

October 25, 2024

PROJECT MANUAL
for the work at:

Interior modernization

1364 Jurdy Rd.
Eagan, MN 55121

For the:

Dakota County CDA
1228 Town Centre Drive
Eagan, MN 55123

Project No.
CF06-1326

Contact:
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Dakota County CDA
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Dakota County
Community Development
Agency

10/22/2024

3. REQUEST FOR BIDS (RFB)

Interior Modernization at:
1364 Jurdy Rd.
Eagan, MN 55121

Qualified contractors are invited to submit a **bid** for the above noted public housing unit. Bids will be received for a single contract for the complete work.

On site review:	by contractor (lockbox in-place)
Bids due:	November 6, 2024
Current tenant status:	vacant
Project start date:	ASAP
Project completion:	February 14, 2025
Project description:	Interior modernization for a 3 bedroom duplex. The work also includes a new furnace and a/c. See the project manual for further information.

This is an informal bid process. Bids can be e-mailed. For uniformity, please submit your price on the **Bid Form** included in this Project Manual. All bids must be signed.

Bonding Requirements

There are no bonding requirement for bids under \$100,000.00

Project requirements:

The Contractor and all subcontractors must submit signed MN IC-134 withholding forms at completion of the project as a condition of final payment.

The Contractor and all subcontractors are required to submit evidence of insurance \$1,500,000.00 in personal & advertising injury, \$1,500,000.00 commercial general liability per occurrence (\$2,000,000.00 general aggregate), and 1,500,000.00 in automobile liability combined single limit, and the name the Dakota County Community Development Agency (and also any funding agencies named by the CDA) as co-insured.

The CDA is exempt from the local .25% transit tax and there is no exemption certificate. The CDA pays the MN state tax of 6.875% but will seek sales tax rebates after the project is complete. The contractor shall provide the CDA with all records and documentation to claim this refund.

Contractor requirements:

The Contractor must be able to demonstrate that both the Contractor and its project superintendent have at least five years of experience constructing projects of the size and type of this one or larger. A list of at least five references and a minimum of five similar projects must be submitted to the CDA upon request.

The Contractor must have full knowledge of the services to be provided (as determined by the CDA). The Contractor must have a satisfactory credit standing, must have no delinquent tax liability, and must have the financial capability to

(page two RFB continued)

perform under a contract for this project including the purchase of materials for the project. The Contractor must provide financial statements and credit references upon request.

The Contractor must not be in default on any contracts, must be in compliance with all tax laws of the State of Minnesota, must not be debarred by any institution or government agency as a result of performance of past contracts and must not be in violations of any provisions of contracts with the CDA.

The Contractor must not have been convicted for any criminal offense related to obtaining or attempting to obtain any public or private contract, or subcontract. The Contractor must not have been convicted, under any jurisdiction of law, for embezzlement, theft, forgery, bribery, falsification or destruction of records, receiving stolen property, or any other offense that, in the opinion of the CDA, is related to business integrity, honesty or performance under contract.

The Contractor must, if so requested by the CDA, submit evidence of ability to obtain the required insurance, must submit references and evidence of compliance with the above requirements within (72) hours of the request.

The Contractor agrees to provide any information requested by the CDA both before and during performance under a contract that the CDA feels is required to verify the Contractor's compliance with the conditions of the bid, the requirements of the Project Manual or the conditions of the Contract.

The low bid contractor must execute a Dakota County CDA contract or a standard AIA contract between owner and contractor. The choice of the contract will be at the choice of the owner.

The public housing sites to be a tobacco free work zone.

The Dakota County Community Development Agency:

The CDA reserves the right to reject any/all price proposals received, and to waive any informalities and irregularities in this price proposal request. The CDA reserves the right to reject any contractor that, in the opinion of the CDA, does not meet the listed requirements or is not a responsible contractor or does not otherwise have the capability to perform under a contract.

Information supplied to the CDA is subject to the Minnesota Data Privacy Act (MN stat 13.01 et seq) and shall become public unless it falls within one of the exemptions of the act and is identified as such by the Contractor. The CDA assumes no responsibility to defend any action by a third party seeking to access material deemed to not be public information. The CDA will release any information to comply with a court order. The CDA assumes no responsibility for any damages claimed by a Contractor as a result of release of information provided by the Contractor to the CDA.

