



REQUEST FOR SEALED BIDS
No. 2025-005

CIVIL AND SITE DEVELOPMENT WORK

Project: Lynden Project

Issued: 9/10/2025

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SECTION 1. Summary and General Information

1. Summary

Inspire Development Centers (IDC) is requesting sealed bids for civil and site development work on its project in Lynden, Washington. This project is federally funded by the Department of Health and Human Services, Administration for Children and Families, Migrant Seasonal Head Start Program and subject to federal, state and local requirements.

2. Background

IDC has leased a property located at 8461 Benson Road, Lynden, WA (Southwest corner of Isom Elementary School site) Additionally, Inspire has purchased a 140 x 56 Modular Complex from Pacific Mobile that will be delivered and installed at the property. Pacific Mobile will also be installing the concrete foundations for their building. The facility will be used to provide Head Start services. IDC is seeking sealed bids for civil and site development according to the approved Site Plans along with the supplementary documents listed in Exhibit A.

3. Sealed Bid Deadline

All Bids must be submitted via email to Earl Eastman, earl@alliancemcs.com, by the time and date of required for submission. All contractors responding to this solicitation shall have until **1:00 pm PACIFIC STANDARD TIME ON October 1, 2025**, to submit a fully completed Bid package.

Bids will be publicly opened and recorded at Inspire Development Centers Executive Board Room located at 2640 E. Edison Ave. Suite 1, in Sunnyside, WA. Bidders can join the bid opening in person or remotely via a Microsoft Teams meeting. Persons desiring to join the bid opening remotely should request the Teams meeting invite from Earl Eastman.

4. Submission Requirements

Bids must be submitted electronically to the following email address: earl@alliancemcs.com by the bid deadline. Bids may also be mailed or delivered to: Inspire Development Centers at 2640 E. Edison Ave., Suite 1, Sunnyside, WA 98944. Sealed envelopes should be clearly labeled: RFB#2025-005 Civil and Site Development work for the Lynden project.

5. Conditions of Sealed Bid

All costs incurred in the preparation of a bid responding to this RFB will be the responsibility of the Contractor and will not be reimbursed by IDC.

6. Key Dates

Pre-bid Site Inspections	Contact Earl Eastman to arrange.
Response Due Date	October 1, 2025 at 1:00 pm PST
Award and NTP (reasonable estimation)	October 3, 2025
Site grading and foundations excavation complete	November 14, 2025
Pacific Mobile begins footing installations	November 17, 2025
Modular building delivery	January 5, 2026
Electrical gear on site for installation (expedited if required)	February 13, 2026
Parking lot paved and site substantially complete	March 20, 2026
Project Substantial Completion Date (funding deadline)	April 10, 2026

7. Contact Information

Project inquires please contact Earl Eastman (509-222-9800) or by email at earl@alliancemcs.com.

SECTION 2. Sealed Bid Specifications for the Lynden Project:

