



## Request for Proposal | Edinburgh, IN New Terminal

*R&L Carriers invites proposals from interested firms for bid on General Contractor services for the construction of their Edinburgh, IN Terminal.*

### GENERAL INFORMATION:

**Project Name** Edinburgh, IN New Terminal

**Owner** RLR Investments LCC  
600 Gilliam Rd  
Willmington, Ohio 45177

**Owner Contact** R+L Carriers  
Sam Klooster  
[sam.klooster@rlcarriers.com](mailto:sam.klooster@rlcarriers.com)

**Architect** Wah-Yee Associates  
Hector Ovarus  
(248) 513-4425  
[hovarus@wahyeeassoc.com](mailto:hovarus@wahyeeassoc.com)

**Civil Engineer** Manhard Consulting  
Joe Iovinelli  
(630) 925-1110  
[jiovinelli@manhard.com](mailto:jiovinelli@manhard.com)

**Submission Deadline** | December 15<sup>th</sup>, 2021

**Construction Start** | April 1, 2021

**Contract Type** | Stipulated Sum AIA Contract (A-101 2017)

**Bonding** | Bid and performance bonds not required.

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*Site Photo: 13245 N Executive Dr, Edinburgh, IN 46124*





## PROJECT STATUS

We have a grading permit. Architectural plans have been submitted to the state for permit. PEMB design is underway, and geo-pier and fuel island designs will be delegated to the scope of the bidder. R+L Carriers will be starting construction on 4/1/22, pending permit, with the option to start grading earlier.

## PROJECT DESCRIPTION

- 1 **Site** | Site development will include a 750,000 SF parking area for tractors and trailers, 65,000 SF parking lot for employee vehicles, 18,500 SF maintenance employee parking lot, entrance road, additional emergency access road, onsite storm detention system, landscaping, perimeter security fencing, 100 + dedicated circuits for tractor engine block heaters and typical utilities provided to all buildings, along with various details typical to R+L standards.
- 2 **Office** | Office for administrative operations will be 5000 SF, a space attached to the west end of the dock building. The office will include (4) bathrooms, open office area, a dispatch room and drivers room, and dedicated offices for management.
- 3 **Cross Dock** | The 100,000 SF cross dock will be a 150 door pre-engineered metal building. In addition, the dock will include a freight ramp, (9) metal stairs, overhead lighting, industrial fans, and other details typical to R+L standards. The cross dock will also include the aforementioned geo-piers..
- 4 **Maintenance Building** | The 19,800 SF maintenance building will be made up of 5 service bays, 1 storage bay, 1 safety lane with pit, and 1 service lane with pit. The maintenance building will also house a 5000 SF office for administrative use.
- 5 **Fuel Island** | The fuel island, under the scope of the bidder, shall be bid out and contracted through a separate RFP included with the bidding documents. This will be a 3 lane fuel island, complete with dedicated tanks of 50,000 gallons, a canopy structure for shelter, and fuel pumps for driver use.
- 6 **Truck Wash** | The truck wash building will be a standalone structure. The truck wash equipment will be purchased and installed by R+L. while the building, and connecting utilities will be provided and coordinated by with the bidder.

## BIDDING INFORMATION

**Architectural Bid Set** | The architectural drawings have been submitted for permit to the State of Indiana. The bid shall be generated using this package, with the understanding that the scope may change after AHJ comments.

**Civil Permit Set** | The civil drawings have been permitted. The bid shall be generated using this package.

**Specifications** | The specifications dated 10/11/21, and included in the bidding documents link shall be used for generating the bid.

**Geotechnical Report** | The geotechnical report included in the bidding documents shall be used for generating the bid.

**Responsibility Matrix** | A responsibility matrix dictating owner furnished commodities will be provided with the bid documents.



## PROJECT REQUIREMENTS

### Payment Applications

Payment Applications should be filled out and submitted no later than the 25<sup>th</sup> of each month on an AIA progress payment form with the following documents attached:

1. AIA Change Orders displayed as separate line items on the pay application.
2. AIA Conditional Lien Waiver
3. PDF copies of un-executed AIA change orders containing all PCOs executed during that month. (*This should include all known weather delays, including general conditions, above and beyond known conditions*)
4. Copy of the current master schedule generated from schedule building software, updated to reflect current completion date, given the known project conditions.
5. Current CO Log, listing all PCOs and their respective AIAs, and all forecasted cost events (*R+L form attached*).
6. Current RFI Log (*R+L form attached*)
7. Photo Log on R+L Letterhead (*Copy of sample report attached*).

### Site Cameras

Bidders shall furnish (3) Sensera Systems Cameras, with (3) years of monitoring each, for R+L's use during duration of the project.

### General Conditions

The cost of GC general conditions shall be bid for a schedule of 330 calendar days.

### Coordination of Utilities by Contractor

Bidder shall coordinate all utilities with the authority having jurisdiction, in a turn-key manner.

## PROPOSAL FORMAT

The following is a detailed template for how the proposal shall be formatted, without alteration, save for any additional reference documents provided as exhibits at the end of the proposal. All bids shall be generated using the documents contained in the listed [dropbox folder](#) and addenda issued during the bid period by Wah-Yee Associates.

[https://www.dropbox.com/sh/ja2mdi7v6zf3s38/AACJI2pF1JQeVZ9wxPRFS\\_rka?dl=0](https://www.dropbox.com/sh/ja2mdi7v6zf3s38/AACJI2pF1JQeVZ9wxPRFS_rka?dl=0)

### Page 1 - Cover Page (General Information on Company Letterhead)

- Bidder Name
- Type of Bid
- Office Address
- Telephone & Fax Number
- Contact Person
- Total Bid Amount
- Basis of Bid Statement
- Date of Bid Documents

### Page 2 - Organization

- Name of the project manager who will be responsible for this project, and their relevant CV.
- Name of the superintendent who will be responsible for this project, and their relevant CV,
- List your self-performed trades within the firm that you plan on using on this project, and their relevant CV.



### **Page 3 - Owners Bid Form**

This form shall be filled out as an excel doc and submitted in PDF. All values must be entered corresponding to the work categories in the document. Along with the values, a qualification of scope for the work category (qty., material spec, placement method, qualification of bidder, etc.) shall be included. The absence of any scope included in the bidding documents, from this bid form, does not relieve the bidder's responsibility to include that scope in the bid.

### **Page 4 - Unit Price Schedule**

A unit price schedule is included in the [dropbox link](#) and shall be filled out exactly as it is presented. Please note that unit prices will be utilized for project adds or deducts at the rate provided.

### **Page 5 - Alternates/Substitutions/Exclusions**

Any value engineering suggestions from the bidder shall be listed on a separate page, apart from the base bid. Do not include these items in the base bid. All items specifically excluded from the bid shall be listed on a separate page.

### **Page 6 - Schedule/Statement of Duration**

The schedule shall account for weather impacts based on historic local climate data (available in the bidding documents). The bidder shall price the work with respect to an accelerated schedule with a total duration of 330 days.

### **Page 7 - Statement of Compliance with Insurance Qualifications**

The bidder shall provide a statement that they agree to and shall comply with the following insurance requirements. The bidder shall maintain the insurance listed herein throughout the duration of the project. Additionally, they shall provide proof of insurance at the award of bid that includes the following coverage:

1. Workman's Compensation and General Liability Insurance
2. A General Liability policy no less than \$1,000,000.00
3. The certificate of insurance shall name R+L as an additionally insured and shall contain provisions that the coverage will not be canceled or changed until at least (15) fifteen days prior notice has been given to R+L.

### **Page 8 - AIA GC Qualification Sheet**

Qualification sheet shall be filled out by the bidder and attached to the bid as an exhibit. A copy of this can be found in the [dropbox link](#).

### **Page 9 - Limit of Validity**

Given the especially variable market conditions during the time of this bid, the bidder shall provide a standard limitation period for the validity of the bid.

## **GENERAL BIDDING CONDITIONS**

Bidding begins at the issuance of the bid package to the bidders. The bid package will be sent to each bidder by e-mail to the e-mail address provided. All bid information will be included in the e-mail or provided by links to file sites.

Each bidder may schedule (1) private meeting with R+L during the period between 12/6/21 and 12/7/21. No other meetings with R+L will be allowed during the bid process.



All questions in e-mails shall be directed to the architect, by e-mail. Each e-mail must come from the bidder with a detailed explanation. E-mails from unidentified subcontractors will not be responded to.

The responses to all e-mails received up to the date indicated herein will be responded to in one addendum that will be e-mailed to all bidders (time permitting)

Site access is available as needed.

All bids must be completed and e-mailed with all of the required forms and documents as attachments to [sam.klooster@rlcarriers.com](mailto:sam.klooster@rlcarriers.com), [nathan.skowronek@rlcarriers.com](mailto:nathan.skowronek@rlcarriers.com), AND [keith.pruett@rlcarriers.com](mailto:keith.pruett@rlcarriers.com) by the deadline of 12/15/21.

Sam Klooster  
Project Manager  
R&L Carriers