

Community Contractors, Inc. has been awarded the Widseth Office Fit-Out project and we are putting this project out to bid. **We are taking bids on ALL PHASES LISTED.**

Project information: Widseth Office Fit-Out
3590 42nd Street
Grand Forks, ND 582031

Project Description: This project consists of remodel of existing office building for fit-out of Widseth office. Construction shall start Feb. 2025 and be complete by June 2025.

Bids are due to: Community Contractors office by 10am, January 17, 2024

Community Contractors, Inc.
4297 16th Avenue North
PO Box 13593
Grand Forks, ND 58208—3593
(701) 772-2111

Fax: (701) 772-7049

Email: jdunham@communitycontractorsinc.com

To obtain a set of plans:

- 1) File share link: [Widseth Bid Documents](#)
- 2) The project is listed on the builder's exchanges.
- 3) Contact Jake w/ Community Contractors @ 701-213-7366

Questions or clarifications arising from the bid documents should be submitted in writing to jdunham@communitycontractorsinc.com at least 7 days prior to the bid due date. Any addendums to the bid package will be uploaded to the exchanges and file share link. It is the responsibility of the subcontractor to track them. All addendums need to be acknowledged on your bid form.

BIDDER INSTRUCTIONS

All Bids shall include all costs of work, including but not limited to taxes, permits, fees, overhead and profits.

Completely fill in all spaces on the Bid Form.

Bid Documents:

Will be available through Community Contractors, Inc. Contact Jake Dunham 701-213-7366 to get access.

This package will also be placed on the following exchanges.

Aberdeen Builders Exchange
Bismarck-Mandan Builders Exchange
Construction Industry Center
Construction Plains Exchange
Dickinson Builders Exchange
Duluth Builders Exchange
Fargo Moorhead Builders Exchange
Grand Forks Builders Exchange
Minneapolis Builders Exchange
Minnesota Builders Exchange
Minot Builders Exchange
Plains Builders Exchange
Sioux Falls Builders Exchange
St. Paul Builders Exchange

Pre-Bid Meeting:

A site visit is scheduled for 11am on Thursday January 9th, 2025.

Examination of Site

Bidders shall inspect and examine the site and its surroundings and shall review all Bid Documents for information pertinent to this project and satisfy themselves as to the form and nature of the site, the quantities, location and nature of work and materials necessary for performance of the work.

Insurance Requirements:

Should your bid succeed, our contract requires that you return to us a signed contract and Certificate of Insurance showing commercial general liability, business auto liability and employers liability insurance. Plus, our contract requires that you provide a copy of any endorsement issued by your insurance company naming us as an additional insured. We must receive these before you begin work or provide services on the project.

Your policies also should:

INSTRUCTIONS TO BIDDERS

- Include at least \$1,000,000 limits of commercial general liability, business auto liability and employer's liability.
- Be issued by an insurance carrier that maintains an A.M. Best's Rating of "A-" or better, is duly admitted in the State of North Dakota and is reasonably acceptable to us. (Your insurance agent can advise you about ratings on insurance companies).

Your commercial general liability policy should:

- Include commercial general liability aggregate limits of at least \$2,000,000 with the general aggregate limit applicable per project.
- Be an occurrence coverage form equivalent to ISO's CG 00 01 10 01.
- Include coverage for liability arising from premises-operations, independent contractors, products-completed operations, personal and advertising injury, and liability assumed under an insured contract (including tort liability of another assumed in a business contract).
- Include no endorsements or modifications arising from pollution, explosion, collapse, underground property damage or work performed by subcontractors.
- Include a waiver of subrogation.
- Name us as an additional insured on a primary basis for ongoing and completed work using ISO form CG 20 10 11 85 or a combination of ISO forms CG 20 10 10 01 and CG 20 37 10 01 (or using substitute forms that provide equivalent coverages).

Additionally, we require that your business will:

- Carry completed operations insurance for 5 years beyond project completion.
- Name our company as an additional insured on a primary basis on your commercial general liability insurance for 5 years beyond project completion.
- Provide at least 30 days written notice prior to cancellation or termination of your commercial general liability, business auto liability and employer's liability policies.

Please make sure you provide your insurance agent with a copy of this letter. You must include all insurance costs in your bid, as you will be unable to renegotiate these costs later. Please contact Community Contractors if your agent would like the names of carriers that meet these requirements and can provide these coverages.

Project Site Requirements

- Project superintendent or lead employee will be required to attend project meetings with our project superintendent for project coordination.
- A superintendent or lead employee is to be on-site to always manage your staff while on the jobsite.
- Contractors shall keep the jobsite clean and free from accumulation of waste arising from work performed under their scope daily. Waste shall be removed from the building to dumpsters provided by CCI.