1. Cost of Contract Documents (plans & specifications): NONE
2. Bid Guarantee required, 5% of Bid Price: YES
3. Bonded & Licensed Contractor required: YES
4. Performance Payment Bond required, 100% of contract: YES
5. Insurance: YES
Commercial General Liability:
\$1,000,000 per occurrence/\$2,000,000 gen aggregate;
Business Automobile Liability: \$1,000,000 per accident
Employers Liability: \$1,000,000 per accident/\$1,000,000 injury by disease.
6. Federal Davis Bacon Prevailing Wage Rates required: YES
7. Method of Award - Lowest Responsive Bidder: The lowest responsive Bid will be determined by IDC and the contract will be awarded on the base bid. Sample of Construction Services Agreement attached.
8. All sub-contractors must be identified by the apparent low bidding contractor before the contract is awarded. Including each sub-contractor's Name and Contractors License Number.
9. IDC is seeking a firm fixed price contract for each project. At any time before the completion and final acceptance of the Work, the Owner may order changes or alterations in the Work, but no such changes or alterations shall be made, and no payment therefore shall be required, unless the same is ordered by the Owner in writing. Change orders describing the nature of the change shall be signed by both the Owner and Contractor (and/or their authorized agents or representatives) and any agreed change in the Contract Price shall be shown thereon.
10. Contractor will be required to enter into a Contract with IDC and agree to:
 - a. Ensure that all work, materials and contract administration shall be in accordance with all applicable Washington State Codes and other regulations corresponding with site development and all related components.
 - b. Work will be completed by the dates stated on the Bid Sheet.
 - c. Contractor will be responsible for scheduling Sub-Contractors to ensure work is completed within the contracted time-period.
 - d. Time is of the essence regarding this Contract and extension beyond the time period will require an approved written change order.
 - e. Contractor will furnish all the materials and perform all necessary labor.
 - f. Contractor agrees to comply with all applicable laws, ordinances, rules and regulations.
 - g. Contractor agrees to comply with;
 - i. Davis Bacon Act requirements and all applicable rules and regulations implementing this Act as promulgated by the U.S. Department of Labor and the Washington State Department of Labor and Industries.
 - ii. Equal Employment Opportunity
 - iii. Clean Air Act
 - iv. Byrd Anti-Lobbying Amendment
 - h. Contractor agrees to enforce discipline and good order among employees and other persons hired to perform the work. The Contractor will be responsible for the acts and omissions of Contractors' employees and the subcontractors and their employees.
 - i. Contractor agrees to furnish previously unused materials of good quality, unless otherwise expressly authorized in writing by Inspire.

- j. During the term of this Contract, Contractor shall comply with the insurance provisions.
- k. All income and reporting of income and taxes to federal and state agencies will be the responsibility of the Contractor. Inspire is not the employer of any employee of the Contractor or any Subcontractor or employee of any Subcontractor and will not be responsible for the withholding, paying and/or reporting.
- l. The contract will include terms to address administrative, contractual and legal remedies in instances where contractors violate or breach contract terms.

RFB 2025-005 Bid Schedule – Civil and Site Development for Lynden project

Reference Civil, Electrical, and Pacific Mobile Building Plans for project details and specifications for each project as listed in Exhibit A.

Lynden Project – Completion by (4/10/2026)

Site Civil, Electrical and Landscaping Bid:	\$1,065,928.00
<i>Modular building supply and its foundations are by owner.</i>	
<i>Excavation and backfill for building is by the bidder/contractor.</i>	
<i>Low voltage, fire alarm, and security systems are by owner.</i>	
<i>Playground equipment is by owner.</i>	
<i>All costs to expedite electrical gear to meet the schedule date listed should be included in the bid.</i>	
<i>Contractor will take note of potential groundwater and wet weather earthwork conditions per the geotechnical report.</i>	
 Bid Alternate #1 – Manual Rolling Gate (design build)	 \$10,000.00
<i>Gate to be black vinyl to match other fencing on site.</i>	
 Bid Alternate #2 – 20’x24’ storage building (design build)	 \$140,000.00
<i>Design, engineering, permitting, and all costs to build a 20’x24’ storage building.</i>	
<i>Includes: excavation and concrete, engineered trusses, 2x6 wall framing, insulation,</i>	
<i>Drywall, painting inside and out, 8” L.P. lap siding, 30yr architectural roofing, 7’x8’</i>	
<i>Garage door with auto opener, (1ea) 3’x3’ vinyl window openable/slider, electrical panel, exhaust fan,</i>	
<i>Wall outlets/plugs, lighting, and a wall heater. Must include rough-in for a utility/mop sink to be installed by owner.</i>	
 Combined Totals from Above (3 prices)	 \$1,215,928.00
 Lynden, WA Sales Tax (9.1%)	 \$110,649.45
 Total Bid Price (with sales tax)	 \$1,326,577.45

Bidding Contractor's Name Premium Services Inc

Primary Contact Brent Moa

Contractor License No. PREMISI841LC

Address 3212 Mt Baker Highway

Bellingham WA 98226

Phone Number 360-410-1764

Signature  Date 10-1-25

By Signature of this proposal Bidder confirms that he/she is aware of the Federal Davis Bacon Minimum Prevailing Wage Rates applicable to this work and that he/she will pay hourly wage rates not less than those rates.

