



701 Vine St | Kelso WA 98626 | 360-578-5218 (phone) | 360-578-5220 (fax) | www.c2fr.org

**Invitation to Bid
Manufactured Home
& Specifications**

GENERAL INSTRUCTIONS AND REQUIREMENTS

INSTRUCTIONS TO BIDDERS

Instructions

1. Sealed bids will be accepted up to 2:30pm on February 17th at Cowlitz 2 Fire & Rescue, Attn: Jeremy Huff, 701 Vine St, Kelso WA 98626, at which time they shall be publicly opened and recorded.
2. Envelopes containing the sealed bids shall be marked "Bid for Mobile Home" and sent or delivered to the address listed above. NO faxed or emailed copies will be accepted.
3. The District reserves the right to reject any or all bids, waive minor irregularities in the bidding process, and to accept the bid deemed best for them.
4. No bidder may withdraw his bid after the hour set for opening thereof, unless the award of contract is delayed for a period exceeding thirty (30) days.
5. All questions must be submitted in writing to Jeremy.huff@c2fr.org
6. Bid specifications and instructions are available online at www.c2fr.org or packets may be obtained at 701 Vine St, Kelso WA 98626 or by calling 360-578-5218.

Invitation to Bid

Pursuant to call for bids on one (1) 1200-1300 square foot manufactured home to be used as living quarters for Cowlitz 2 Fire & Rescue staff at the Rose Valley station.

Bids must be sealed, addressed and delivered as outlined above in the instructions. Once bids are publicly opened, the bids will then be presented to the Board of Fire Commissioners for their consideration at their regularly scheduled meeting.

A corporate surety bond in the full amount of the contract award will be required to guarantee its faithful performance.

Execution of the contract or notice of acceptance of proposal shall not constitute an order to furnish the structure named in the proposal and no shipment order shall be entered by the bidder until there has been furnished to him/her a purchase order signed by Lt. Jeremy Huff, wherein the exact structure required shall be named.

All bids to be based upon delivery of the structure F.O.B Kelso, Washington.

Payment for purchased structure shall be made upon its delivery, and approval by the Fire Chief and authorization by the Board of Commissioners. No payment in whole or in part shall relieve

the contractor from defects even though it having been paid for, the defective structure or parts thereof not discovered until put into use.

Bids shall be submitted accompanied by detailed specifications on the structure offered and full descriptive literature.

Bidders shall specify in days the time required to make the delivery.

The District reserves the right to accept or reject any or all proposals in their entirety.

Suppliers shall state whether or not their proposed structure is in compliance in their bid proposal.

Warranty information shall be included in the bid proposal.

Bid pricing shall be valid for a minimum of 90 days from the bid due date.

Bidder understands that Cowlitz 2 Fire & Rescue is bound by WA State Laws and the WA State Auditor's Office on down payment and/or pre-payment options available to us as a government entity.

Modular Home Specification - Fire Station Staff Quarters

The following are design specifications and parameters to be used by the vendors in a required open and competitive bid process. These design specifications and parameters are for a manufactured home for Cowlitz 2 Fire & Rescue. This manufactured home will be used as a living quarters at Station 24, 1436 Rose Valley Rd, Kelso Washington 98626.

1. **EXTERIOR DIMENSIONS:** Shall be approximately 48'L x 27' W, providing an interior living space of approximately 1200-1300 square feet.
2. **EXTERIOR SIDING:** Exterior siding shall be constructed of fiber cement board with a minimum sidewall height of 8'.
3. **EXTERIOR WALLS:** Exterior walls shall be constructed of 2"x 6" sidewalls 16" O.C. and have vinyl windows.
4. **ROOF:** The Roof shall meet the minimum roof load standards. The pitch shall be either 3/12 or 4/12. Roofing material shall be an asphalt architectural shingle warranted for at least 20 years. Drainage from the roof shall be via "K" style guttering.
5. **DOORS AND WINDOWS:** Doors and windows shall meet thermal zone 3 requirements. Windows shall be vinyl framed and trimmed on all sides with egress windows in the bedrooms. There shall be a minimum of two exterior doors in the structure of a minimum 36" width, at least one door shall be on the "front" of the structure and considered the main entrance, and one door at the "rear" of the structure (see floor plan concept). Door hardware shall be all metal and include locking mechanisms on the exterior and bathroom doors.
6. **FLOOR SYSTEM:** Floor system shall be constructed with a minimum of 2"x8" floor joists and spaced on 16" centers.
7. **EXTERIOR LIGHTING:** There shall be switched exterior LED lights located adjacent to all exterior doors.
8. **EXTERIOR PAINT:** The walls and trim of the exterior structure shall be primed and painted with a quality latex paint of the purchasers choosing.
9. **FLOOR PLAN:** The floor plan shall have at least 2 bedrooms with closets; one of which is attached to a bathroom, one additional bathroom, one den and one study. Shall also have a living room, dining area and utility room. The living area of the structure shall be between 1200 and 1300 square feet.
10. **INTERIOR WALLS:** Interior walls shall be of a minimum 3/8" sheetrock. Sheetrock shall be textured, primed, and painted with quality eggshell sheen latex paint.
11. **BATHROOMS:** The bathrooms shall have a 60" tub/shower combination, toilet, sink and cabinetry of the purchasers choice. Bathrooms shall have electric ceiling vents, ceiling lights, a glass mirror above each sink and mirror lights.
12. **CABINETS:** Cabinets throughout shall be finished in the purchasers choice, constructed of solid wood. All cabinet drawers shall have metal ball roller guides. All cabinet shelves shall

