

*COPPER COUNTRY INTERMEDIATE SCHOOL
DISTRICT*

809 Hecla Street
Hancock, MI 49930
(906)482-4250 FAX (906) 487-5915
George G. Stockero, Jr., Superintendent

RESIDENTIAL OR COMPARABLE PROJECT PROPOSALS WANTED

The Copper Country Intermediate School District Board of Education hereby invites a proposal from any party interested in providing for construction activities for Baraga and L'Anse high school students in the Building Trades program located at the Baraga Area Schools for the 2018-2019 school year.

The building site location should be within a reasonable distance from the Baraga Area High School with preference given to a building within a 10 mile radius, or the project structure may be built on the school site and moved to a private site.

Project proposals will be reviewed and awarded on a bid basis with the bids due at noon on Monday, August 6, 2018, at the Copper Country ISD Superintendent's office, 809 Hecla Street, Hancock, MI 49930.

Proposals must be submitted on the form provided by the ISD and available at the ISD Office, on its website at <http://www.copperisd.org>, at the L'Anse Area Schools and Baraga Area Schools.

The Board of Education reserves the right to reject any or all proposals and to waive any formalities.

Karen M. Johnson
Secretary, Board of Education

REQUEST FOR PROPOSALS FOR A RESIDENTIAL STRUCTURE
TO BE USED FOR STUDENT ACTIVITIES BY THE
BUILDING TRADES CLASSES OF THE COPPER COUNTRY
INTERMEDIATE SCHOOL DISTRICT

The Copper Country Intermediate School District Board of Education hereby invites a proposal from any party interested in providing for the site based construction activities for Baraga and L'Anse high school students in the building trades classes at the Baraga Area High School, which proposal must include at least the following conditions:

1. The party desiring to submit a proposal must have good marketable title to land located within a reasonable distance of the Baraga Area High School, with preference given to a building within a ten mile radius, on land with adequate road access, potable water supply, and code approved or private sewer, or proper option to purchase such qualified land.
2. Project plans (dimensional floor plans and cross-section with construction details) for the building to be constructed **MUST** be included with this proposal. No proposal will be considered without such plans being included. Total square footage of the structure to be considered should be approximately 1,800 square footage (or less).
3. The owner/contractor must take all necessary steps, at its sole cost, to prepare the premises for construction of a building, upon an approved foundation (basement, crawl space, or other code accepted structure), including obtaining building and zoning permits, clearing land, excavation, construction of foundation and/or basement, and obtaining electrical power supply to the premises. **It is understood and agreed that this must be completed before September 30, 2018.** The owner/contractor shall be responsible, at its sole cost, for providing sewer and water connection to the building at the appropriate time during the school year.
4. The School acting through its regular Building Trades classes, will use the residential project for class construction activities in accordance with the plans and specifications to be provided by the owner/contractor and approved by the instructor or building inspector, along with its proposal in response to this request. The agent of the schools during construction will be the instructor of the Building Trades Program, and he shall have full authority to discuss and decide methods, changes and all other matters relating to construction with the owner/contractor. The construction class activities will be performed by High School students, with proper instructional supervision, during regular class hours.
5. The owner/contractor shall be responsible for providing to the job site, at the owner/contractor's sole cost, all construction materials, supplies, and fixtures, as needed, for building the home/structure in accordance with the specifications provided with the proposal. After due notice (five working days) from instructor, failure to have such materials available for any site work day shall subject the owner/contractor to a penalty of \$50.00 for each day for which materials were not available.

6. Snow removal during construction will be the responsibility of the owner/contractor.
7. The owner/contractor shall be responsible for providing electrical power, local telephone services, and adequate heat in the building during construction.
8. The owner/contractor shall further be responsible for providing at its sole cost all plumbing, heating, local telephone service, snow removal service, and electrical professional services, as well as other professional services deemed necessary by the parties during construction. A statement of method of obtaining said services shall be provided, in writing, to the District by the owner/contractor prior to September 30, 2018.
9. Changes desired in construction methods or plans and specifications may be made by oral agreement of the parties or their authorized agents, but no modifications shall be made in the proposal as accepted by the Board of Education, except in writing, signed by the parties thereto.
10. Full title to the premises, including buildings, shall remain with the owner/contractor during the time of construction, but it is expressly understood and agreed that the owner/contractor shall have no right to attach a lien for labor or materials provided to this project, and must guarantee, in form fully satisfactory to the Copper Country Intermediate School District Board of Education, that no lien of any supplier, or laborer, of any kind or type whatsoever, shall be placed against the premises.
11. Each party shall be responsible for protecting its own respective interests and risks through insurance or otherwise. The owner/contractor shall carry an adequate builders risk, or like, insurance policy on the project during the school year through June 30, 2019, (copy supplied to school business office by September 30, 2018). No interest in the premises whatsoever shall be conveyed to third parties prior to acceptance of the home by the owner/contractor, although a purchase agreement may be entered into by the owner/contractor prior to acceptance.
12. No other form of compensation for work performed, materials provided or reimbursement for costs incurred, shall be received by any of the parties to this contract, and no rewards, honorariums, gifts, or payments whatsoever shall be made by the owner/contractor to any of the students, teacher, or employees of the School District for any work during regular school hours.
13. Construction performance is not a part of the agreement between School and owner/contractor. The stipend paid by owner/contractor to School is to offset equipment and maintenance costs of the Building Trades Program. The stipend does not guarantee performance, completion or activity on the project. The owner/contractor is the contractor of record.

14. To be considered by the Board, the stipend must be equal to or exceed a minimum of \$25.00 per class site work session (the class customarily works at a site **120 to 140 sessions per school year**). The stipend amount may not be the only deciding factor. Other factors that will be closely reviewed will be location, construction design, square footage, and any other items the Board may consider as factors. If the proposal is to be accepted by the District, a minimum **of \$3,000.00** must be received in the district business office by September 30, 2018. In the event the \$3,000.00 is not received in full by this date, the Board may reject the proposal and call for new proposals. The total stipend shall be calculated on June 1, 2019, and the balance due must be received in the District business office by June 30, 2019. If the bid is rejected, the \$3,000.00 shall be returned to the owner/contractor.
15. It is understood and agreed between the parties that the Building Trades Classes will utilize the project only throughout the 2018-2019 school year for site based instructional activities.
16. The Board of Education reserves the right to reject any or all bids.
17. This proposal must be received in the District Business Office, 809 Hecla Street, Hancock, Michigan, 49930, no later than noon on Monday, August 6, 2018. Bids will be opened in the School Business Office at noon that day and presented to the Board at the regular meeting in August; any owner/contractor is welcome to attend. The School District reserves the right to accept or reject any and all proposals. The Board also reserves the right to waive any irregularity or change in the formula for the proposal with the consent of a proposed owner/ contractor. The Board will accept one proposal for the 2018-2019 school year only.

SCHOOL SITE OPTION

18. The District will consider an alternative to the site based activities and accept a proposal for a stick-built structure on school district property. Under this alternative, the conditions of the contract would be modified as follows:
- a. land where structure will be permanently sited can be located anywhere within the District's boundaries.
 - b. transportation of structure to the permanent site and appropriate insurance for the structure when it leaves the school site are the sole responsibilities of the owner/contractor.
 - c. structure must be moved from the school property by June 30, 2019; penalty will be assessed at the rate of \$100.00 per day for each day structure remains on school property after June 30, 2019.
 - d. all permanent site preparations are the sole responsibility of the owner/contractor; completion date of such preparations is at the discretion of the owner/contractor. However, date for removal of the structure from the school property shall remain as stated in the contract and is not negotiable due to any delays in said site preparations.
 - e. in lieu of articles 6, 7, and 11, the School shall provide risk insurance on the structure, appropriate temporary electrical and heating needs, and necessary snow removal through June 30, 2019, or to the date which the structure leaves the School property, whichever is earlier.
 - f) the School shall provide for the required preparation of the temporary building site and the restoration of the temporary site to its original condition prior to start of construction.
 - g) an amount of \$1,000.00 shall be added to the base stipend submitted by the owner/contractor to cover those expenses (as noted above) relating to the construction project and incurred by the District while the project is at the School site. Said amount must be received with the base stipend minimum (\$3,000.00) in the district business office by September 30, 2018. (Total amount due (\$4,000.00.) If the bid is rejected, the \$4,000.00 shall be returned to the bidder.
19. The Board of Education reserves the right to reject any or all bids.

PROPOSAL

As owner/contractor I agree to all of the conditions set forth hereinabove, and as my proposal, will pay \$ _____ (dollars) per class site work session, with a minimum of \$3,000.00 payable to the Copper Country Intermediate School District by September 30, 2018, balance due by June 30, 2019.

The proposed structure shall be built:

_____ on the site as indicated in the attached information.

_____ on school property (requires above stipend plus \$1,000.00 per Article 18 of agreement)

As specified in Article 2 of this agreement, project plans are attached to this proposal.

I further understand that if this proposal is accepted by the Board of Education, all requirements outlined in the agreement must be fulfilled by the specified dates or the Board may refuse the proposal and call for new proposals.

I submit the foregoing as my proposal in response to the Request for Proposal. (If this is submitted on behalf of a corporation, a corporate officer must sign on behalf of the corporation.)

Date

(Name of Individual, Partnership or Corporation)

by
(contact person if partnership or corporation)

(address)

(phone)