INSTRUCTIONS TO BIDDERS

- The bidder shall also acquaint themselves with the character and extent of the owner's and other subcontractor's operations in their area of work so that they may make their construction plans accordingly.
- Contractors shall furnish their own tools and equipment necessary for the performance of their scope. Contractors shall not use CCI equipment unless prior arrangements have been made.

Contractor's License

All contractors need a North Dakota Contractors license. If you are the successful bidder, you will need to provide a copy of your current ND Contractors license.

Performance and Payment Bond

Not required

Workman's Compensation

All contractors need North Dakota Compensation insurance. If you are the successful bidder, you will need to provide a current certificate.

Safety

Contractors shall be responsible for the health and safety of its employees. Contractors shall comply with all federal, state and local regulations as well as CCI and client specific requirements.

Consideration of Bids

Community Contractors, Inc and Owner representative's reserve the right to waive any informality and to accept or reject any bid.

Schedule

Review preliminary schedule included in the bid documents. Bidders should indicate on their bids any substantial deviations from the proposed schedule.

The undersigned proposes to furnish all materials, labor, equipment, services & supervision and pay all applicable taxes necessary to perform their scope of work as described in the contract documents.

Bids will not be accepted without the following information

The undersigned acknowledges receipt of the following Addenda:

Addendum No.:	_____	Dated:	_____
Addendum No.:	_____	Dated:	_____
Addendum No.:	_____	Dated:	_____

This proposal is in conformance with all plans and specification without exception (Initial) _____
 Bidder has read and will conform to the Instruction to Bidders (Initial) _____
 Bidder has current ND contractor's license in good standing (Initial) _____ ND Contractor License # _____

All Bids are to remain valid for Thirty (30) days after receipt of Bids.

BASE BID

Category _____	Lump Sum Bid Amount \$ _____
Category _____	Lump Sum Bid Amount \$ _____
Category _____	Lump Sum Bid Amount \$ _____

Alternate(s):

Description: _____	\$ _____
Description: _____	\$ _____
Description: _____	\$ _____

Submitted By:

Company: _____
 Address: _____

Authorized Signature: _____ Date: _____
 Name & Title: _____
 Email: _____ Phone: _____

Attach standard company proposal to this bid form for detailed inclusions/exclusions

**SECTION 01 1000
CONTRACT CATEGORIES**

PART 1 - GENERAL

1.1 CONTRACT CATEGORIES

05A – COLD FORMED METAL FRAMING

06A – CASEWORK SUPPLY

06B – FINISH CARPENTRY

07A – JOINT SEALANTS

07B – INSULATION

08A – DOORS, FRAMES & HARDWARE

08B – OVERHEAD DOOR

08C - STOREFRONT

09A – DRYWALL & PAINTING

09B – FLOORING

09C – ACT

21A – FIRE SPRINKLER

22A – PLUMBING

23A – HVAC

26A – ELECTRICAL

27A – LOW VOLTAGE

2.1 SCOPE DESCRIPTIONS

A. GENERAL REQUIREMENTS FOR ALL CONTRACT CATEGORIES

1. All material, equipment and labor as required for a complete installation of the scope of work
2. Verification and acknowledgment of existing site conditions
3. Coordination and layout with other trades
4. Field measurements as required
5. Protection of adjacent work as required
6. Insurance per COMMUNITY CONTRACTORS requirements.

7. Full-time on-site supervision and attendance of subcontractor/safety meetings.
8. Daily cleanup of own materials and work areas to dumpsters provided by COMMUNITY CONTRACTORS.
9. Provide closeout documentation including but not limited to: as-builts, operation and maintenance information, warranty documents.
10. Owner training as required/requested by the owner and design team.
11. Provide all equipment needed to complete the scope of work, including unloading and handling of materials. There will not be a crane or forklift provided unless specifically coordinated with COMMUNITY CONTRACTORS ahead of time.
12. Include phasing of work as directed by COMMUNITY CONTRACTORS. Mobilizations and move-ins as required to complete the work.
13. Inspections and testing as required by local and state AHJ. Subcontractor responsible for scheduling own inspections as coordinated with COMMUNITY CONTRACTORS. Coordinate third party inspections with COMMUNITY CONTRACTORS as required.
14. Include all premium time necessary to complete the work per the durations and dates defined in the Construction Schedule, inclusive of all make-up days due to weather.
15. Contractors shall comply with all federal, state and local regulations as well as CCI and client specific requirements.
16. Applicable sales tax on materials
17. Materials and finishes per the contract documents.

