



Mecosta-Osceola Intermediate School District

15760 190th Avenue, Big Rapids, Michigan 49307-9096

Phone: (231) 796-3543 Fax: (231) 796-3300

www.moisd.org

The MOISD is Accepting Sealed Bids for New Home Construction 402 Second Avenue, Big Rapids 12/23/2025

1. Project Overview: The MOISD is accepting bids for:

- **Project Type:** Duplex new construction
- **Location:** 402 Second Avenue, Big Rapids, Michigan
- **Approximate Square Footage:** 3500
- **Unit Description:** Each unit includes three bedrooms and two bathrooms.
- **Architectural Style:** Ranch-style duplex
- **Target Start Date:** January 2026
- **Target Completion Date:** Spring 2027

2. Submission Instructions

This bid document will be shared with supply companies and vendors to obtain competitive material pricing for the duplex construction project. Based on this document, vendors should submit their bids by the deadline in the requesting information.

Required Submission Format:

- Itemized cost breakdown (materials, labor, subcontractors)
- Estimated materials timeline
- Warranty details
- Payment schedule expectations
- Proof of licensing, insurance, and bonding

Key Dates:

- **RFP Issue Date:** December 23, 2025
- **Sealed Bid Submission Deadline:** January 8, 2026, by 3:30 p.m./
Extended to Jan 12, 2026 3:30
- **Bid Opening Date:** January 8, 2026, by 3:30 p.m./Extended to Jan 12, 2026 3:30

All bids must be in sealed envelopes clearly marked on the outside “Construction Bid 402 Second Avenue.”

**MOISD Board of Education Office
Steve Locke, MOISD Superintendent
“Construction Bid 402 Second Avenue.”
15760 190th Ave.
Big Rapids, MI 49307**



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3. Scope of Work

Provide a detailed description of the work included in the project. Adjust or expand sections based on your project.

3.1 Site Preparation & Foundation:

- Land clearing, foundation preparation, hauling soil and grading - Subcontractor: Dick's Dozing
- Foundation: poured wall foundation - Subcontractor: Curtis Brothers

3.2 Framing Bids must include:

- Structural framing materials
- Exterior sheathing
- Subflooring
- Roof framing

3.3 Exterior Construction Materials:

- Roofing materials asphalt shingles
- Roofing installation - Subcontractor Needed
- Vinyl Siding
- Gutters and downspouts - Subcontractor Needed
- Exterior doors and windows

3.4 Interior Construction Materials:

- Insulation (type and R-value)
- Drywall materials
- Drywall finishing - Subcontractor needed
- Interior doors and trim
- Flooring materials allowance
- Cabinetry

3.5 Mechanical, Electrical & Plumbing:

- HVAC system specifications & gas line installation
- Electrical layout and panel details
- Plumbing fixture specifications

3.6 Fixtures, Appliances & Finishes:

- Light fixtures
- Plumbing fixtures
- Hardware
- Paint (interior only)



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3.7 Landscaping & Exterior Materials

- Driveways and walkways - Subcontractor needed
- Fencing Materials

4. Materials Specifications

Bids must include pricing for the following required material categories and allowances:

- Lumber for framing (all structural and non-structural framing materials)
- Interior and exterior doors (including frames and hardware as applicable)
Kitchen cabinetry allowance
- Kitchen hardware allowance (pulls, knobs, hinges, etc.)
- Kitchen countertop allowance
- Bathroom vanity allowance
- Windows (including energy rating and installation materials) - 200 Series Anderson or Jeld-Wen double hung windows are better quality.
- Drywall (all thicknesses and related finishing materials)
- Insulation (type and R-value)
- Egress window wells (four)
- Flooring materials (all rooms and transitions)
- Sheeting/sheathing materials
- Roofing materials (shingles, underlayment, flashing, etc.)
- Wood trim (baseboards, casings, other interior trim)
- Closet materials and shelving systems (including rods, brackets, and shelving boards)

All proposed substitutions must be clearly identified and approved prior to bid acceptance. A detailed description is required for materials. Vendors should note if they propose substitutions. All proposed substitutions must be clearly identified and approved prior to bid acceptance.

6. Insurance, Licensing & Legal Requirements

Vendors must provide:

- Proof of insurance (general liability, workers' comp),
- Contractor license number,
- bonding capacity (if required),
- and a list of subcontractors.
- MOISD will provide IRS 1099 forms following payment.

7. Warranty Information

Request detailed warranty descriptions, including:

- Structural warranty
- Workmanship
- Materials
- Mechanical systems



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9. Evaluation Criteria

Bids will be evaluated using the following criteria to ensure vendors provide complete, competitive, and high-quality proposals:

- Completeness and accuracy of the bid – All required materials, allowances, and specifications must be included and clearly itemized.
- Timeline feasibility – Vendor must demonstrate the ability to supply materials within project schedule requirements and provide realistic delivery lead times.
- Cost competitiveness – Pricing will be compared across vendors for both total cost and item-level competitiveness.
- Quality of previous work – Experience supplying materials for similar residential construction projects will be considered.
- Responsiveness to specifications – Bids should closely follow all material specifications, with substitutions clearly identified and justified.

10. Terms & Conditions

- MOISD reserves the right to accept or reject any proposal
- All proposals become MOISD property
- Proposal preparation costs are the vendor's responsibility
- Accept or reject any or all bids, in whole or in part, waive informalities, and negotiate with selected contractors.
- Modify or cancel the RFP.
- Accept the bid that best serves the interests of the district.
- Request additional information.
- The MOISD is an equal opportunity employer.

11. Acknowledgment

"By submitting this bid, the contractor acknowledges that they have reviewed all provided documents and understand the scope and requirements of this project."

We look forward to receiving your proposals.