tel: (916) 486-1100 Fax: (916) 486-1101 www.es-engineers.com	Scale: 1" = 40' Date: OCTOBER 30, 2020 Client File # 2021 Sheet # <b>C3</b>





This Symbol denotes IT Electrical Box with a conduit up to the drop tile space

## APPENDIX C

### Desired Spaces/Rooms and Building/Site Features

#### Spaces and Rooms

1. Public Areas	564 SF
Public lobby - <u>384</u> SF	
IT Utility closet - <u>90</u> SF	
(with secure IT closet room/ separate AC head)/terminus - <u>  </u> SF	
Public unisex restrooms - <u>90</u> SF	
2. Courtroom and Interview Meeting Room	716 SF
Court Room- <u>464</u> SF	
Court Meeting/ victim viewing room will be adjacent to the courtroom, with a connecting door - <u>252</u> SF.	
3. Clerk's Office - Court Clerk/ Administrator and Records	552 SF
Counter /window-workstation - <u>36</u> SF	
Clerk office and Records- <u>180</u> SF	
Administrator office/Records/Storage - <u>192</u> SF	
Wellness Court Coordinator Records/Storage- <u>144</u> SF	
4. Judicial/Office Spaces	312 SF
Judge's chamber - <u>120</u> SF	
Legal/Library - <u>192</u> SF	
5. Other staffing Spaces	672 SF
Staff break/meeting room - <u>96</u> SF	
Staff unisex restrooms - <u>132</u> SF	
Probation/Bailiff Cubicle - <u>384</u> SF	
Hallway side deck- (5x12)- <u>60</u> SF	

2,800 Total net SF