Sub-contractors to have contracts with the contractor with the same requirements that the contractor is obligated to.

Payment requests (billings):

The CDA processes payment requests within (35) days upon receipt. The CDA will process up to up to (1) payment requests per month. Payment requests must have all properly completed paperwork to be processed. See **Required Submittals Checklist** for the paperwork requirements. The payments to be sent out via USPS, and cannot be picked up.

Change orders:

All change order requests must have the signed (signed by both the contractor and CDA representative) change order paperwork prior to work taking place. Requests for change orders will not allowed without the proper paperwork.

Respectfully,

Vince Markell

Capital Projects Manager

office: 651-675-4482

e-mail: vmarkell@dakotacda.org

4 REQUIRED SUBMITTALS LIST

CONTRACTOR: IF YOUR BID WAS SELECTED AS THE LOW RESPONSIBLE CONTRACTOR. You will be required to provide the following information.

Required before work starts.

- _____ **Procurement Method & Independent Cost Estimate (by CDA)**
- _____ **Verification of Compliance (submit with bid form)**
- _____ **Signed contract**
- _____ **Non-collusion Affidavit (required for projects over \$50,000.00).**
- _____ **Certificates of Insurance from:**
 - _____ General Contractor (with Dakota Cty. CDA as an additional named insured).
 - _____ All subcontractors, including independent contractors
- _____ **Performance and Payment Bond (not required for projects under \$100,000.00)**
- _____ **DCCDA-01 Employee & Subcontractor / Independent Contractor List**
- _____ **Schedule of work**

Required before payment.

- _____ **W-9**
- _____ **Start of Construction (to be issued by the Dakota County CDA)**
- _____ **DCCDA-02 Material and Supplier List**
- _____ **DCCDA-03 Low Income Housing Refund (sales tax rebate)**
- _____ **Utility rebates (LED lighting; water heater and furnace replacement)**
- _____ **Proof of Permit (if applicable)**
- _____ **IC-134 MN Dept. of Revenue Withholding Affidavit (on-line www.revenue.state.mn.us)**
- _____ **Lien Waivers from General Contractor, Subcontractors, and all suppliers**
- _____ **Certificate of Completion (to be issued by the Dakota County CDA)**

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5-Specification

All the labor, material, equipment, permit, taxes, and incidental services to completely remove and replace the following per the attached project manual. Contractors are responsible for closing out permits.

All the "X" items to be replaced or to be provided; all the quantities of products shall be replaced or provided for, unless limited by description below, or limited by the room finish schedule.

Key: "X" notes that work is the the base; blank means no work in base
 "A" see alternates
 "A1" see numbered alternates (if marked as such)

Notes:

1. Verify quantities and and dimensions on site.
2. Products specified below or "approved equals" to be used on this project. Materials cannot be substituted without previous written CDA approval. The process for product approval--the contractor shall provide product information at least (4) days prior to pricing/bid deadline. The CDA staff will decide if the request is an "approved equal" to the product specified.
3. The use of unapproved products shall be subject to removal and replacement by the contractor at their expense.
4. Sizes of windows, doors, and to be the same size as the existing products, unless otherwise directed by the CDA.
5. Install products per code, and per manufacturer's recommendations. The notes in the project manual may exceed code, and manufacturer's requirements. All requirements must be met: project manual, code, and manufacturer's.
6. Sawing/cutting may be done before finished floors are in place, but cannot be done after finished floors are in-place (in unoccupied residences).
7. Power tools used on public housing sites to be used per manufacturer's recommendations. Guards and safety protections shall not be removed or modified.
8. Parking, driving, and moving equipment across the site may damage the grass and other site improvements. Contractor to restore damages at their expense.
9. Recent changes in this section are shown in **bold italics**.

2	Existing Conditions	
	Test elect. receptacles	Test each electrical outlet with a plug-in diagnostic tool. Plug-in tester has colored chart on top with three indicator lights to check correct wiring, open ground, reverse polarity, open hot, open neutral, hot and ground reversed, and hot on neutral with hot open. Any indication other than "correct wiring" should be repaired by a qualified electrician and will be an extra price to the contract.
X	Save fire extinguisher	Save. Do not dispose.
X	Save deadbolts	Save. Do not dispose. This includes the overhead garage door. Ext. deadbolts are a proprietary Schlage lock.
	Water shut-off	All vacant units; the water needs to be shut-off in the months of: November-April. The water may be turned on for daily use when workers are on-site, but must be turned off when workers are not on-site.
X	Construction clean	The site is to be picked up regularly (daily). At the end of the project construction clean--Interiors to be "broom" clean.
	Final clean	This unit to be final cleaned. Every surface to be cleaned. Windows washed, floors mopped clean, cabinets dusted, light fixtures dusted, carpet vacuumed, appliances cleaned by a cleaning service--work not to be done by carpentry labor.
	Nail pick-up	Nails to be picked up daily (using a magnet).
	Ducts	Shop vacuum debris at duct locations
X	Furnace filter	Contractor to change the furnace filter every 30 days--use pleated type to fit into existing filter area.
	Power wash	deck and flat roof area--remove debris in & under deck
X	Interior demo	Demo these interior finishes: flooring, cabinets, tub and other items listed for replacement to be removed & properly disposed. Verify with on-site review.
	Interior demo (others)	All interior finishes: flooring, doors, trim, cabinets, and tub to be removed by others (this work is not in the scope of work). However, the will be minor removals or interior demo. Verify with on-site review.
	Basement finishes	Remove- drywall, wall insulation, furring strips from cmu, ceiling grid, ceiling panels, ceiling lights in basement
	Basement walls	Remove non supporting stud walls in basement. Remove non-bearing storage walls and supports too.
	Remove wood racks	Dispose of wood storage unit in basement, and other misc. debris (in basement).
	Screen door (rear)	Remove existing front screen door. Fill holes. Paint door jambs.
	Remove water heater	Remove water heater (WH) from mech. closet. Remove piping and gas shut-offs as needed for the new WH.
X	Remove boiler	Remove and dispose. Cap water lien. Cap electrical in nearest elect. Box. Cap natural gas.
	Keep these items	Doors, door trim, windows, window jambs, trim, wall base, interior stair guard rail (if code compliant) and hand rail.
X	Remove baseboard	Remove baseboard heat covers and dispose. Note that the walls are lath & plaster. Protect walls to reduce damage & repairs.
X	Remove floor underlay- ment	Remove floor underlayment. 1 layer max. of underlayment (over sub-floor is allowed).

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3	Concrete	
	Garage stoop	4'x4' stoop. 6% air entrained concrete, 4,000 lb. rating. Expansion joints at building edge (sill sealer).
	Shed slab	4" thick- 6% air entrained concrete, 4,000 lb. rating. Expansion joints at building edge (sill sealer). Remove existing sub-soils; replace with 4" compacted sand.
	Post footing	1'-0"x5'-0" deep 4,000 psi conc. w/ (1) #5 4' long rebar into post into footing. Fill the hole with conc. to grade.
4	Masonry	
	8" cmu	standard weight units. J-bolt cmu to the concrete floor slab per code. Concrete fill all units solid.
	repair/replace cmu	repair/tuck point existing foundation cmu at lower level mechanical
	brick	repair/replace brick
5	Metals	
	Interior metal rail	And guard rail to be code compliant. No space greater than 4". Black wrought iron, 36" high. Posts or connectors every 6'. Low sloped rail to lower level. Upper level guard rail with integral metal hand rail.
	Integral metal hand rail	code compliant. Black wrought iron. Connect to guard rail where possible.
	Exterior metal rail	code compliant. No space greater than 4". Similar design to existing.
6	Wood & Plastics	
X	Kitchen cabinetry	Legacy Cabinets. 'Designer' series (not 'Select' or 'Estate' series). Madison Square style. Light oak finish by Value Plus 651-454-9344. Features include: 1/2" plywood end panels with matching veneer exterior. Soft-close door system. Dovetail drawers in. 5/8" thick solid hardwood sides; 1/4" plywood bottoms; full extension soft-close drawers. Stretcher rail. Full depth particle board adj. shelves. Finished end panels.
X	Kitchen cabinetry (approved equal)	Quality Kitchens Classic style Oak-Harvest color (light oak) factory finished casework, oak box with vinyl lined interior adjustable shelves; half depth base shelves, treated base at sink & vanity bases; exposed ends are finished oak; matching fillers & scribes; dovetail full depth drawers; cove molding; toe kick at base cabs; quarter round at flooring Warranty: (5) year limited warranty against defective materials and workmanship.
X	Approved equals	Countryside Cabinets (light oak finish) by Value Plus 651-454-9344
X	Approved equals	Mid-Continent Kentwood oak style Signature series by All Inc. Adam Johnson (651) 227-6331
X	Approved equals	JSI Craftsman. Light oak finish by Value Plus 651-454-9344
	Approved equals	Minncor Industries. Light oak cabinets. Plywood end panels, finished end panels, dovetail drawers. Treated sink bases. 1-800-minnkor (646-6267)
X	Toilet topper	Quality Kitchens Classic style Oak-Harvest color (light oak) or approved equal; 8" deep
X	Vanity cabinet	Legacy Cabinets. Designer series. Madison Square style. Light oak finish. 21" deep.
	Vanity cabinet-18"	Legacy Cabinets. Designer series. Madison Square style. Light oak finish.--18" deep x 48" long
X	Cabinet pulls	Aluminum pulls 4" long, satin finish. All cabinet drawers and doors.
	Kitchen countertop	Formica plastic lam. color: Sail White Oxide 300-58 over 3/4" particle board with post-formed backsplash.
X	Kitchen countertop	Formica plastic lam. color: Lime Stone 7264-58 over 3/4" particle board with post formed backsplash.
X	Kitchen backsplash	Formica plastic laminate (only, no backer board) color: Lime Stone 7264-58 from countertop to wall cabinet. Use recommended adhesive & install method.
X	Vanity top	Oasis cultured marble. White-on-white. (2) internal sink and overflow; 3/4" side and back splash.
X	Wood base	2-3/8" prefin. embossed Imperial (light) Oak color; colonial (a.k.a. Light Oak Legacy, Chesapeake Legacy, embossed Oaktown finish, Mendicino Legacy Colonial; supplier's Empire Door, Spring Lake Park Lumber)
X	Window trim	2-1/4" prefinished embossed Imperial (light) Oak color; colonial profile. Mendicino Legacy Colonial. Joints to be even & tight.
X	Casing	2-1/4" prefinished embossed Imperial (light) Oak color; colonial profile. Mendicino Legacy Colonial.
X	Window jambs	Vinyl plank, smooth finish (not wood grain)
	Window jambs	Pre-fabricated vinyl (smooth) surface window jamb.
X	oak cap (at low walls)	New 3/4" x . . . Ease edges. Sills to overlap the low walls by 1" all exposed sides. (2) coats of clear finish.
X	chair rail	Stained oak chair rail trim. Install at 36" to top of rail--from kitchen thru dining area.
X	hand rails	New oak hand rails with 90 degree returns to the wall. Supports as required by code. Light oak stain. (2) coats of polyurethane
	cedar below front door	Infill area below front door threshold and conc. stoop with 1" x - cedar
	overhead door bucks	Remove existing bucks and replace with new solid core vinyl plank. New weatherstripping--color to match vinyl plank. And adjacent unit (7510-U. 167th St.).
X	frame down closet r.o.	Frame down closet(s) so that the door opening to be a 2'-6" x 6'-8" swing door (exist. openings up to 3'-0" wide)
X	frame down closet r.o.	Frame closet(s) so that the door opening to be a 2'-2'-0" x 6'-8" swing doors (exit. openings up to 3'-0" to 3'-10" may require additional framing)
	exist. front entry column	Wrap existing structure with 1" x -- cedar boards, smooth side out.
	2"x_" cedar base	Install cedar board at garage floor; remove drywall. At the firewall, cedar board to be installed over the drywall--to respect the wall/fire separation.

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6	Wood & Plastics	
X	Nail head on trim, base	Fill all nail holes on trim, base, sill etc. with matching putty. Wipe off excess.
	1"x-- rip cedar risers	The exterior stair. Fill in risers with 1"x-- cedar.
	exterior stair deck	Replace missing cedar 2 x - decking
	2"x6" treated decking	Brown treated. Do not use warped, cupped or damaged boards.
	Deck clips	USP Structural connectors CD-TZ for invisible deck board fastening. Face nails, and screws will not be allowed.
X	HVAC duct framing	2x4 framing to conceal new HVAC ducts. Prep for new drywall.
7	Thermal & Moisture	
	ridge vent	continuous ridge vent; same wt. & manufacturer as roof material
	roof vent	Master Flow brown alum. SSB960A 60 Sq. In. area; 0-1000 sf 4 vents 240 sq. in. min.
	roof shingle	GAF Timberline Prestique high definition 40 year asphalt shingle; weathered wood color. Certainteed products not allowed (warranty issues, hail claim response issues in 2013 & 2014).
	roof shingle (as equal)	Atlas Roofing Corp. Pinnacle Pristine Architectural Shingle. Lifetime algae, Life warranty, 130 mph wind warranty. Fasten-install per manufacturer's recommendations.
	flat roof	Duralast roofing-PVC/polyester
	ice and water shield	3' up from wall/ roof down to roof edge; 3' wide at each side of valley; roof/wall connection; at garage
	drip edge	Provide drip edge at perimeter of all fascia
	fascia	Alside alum. fascia & soffit. Glacier White color.
	gutter guard	Leaf Solution brand; white unless otherwise noted; bend over the end. LeaFree brand gutter covers (.024 thick alum.) are also approved equal. No other substitutions accepted. Color to match gutters.
	as equal	Rhino Gutter guard. Fastens to fascia. Stainless steel finish.
	as equal	Hallett Gutter cover .019 aluminum with baked on finish. Fastens to top of gutter. Color to match gutter.
	as equal	FoxGuard Gutter Cover. Bronze pre-finished .027 alum. cover (w/ holes). www.fox-guard.com, 651-480-3154
	gutter matrix	gutter insert (not a cover). Infill the entire length of gutters-all sides.
	gutter	Seamless 5" K style .032 guage-white
	downspout & elbow	3" x 4" seamless 5" K style .032 guage-white. 2"x3" will not be used. DS at both ends.
	4' extension	seamless 5" K style .032 guage-white; match size; cut ext. so that ext. rotates up. Pop rivet.
	conc. splash block	pre-cast concrete 30" long, natural finish
	water resistive barriers	Tyvek DrainWrap (not HouseWrap) barrier. Tape joints per manufacturer's recommendations.
	siding	Cut steel siding for new windows and window "picture frame" window trim at each window.
	siding	New Alside steel double 5" siding Monterey Sand color.
	siding	Pre-finished fiber cement board 5" exposure. Khaki Brown JH20-30 -verify color with CDA staff. Hardie Board, and Nichiboard (612) 362-45254 are acceptable products. Alum. flashing at joints (not housewrap). Follow manufacturer's requirements for blind fastening--shot from air guns--not hand nailed.
	siding	LP SmartSide 76 series (cedar texture). Color: LP Khaki. Matching caulk. 6" width with 4-7/8" exposure.
	exterior trim	Picture framing windows-- LP Smartside trim 5/4"x6"-white, smooth finish (no texture).
	ext. trim (outside corners)	5/4" x 6" (pre-formed) corner by Ply Gem Trim/Moldings smooth, white. Use hidden screw fasteners by Cortex. FastenMaster Concealed Fastening System. Screws with PVC plug.
	exterior trim	At corners & picture framing windows--Azek PVC trim 5/4"x6"-white. Use stainless steel fasteners. Set nails 1/16" deep into trim, cover nail with caulk.
	fascia	Replace missing fascia--to match existing--Alside alum. siding Glacier White color. Verify.
	soffit	Replace--to match existing--Alside alum. siding Glacier White color. Verify.
	step flash at roof/wall	weave roofing with step flashing at roof/wall connections
	garage ceiling	cut holes to dense pack (blown in) cellulose insulation at each joist spacing. Patch holes.
	bypasses (find & seal)	use caulk and expanding foam to air seal major leaks
	kneewall bypass	find and insulation fill by-passes--usually blocking is missing at floor-ceiling/wall locations
	chutes	polystyrene chutes (no paper/cardboard products).
	attic access	The access panel to be R-50; build a dam (dim. Lumber-not cardboard) in order to maintain insulation
	windwash prevention	
	attic blown cellulose	cellulose cap over other insulation; R-50 minimum total insulation (new + existing)
	wall cellulose	R-19 minimum in 2x6 walls; R-13 minimum in 2x4 walls
	Thermax rim joist	2" thick board cut to joist spacing. Seal with foam spray at edges/joints.

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7	Thermal & Moisture	
	Foam spray rim joist	Spray min. 2" foam at rim joist, or 2" thermax with spray foam along the edges
	Whole house fan (removal)	Remove existing whole house fan, switches, wiring, make up ductwork. Patch holes, and cover elect. plates & fit into existing opening. Sidelights are 1panel 1/2 side glass design with internal blinds glass low-E, tempered doubled paned glass. Paint door and frame.
	blower door test	Two tests-(1) before any work begins, and (1) after Wx work is complete. Written report to CDA.
	worst case draft	All gas appliances turned on at the same time. Written report to be submitted to the CDA.
X	Foam outlet covers	use foam outlet covers at all exterior walls and common walls with the garage
X	foam (elect. boxes)	electric boxes/wiring holes, plumbing stacks, mech. chases, and exhaust fans
X	foam (floor-wall gap)	fill/seal with foam the gap between the drywall and the floor. After foam dries, remove excess--not to project past drywall surface
X	foam (r.o. openings)	Low expansion foam in existing (& new) exterior door and window gaps/shim space. Batt insulation will not be accepted.
	pipe wrap	celluar foam pipe wrap in the proper size that fits around the copper pipe, joints and elbows on the hot water & re-circulation lines
X	caulk	Caulk trim around window, floor molding, and door frame--30 year warranty minimum.
	chimney/furnace flue	use sheet metal, and high temperature caulk
	intake air can	8" x 24" capped air intake can. Insulated intake to be placed into the can.
	bathroom window infill	Flat panel (smooth) fiber cement board at window infill. The opening to be "picture framed". Color to match existing siding. Hardie Board, and Nichiboard (612) 362-45254 are also acceptable products.
8	Doors and Windows	
	front entry door	Mastercraft fiberglass white (6) panel door with hole for deadbolt. Re-use existing deadbolt. EnergyStar rated; view hole; pre-drilled holes for deadbolt and latch set. Re-use exist. deadbolt. Therma Tru brand with similar design is approved as equal.
	front door w/ sidelights (half glass sidelights)	Therma Tru white prehung, solid plastic sill, smooth-star fiberglass entry door. Door to fit exist. opening sidelights to be 1/2 side glass design with internal blinds glass low-E, tempered doubled paned glass. Paint door and frame.
X	screen door	Larson Ridgeview ScreenAway. White alum. screen door. White lever handle. 1-7/8" thick. w/weatherstrip. Lock to be made (non-working) non-lockable. Side door only. No screen door at front door.
	door view port	Install view port into existing front and rear exterior doors.
	service door to garage	20 min. rated. 6 panel metal pre-finished white. (3) Self-closing hinges--adjust to readily close the door Bored for (2) openings--one for a deadbolt, and one for the latch/knob set. Re-use existing deadbolt.
	overhead garage door	Ideal better insulated flat panel door with cylinder lock and "L" sep. handle # S4RSF Weatherstrip. The unit key to match the OHD door rim cylinder. Re-use the existing cylinder where possible. White.
	overhead garage door	Clopay Value Plus series steel insulated garage door. 24 gauge steel. R-value 4.4; aluminum bottom weatherseal. Galv. steel hinges. Step plates inside the door. White color. Traditional raised short panels.
	OHD weatherstrip	White PVC weatherstrip. Apply to the head, and sides (allow no gaps).
	door weatherstripping	Replace watherstripping.
	door sweep	Replace door sweep.
X	interior doors	Jeld Wen prefin. embossed flush door masonite core Imperial Oak (light oak) w/ door stop; or Flush Mendicino Legacy (supercedes "Honeytone")
X	closet doors--double	Openings over 2'-11" to have pre-hung double door. Flush Honeytone Legacy hollow. Standard brass hinges, ball catches on both doors, no bores, no astragal. Brass dummy knobs.
	slide by doors	Jeld Wen prefin. embossed flush door masonite core Imperial Oak (light oak)- w/ bott. track to have a finished face and steel reinforced on backside
	bi-fold doors	Jeld Wen prefin. embossed flush door masonite core Imperial Oak (light oak)
	door/window shop drawings	Provide shop drawings of the window or patio door installation. Show window, rough opening, building wrap, flashing, caulk etc. No additional trim or stops to be used. Max. window size to fit in rough opening (r.o.). Do not reduce size of the r.o.
	Roll-up door	8' x 7' US Door Self-storage model 501 door. 26 guage pretreated, galvanized, and pre-painted (satin white--standard color). 20 year warranty on paint. Standard windload. Live axel shaft 1-5/16" (HD), 3-3/8" counter balance spring. Locable hasp to be included.
	windows	Hayfield Windows 201 series single hung and screen. Argon filled, energy star rated; U-factor 0.29; solar 0.29; Vis. Trans. 0.55 slider type at other locations (no sliders at front elevation)--to be code compliant If windows are ordered provide interior & exterior trim, and window blinds.
	windows	Jeld-Wen slider window and screen #076-A 225-builder's tilt-LowE; Argon-filled, EnergyStar rated; U-factor 0.32; Solar-0.36; Vis. Trans. 0.60; at other locations (other than front elevation) to be code If windows are ordered provide interior & exterior trim, and window blinds.
	egress windows	Must comply with the (4) IRC reqs: clear width >20", clear ht.>24", min. clear opening 5.7 sf, <44" sill to floor
	exist. wind.-casement	Keep the (2) casement windows in the end bedrooms.
	patio door	Jeld Wen sliding patio door 6'-0" x 6'-8" with sliding screen door

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9	Finishes	
X	primer	Kilz Odorless interior oil based primer
X	walls	Sherwin Williams Duration Dover White SW 6385 eggshell finish
X	ceiling	Sherwin Williams Duration Ceiling Bright White SW 7007 flat finish (2 coats min.)
	int. conc. block coating	UGL Latex base Drylok Masonry Waterproofing at basement
	doors, trim--paint	paint for non-pre-finished material; SW Duration Bright White SW 7007 gloss finish
	basement stair	Sherwin Williams Porch and Floor Enamel Alpaca SW 7022 (2 coats min.)
	concrete floor	Sherwin Williams Porch and Floor Enamel Alpaca SW 7022 (2 coats min.)
X	ceiling repair	match adjacent surfaces
X	wall repair	match adjacent surfaces
X	1/2" drywall	Over new framing to conceal air ducts and soffits. Drywall compound joints and edges. Use cornerbead for outside and inside corners.
	1/2" m.r. drywall	moisture resistant drywall at bathrooms, and where noted in the project manual
	1/2" paperless drywall	paperless drywall such as GP DensArmor Plus or other approved paperless drywall
	1/2" drywall under stair	provide wood blocking as required. Drywall underside of stair. Firetape.
	5/8" Type "X" drywall	Install and firetape drywall. Provide wood blocking as required.
	5/8" drywall ceiling	
	soffit at new ductwork	provide drywall soffits to conceal new ductwork. Match ceiling color and texture.
X	caulk	100% silicone caulk at bathroom, and kitchen countertops; color to match surroundings (not clear). Latex caulk as needed for drywall
X	carpet	Shaw Philadelphia Commercial 00210. "Lincoln" color.
X	carpet pad	3/8" thick recycled carpet pad; # 8, 3/8" thick
	carpet pad	3/8" thick healthy choice (closed cell) carpet pad; # 8 lb. wt.
X	sheet vinyl	Mannington Insight Plus series, Sand Dollar color # 6527. Minimize joints in the product. There should be no joint within 12'. Seam sealer at all seams.
X	LVT	Luxury vinyl tile flooring. Interface (brand), Steady Stride, Woodgrains. B00101 Biscuit color. Verify color with CDA.
	sheet vinyl (alt. choice)	Mannington Insight Plus series, Prairie Beige # 6637 (has a tile like design).
X	tub j-channel	J-channel edge to be used at the tub location. Silver color. The tub to metal edge to be caulked with clear silicone caulk.
X	vinyl base	Johnsonite 4" with cove color Beige #49
X	carpet base (at carpet)	Mohawk Endless Naturals Berber Beige # 762 bound top edge
X	stair skirt	Johnsonite 8" straight Beige #49
X	thresholds	alum, thresholds 1/2" max. height with front & service doors.
X	transition strips	transition strips at flooring changes to match exist. material & color
	5/8" drywall ceiling	
	match drywall	match surfaces--finishes and alignment.