be adjustable. All cabinet pulls and knobs shall be metal. Cabinetry shall be considered part of the kitchen, bathrooms and utility areas and shall be included in the bid price.

13. **BEDROOMS, DEN, STUDY:** The bedrooms, den and study shall have ceiling mounted lights and the bedrooms shall have egress windows. The 2 bedrooms shall have wardrobe closets.
14. **KITCHEN:** The kitchen shall be located on the interior "Charlie" side (see attached sample) of the structure. The electric 4-burner stove/oven shall also include an overhead electric range hood for ventilation. A built in dishwasher shall be provided. The refrigerator shall be top fridge bottom freezer type. All appliances shall be black or stainless steel in color.
15. **DINING AREA:** Ideally, the dining area shall be located adjacent to the kitchen. Lighting shall be provided by and ceiling mounted light.
16. **UTILITY AREA:** The utility area shall be located adjacent to the kitchen. The utility area shall be pre-plumbed and vented for a stacked washer/dryer. The utility area shall also contain the tank and pump for the fire suppression system. A minimum 50-gallon water heater shall also be included in the bid to be located in the utility room. The utility area shall have an electric ceiling vent and ceiling mounted lights.
17. **FLOOR COVERINGS:** All floor coverings shall be of waterproof vinyl plank flooring type and a color of purchasers choosing.
18. **INTERIOR LIGHTING:** Each room in the structure shall have at least one wall activated LED overhead light.
19. **ELECTRICAL SYSTEM:** A minimum 200-amp electric service panel shall be included. All wiring shall be sized appropriately for the circuit that it serves. The number and location of outlets and switches shall meet "electrical code" requirements. At least two exterior waterproof electric outlets shall be provided one in the front (alpha side) and one in the rear (Charlie side) of the structure. Wiring connections for a heat pump shall be provided. Cable TV jacks shall be provided in the living room (see location on attached drawing). Ethernet cable minimum CAT 6 and jacks shall be provided in the following areas: master bedroom-2, living room-1, bedroom-2, den-2, study-2, and 1 in the dining area (see locations on attached drawing). Ethernet jacks shall be mounted at standard heights off the floor, except for the one located in the dining area which shall be mounted at 5' off the floor. There shall also be a junction box with wiring to the electrical panel for 240v single phase 13 amp load connection. Located adjacent to the tank and pump for sprinkler system.
20. **PLUMBING:** Plumbing shall meet "current code", include standard or better faucets black in color in the kitchen and bath areas, and a waste water hookup configured for a septic system. There shall be at least two exterior hose bibs one (alpha side) one (Charlie side).
21. **CLIMATE CONTROL:** Heating/HVAC components shall be heat pump ready and thermostatically controlled.
22. **DOCUMENTATION:** The manufacturer shall provide documentation and instructions for all mechanical and electrical systems in the structure, including schematic diagrams of plumbing, electrical and ducting systems.
23. **SETUP:** setup shall include delivery and proper placement.

24. Fire suppression system: There shall be a factory installed NFPA 13D sprinkler system installed at the factory. The sprinkler system shall run off a tank and pump installed in the utility room (see attached drawing). Schematic drawings and calculations shall be provided with other manufactured home paperwork.

By accepting and returning these specifications with a bid proposal, the manufacturer/dealer is certifying that all specifications can be met or exceeded for the bid price quoted.

Non-Collusion and Debarment Affidavit

State of Washington

County of Cowlitz

I, the undersigned, an authorized representative of _____, being first duly on oath do hereby certify that said person(s), firm, association or corporation has (have) not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the project for which this proposal is submitted.

I further certify that, except as noted below, the firm, association or corporation or any person in a controlling capacity associated therewith or any position involving the administration of federal funds is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any federal agency: has not been suspended, debarred, voluntarily excluded, or determined ineligible by any federal agency within the past 3 years: does not have a proposed debarment pending; and has not been indicted, convicted, or had a civil judgment rendered against said person, firm association or corporation by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

NOTE: Exceptions will not necessarily result in denial of award, but will be considered in determining bidder responsibility. For any exception noted, indicate above to whom it applies, initiating agency, and dates of action. Providing false information may result in criminal prosecution or administrative sanctions

"A suspending or debarring official may grant an exception permitting a debarred, suspended, or excluded person to participate in a particular transaction upon a written determination by such official stating the reason(s) for deviating from the Presidential policy established by Executive Order 12549..." (49 CFR Part 29 Section 29.215).

Signature

Date

Name and Title of Signer (Please Type or Print)

Bid Declaration

The undersigned bidder declares that before preparing their bid they read carefully the specification and requirements for bidders and that their bid is made with the full knowledge of the kind, quality and quantity of materials and or services to be furnished, and their said bid is as on this proposal.

COMPANY _____

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

CONTACT PERSON (Please print) _____

CONTRATOR LISCENSE NUMBER _____

SIGNED _____ TITLE _____

TELEPHONE#(____) _____ FAX#(____) _____

DATE _____

Addendum Acknowledgement

Receipt of the following Addenda is hereby acknowledged:

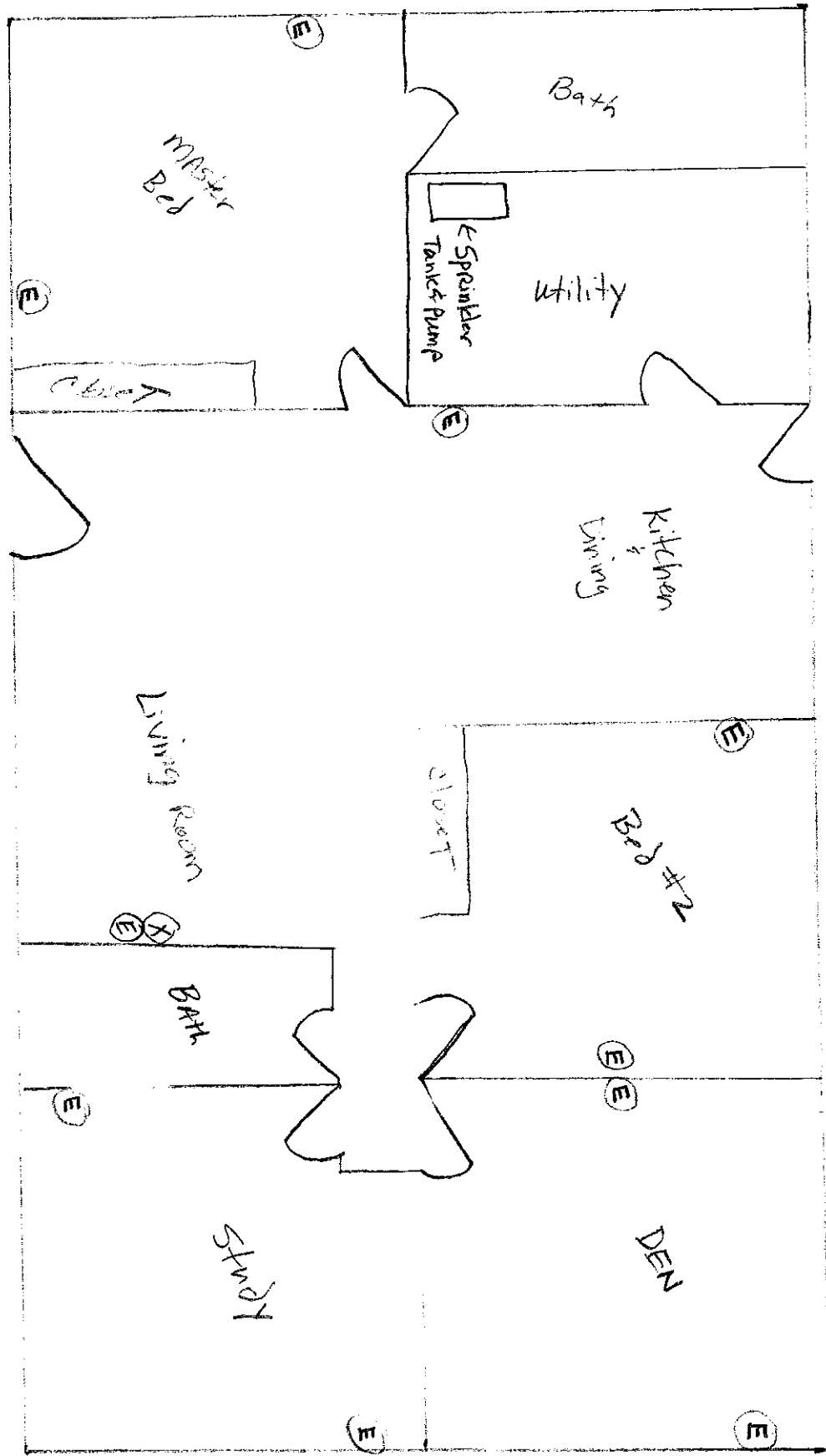
Addendum No. Date of Receipt Signed Acknowledgement

1. _____

2. _____

NOTE: Failure to acknowledge receipt of Addenda may be considered as an irregularity in the Proposal.
If no addenda are received, please mark "none".

Bravo



Charlie

E = Ethernet Jacks
 X = TV JACK

Alpha

Delta