

Stomata Development LLC
Community 101
Request for Fixed-Price Proposals
Plumbing

Issued 10/4/2023

Background

Stomata Development LLC (“Owner”) is developing the Community 101 project at 1001-103 S Washington Ave, Wellington, KS 67152 (the “Project”). The “General Contractor” for the Project is Decent Energy, Inc. This project is being supported, in part, by Coronavirus State and Local Recovery Funds, federal award SLFRP0140, awarded to Owner by the U.S. Department of Treasury, the State of Kansas, and the Kansas Department of Commerce.

The term “Trade Contractor” refers to you as a plumbing contractor presently licensed (or willing to become licensed) in the City of Wellington, Kansas following an award. The Trade Contractor is to obtain a permit for its work, which shall be inspected by the City.

Plans & Scope

A copy of the stamped, permitted plans (P1-P4) are attached as Schedule 1 Any questions posed, or clarification sought should be directed to Owner at stomatadevelopmentllc@gmail.com in the form of a written RFI (Request for Information), as to which a written response will be provided.

What is solicited is a proposal for completion of all plumbing work shown on the Plans. Near term performance of all underground plumbing work is sought, with the timeframe for doing so called out in your response. The timing of the balance of work will be coordinated between the Trade Contractor and the General Contractor through the superintendent.

Proposals for time and materials will be deemed non-responsive.

Coordination

Work to be performed in coordination with the General Contractor and its superintendent.

Concrete Cutting; Replacement

Concrete cutting will be provided by a concrete contractor engaged by Owner and coordinated by the General Contractor through its superintendent.

Exclusion- 2nd Floor Restroom – Rough In Only

Work for the 2nd Floor restroom will be to rough in piping for future connection on subsequent completion of the 2nd floor restroom. Installation of fixtures and subsequent construction of the 2nd floor restroom are excluded.

List of Materials To Be Provided by Owner

The following fixtures will be provided by Owner. All other materials necessary to accomplishing the work to be provided by the Trade Contractor and installed in a good, workmanlike and code compliant manner:

- 9 Stools, Flush Tanks and Seats;
- 2 ADA accessible Stools, Flush Tanks and Seats;
- 2 Urinals;
- 6 Lavatories;
- Electric Water Cooler;
- Mop Sink;
- Floor Drain;
- Non-Freeze Roof Hydrant;
- Bosch Condensing Tankless water heater, expansion tank, service valves and condensate pump (if any).

Services Undertaken by General Contractor w/r/t Tankless Unit

The General Contractor will mount and commission the tankless (on demand) water heater, inclusive of service valves and expansion tank. The Trade Contractor will provide (a) gas piping to the unit, (b) pvc venting for inlet air and exhaust, and (c) domestic water piping to the unit.

Provisions Applicable to All Proposals

Any award of work is subject to Trade Contractor executing a contract directly with the Owner, subject to the input of the Architect and the General Contractor. Any contract (award) must contain the following provisions, and because of the stated and Federal source of a portion of the funding, no exception will be permitted:

Insurance: Trade Contractor will obtain and maintain in force comprehensive general liability, workers' compensation and automobile insurance. Trade Contractor will be required to add Stomata Development LLC, 6325 W 101st Ter, Overland Park, KS 66212 as an Additional Insured under its coverages with respect to performing an award.

Termination: Owner is required to include terms covering its right to terminate an award for its convenience, and for Trade Contractor's breach.

Procurement of Recovered Materials: As a project with an intended positive environmental impact, there are required provisions as to sourcing recovered material, where applicable. A copy of this provision is available upon request, and will be added to any award.

EEO: The Project is intended to create broad-based-community benefit, with opportunity for all people free from discrimination. As such there is EEO, or Equal Opportunity Employer commitments that are associated with taking on the work. A copy of this provision is available upon request, and will be added to any award.

Telecommunications: While not directly related to plumbing, the use of certain Chinese government sponsored telecommunications technology or services is prohibited in performing the work. A copy of this provision is available upon request, and will be added to any award.

Billing: All invoices must be addressed to Stomata Development, LLC, conform to the award documentation and be presented together with an application for payment within fifteen (15) calendar days of completion.

Response

Your response should be addressed to Owner, Stomata Development LLC, and submitted by email to stomatadevelopmentllc@gmail.com Proof insurance is mandatory, as a is a copy of Trade Contractor's safety policy. While it is understood that Trade Contractor may wish to adapt its Safety Policy in light of site -specific considerations, Trade Contractor's unmodified safety policy is required for proposal evaluation.

The Owner reserves the right to review proposals as they come in. There is no minimum timeframe that this request for proposals will remain open. Trade Contractor is free to propose a schedule of payment in its submission. Owner reserves the right to clarify matters raised by proposals and negotiate with Trade Contractor.

Application of Code of Ethics

Although your response is not being requested as a sealed bid, you should know that the Project Owner's Ethics Policy prohibits the sharing of your response with any competing contractor, or using the materials submitted by you for purposes unrelated to evaluating the proposals for the Project.

Modification

This RFP is being published to Owner's web site at stomatadevelopment.com, and Owner may update this RFP up until any award is made through posting.

Language

This RFP will be made available in additional languages upon request.