B. CATEGORY 05A – COLD FORMED METAL FRAMING

1. Install new steel stud partitions as shown.
2. Include soffits per A2.10.
3. Include breakouts for Alternates #1 & #2.

C. CATEGORY 06A – CASEWORK SUPPLY

1. Furnish reception desk, vertical trim & wood paneling.
2. Furnish PLAM countertops at salvaged cabinets.
3. Furnish solid surface sill 1/A7.10.
4. Furnish concealed countertop support brackets.
5. Furnish grommets.
6. Include fillers to match existing salvaged cabinets.

D. CATEGORY 06B – FINISH CARPENTRY

1. Install new reception desk, vertical trim & wood paneling.
2. Install new PLAM countertops.
3. Install salvaged cabinets.
4. Install salvaged glassboards.
5. Indicate on bid if removal and transport of salvage items are included.
6. Install salvaged signage.

- E. CATEGORY 07A – JOINT SEALANTS
 - 1. Joint sealants per table on LS1.00

- F. CATEGORY 07B – INSULATION
 - 1. Furnish and install mineral wool batts at locations shown.

- G. CATEGORY 08A – DOORS, FRAMES & HARDWARE
 - 1. Furnish hollow metal frame, wood door and hardware for opening 136A.
 - 2. Hardware schedule on LS1.00.

- H. CATEGORY 08B – OVERHEAD DOOR
 - 1. Furnish and install overhead door and opener 136B.
 - 2. Spec on LS1.00

- I. CATEGORY 08C – STOREFRONT
 - 1. Demo existing storefront entrances and infill with aluminum storefront and glazing to match existing.

- J. CATEGORY 09A – DRYWALL & PAINTING
 - 1. Drywall to deck above unless otherwise noted.
 - 2. RC channel at A4R walls.
 - 3. Level 4 smooth wall finish.
 - 4. Paint interior walls.
 - 5. Paint exterior EIFS.
 - 6. Wood paneling paint by others.

- K. CATEGORY 09B – FLOORING
 - 1. Furnish and install new carpet and LVT flooring
 - 2. Furnish and install vinyl base in rooms shown on A1.10. Include east wall of office 103.

- L. CATEGORY 09C – ACT
 - 1. Furnish and install new ACT in Sample Library 119 and adjacent hallway & infill in office 124 & 125.
 - 2. Include modification of grid and tiles for new walls at Reception 100, Printing Room 112 and Large Conference Room 120.
 - 3. Include 6 additional boxes of tile for repairs/ attic stock.
 - 4. Include Alternate #1 - modification of grid and tiles for new walls at Small Conference Room 101 and Office 102.

- M. CATEGORY 10A – DEMOUNTABLE PARTITIONS
 - 1. Remove and reconfigure existing wall and door system.

- N. CATEGORY 21A – FIRE SPRINKLER
1. Modify existing sprinkler head locations to provide adequate coverage. Refer to architectural drawings. Includes Sample Library 119, Server Room 134 & Storage 136.
- O. CATEGORY 22A – PLUMBING
1. Demo solenoid valves serving restrooms 117 & 118. Re-pipe with same piping material.
 2. Install water connection to owner provided equipment at Hallway 116.
- P. CATEGORY 23A – HVAC
1. Furnish and install mini split unit.
 2. Include condensate pump and piping.
- Q. CATEGORY 26A – ELECTRICAL
1. Demo and make safe light fixtures and controls per ED1.10. Salvage fixtures for relocation.
 2. Demo and make safe receptacles, furniture power & raceway per ED1.11.
 3. Demo and make safe power connection to water shutoff valves per D3/ED1.11
 4. Demo low voltage items per ED1.12. Salvage items for relocation.
 5. Install salvaged light fixtures per drawings.
 6. Furnish and install new lighting controls.
 7. Replace ballasts as needed for dimming, note 7 E2.10.
 8. Reconfigure existing lighting controls as needed.
 9. Install and modify power per E3.10.
 10. Furnish and install grounding bus bar per note 15 E4.10.
 11. Furnish and install conduits and boxes for low voltage cabling and security fixtures on E4.10.
 12. Furnish and install plywood per note 14 E4.10.
 13. Coordinate with modular wall contractor for power and data connections in modular walls.
- R. CATEGORY 27A – LOW VOLTAGE
1. Furnish and install new data cabling per E4.10.
 2. Install salvaged security fixtures.
 3. Furnish and install cable tray.
 4. Furnish and install fiber and inner-duct.
 5. Server rack by owner, network rack by low voltage contractor. See E7.12 for required products.
 6. Test and terminate all cables.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION