



REQUEST FOR SEALED BIDS
No. 2025-002

CIVIL AND SITE DEVELOPMENT WORK

Project: Wapato Project

Issued: 4/10/2025

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SECTION 1. Summary and General Information

1. Summary

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

2. Background

IDC has leased a property located at 141 French Lane in Wapato, WA (Parcel 19111432401) 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 foundation for their building. The facility will be used to provide Head Start services. IDC is seeking sealed bids for site development according to the approved Site Plans along with the supplementary documents listed in Attachment A.

3. Sealed Bid Deadline

All Bids will be noted and stamped by time and date of submission. All contractors responding to this solicitation shall have until **1:00pm PACIFIC STANDARD TIME ON April 29, 2025** to submit a fully completed Sealed Bid package.

Sealed Bids will be publicly opened and recorded at office of Inspire Development Centers Executive Conference Room located at 2640 E Edison Ave, Suite 1, Sunnyside, WA 98944.

4. Submission Requirements

Sealed Bids may 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, Purchasing Department, located at 2640 E Edison Ave, Suite 1, Sunnyside, WA 98944** clearly labeled: **RFB#2025-002 Civil and Site Development work for the Wapato 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	Site is undeveloped, visit at will.
Response Due Date	April 29, 2025 at 1:00pm
Award and NTP (reasonable estimation)	May 2, 2025
Site utilities complete and foundations begin	June 15, 2025
Modular building delivery	July 15, 2025
Project Substantial Completion Date (funding deadline)	August 31, 2025

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 Pasco and Benton City Projects:

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: Commercial General Liability: YES
\$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 and the contract will be awarded on the base bid.
8. All sub-contractors must be identified by the apparent low bidding contractor before the contract is award. 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.
 - a. Work will be completed by the dates stated on the Bid Sheet.
 - b. Contractor will be responsible for scheduling Sub-Contractors to ensure work is completed within the contracted time period.
 - c. Time is of the essence regarding this Contract and extension beyond the time period will require an approved written change order.
 - d. Contractor will furnish all the materials and perform all necessary labor.
 - e. Contractor agrees to comply with all applicable laws, ordinances, rules and regulations.
 - f. 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
 - g. 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.
 - h. Contractor agrees to furnish previously unused materials of good quality, unless otherwise expressly authorized in writing by Inspire.
 - i. During the term of this Contract, Contractor shall comply with the insurance provisions.
 - j. 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.
 - k. The contract will include terms to address administrative, contractual and legal remedies in instances where contractors violate or breach contract terms.

RFB 2025-002 Bid Schedule – Civil and Site Development for Wapato project

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

Wapato Project – Completion by (8/31/2025)

Site Civil, Electrical and Landscaping Bid:

Modular building supply and its foundations are by owner.

Excavation and backfill for building are by the bidder/contractor.

Low voltage, fire alarm, and security systems are by owner.

Playground equipment is by owner.

Bid Alternate #1 – Manual Sliding Gates (design build)

Gates to be black vinyl to match other fencing on site.

Bid Alternate #2 – Storage Shed/Garage Pad and Utilities

Includes utilities to pad area and 6" gravel pad for building.

Bid Subtotal

Combined Totals from Above (all 3)

Sales Tax (8.0%)

Total Bid Price (with sales tax)

Bidding Contractor's Name _____

Primary Contact _____

Contractor License No. _____

Address _____

Phone Number _____

Signature _____

Date _____

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

Wapato Bid Documents include:

1. RFB 2025-02 Civil and Site Work Wapato project (6 pages)
2. Inspire Development Center Construction Services Agreement (12 pages)
3. JUB Engineering Civil Drawings, stamp dated 3/27/25 (11 sheets)
4. Electrical Drawings, stamp dated 4/7/25 (6 sheets)
5. Modular Unit – Inspire Wapato drawings, stamp dated 3/14/25 (40 pages)
6. Geotechnical Site Investigation Report dated May 2024 (41 pages)

Signature_____

Date_____

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