Certification regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion- By responding to this RFB, you are hereby certifying neither the contractor or the contracting agency have been suspended or in any way excluded from Federal procurement actions by any Federal agency and fully understand that, if information contrary to this certification subsequently becomes available, such evidence may be grounds for non-award or nullification of a bid award.

Exhibit A – Bidding Documents

Lynden Bid Documents include:

1. RFB 2025-005 Civil and Site Work Lynden project (7 pages)
2. Inspire Development Center Construction Services Agreement (12 pages)
3. Freeland Engineering Civil Drawings, stamp dated 8/28/25 (9 sheets)
4. K Engineers Electrical Drawings, stamp dated 8/27/25 (6 sheets)
5. New Modular Unit - Inspire Lynden drawings, stamp dated 6/13/25 (40 pages)
6. Geotechnical Site Investigation Report dated June 20, 2024 (38 pages)

Signature  Date **10-1-25**

By Signature of this Exhibit A Document the bidder acknowledges they have examined all the bidding documents.

BID BOND

Conforms with The American Institute of Architects, A.I.A. Document No. A-310

KNOW ALL BY THESE PRESENTS, That we, Premium Services Inc.

_____ as Principal, hereinafter called the Principal,

and the Great Midwest Insurance Company

of Houston, Texas

_____, a corporation duly organized under the laws of the State of Texas, as Surety, hereinafter called the Surety, are held and firmly bound unto

Inspire Development Centers

as Obligee, hereinafter called the Obligee,

in the sum of Five Percent (5%) of Bid Amount

Dollars (\$ Five Percent (5%) of Bid Amount), for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for Civil & Site Development Work Lynden Project, 2025-005

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 1st day of October, 2025

[Handwritten Signature]

Witness

Premium Services Inc.

(Seal)

[Handwritten Signature]

Principal

PRESIDENT.

Title

[Handwritten Signature]

Evan Marques

Witness

Great Midwest Insurance Company

By *[Handwritten Signature]*

Jamie L. Marques

Attorney-in-Fact



POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that GREAT MIDWEST INSURANCE COMPANY, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint: Michael S. Mansfield, Bryan Richard Ludwick, Tamara A. Ringeisen, Jacob T. Haddock, Brandon K. Bush, Lois F. Weathers, Lindsey Elaine Jorgensen, Charla M. Boadle, Sarah Whitaker, Donald Percell Shanklin Jr, Amelia G. Burrill, Sherri W. Hill, Lori J. Kelly, W.D. Morris Jr, James R. Cogdill, Christopher Kinyon, Terrie L. Conard, Brent E. Heilesen, Carley Espiritu, Aliceon A. Keltner, Jamie L. Marques, Marian C. Newman, Annelies M. Richie, Justin Dean Price, Alexa Manley, Eric A. Zimmerman, Travis J. Robles, Kari Michelle Motley, Julie A. Craker, Katharine J. Snider, Holli Lagerquist, Frank W. Hafner III, Thomas Buell

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of GREAT MIDWEST INSURANCE COMPANY, on the 1st day of April, 2025 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed One-Hundred Million dollars (\$100,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by electronic mail on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by electronic mail to any certificate of any such power and any such power or certificate bearing such electronic signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, GREAT MIDWEST INSURANCE COMPANY, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 8th day of April, 2025.



GREAT MIDWEST INSURANCE COMPANY
BY Mark W. Haushill
Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 8th day of April 2025, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of GREAT MIDWEST INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY Christina Bishop
Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of GREAT MIDWEST INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX 1st Day of October 2025



BY Patricia Ryan
Patricia Ryan
Secretary

WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.