	fire tape	Fire tape the common drywall joints in the garage.
	refinished wood floors	Existing wood floors to be sanded. Debris swept up, tack remove dust/debris. Apply dark stain (color by CDA). Apply (2) coats of matte finish water based polyurethane with sanding, and tacking before final coat of finish.
	Riser at interior stair	3/4" thick wood material at stair riser. Paint stair--tread and riser.
10	Specialties	
X	wire shelving	Rubbermaid Freeslide (cont. sliding) wire shelving-all closets. Fasten supports to studs. Use end caps Supports at 16" o.c. Mount at 60" to top of shelf.
X	solid shelf pantry/linen	White melamine max. depth for area cut to length--linen closet. Front edge of shelf to be finished.
X	mirror	1/4"; no bevel; to match length of bath vanity x 3'-6" high; cont. chrome strip bracket
X	TP holder	Franklin Futura model # D2408PC (chrome color)
X	towel bar	Franklin Futura model # D2418PC 24" long (chrome color)
X	towel ring	Franklin Futura model # D2416PC (chrome color)
	grab bar	Re-use existing stainless steel. Remove & re-install (after painting).
	grab bar	Install 42" stainless steel grab bar with concealed fasteners.
	grab bar fastener	Bobrick Wing-It grab bar fastener # 251-4
X	kitchen grease shield	30" wide X 24" high white; pre-finished
	entry lockset	Weiser bright brass NA500B 3 A50469D key to unit and master key
X	handle sets	Schlage Plymouth series, color: bright brass; brass hinges.
	deadbolts	to be supplied by CDA & installed by the contractor (DON'T THROW OUT EXISTING DEADBOLTS--RE-USE.)
	splash block	Precast concrete splash block 30" long natural finish. Provide a splash block at each down spout location.
	address numbers	6" metal address numbers. Reflective finish at night
	non-slip tread	Apply non-slip tread protection to the basement stair.
X	door bell	Outside push button. Hard wire to the interior door bell sounder. Wireless systems are not accepted.
11	Equipment	
	refrigerator	GE Hotpoint HTH 16BBXLWW white on white 61-3/4"H x 31"D x 28" W (30-1/2" wide with door open)

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	refrigerator	GE Hotpoint HTH 16BBSLWW white on white alternate frig
	range	RB525 DHWW with cords (WxV9x10) white elect range. Size approx. 46-1/2" h x 26-3/8" d x 27-7/8" w. Anti-tip hardware.
	range (gas)	Hotpoint RGB524PETWH. Anti-tip hardware.
	range (accessible)	GE JBS45DFWW (ADA)
	range (front controls)	GE Hotpoint RA824DDWW. It is not accessible, however.
12	Furnishings:	
	mini blinds	1" premium vinyl mini blinds cut to size by Bali or approved equal-verify window dimensions. Remove extra blades from the height as needed. New mini-blinds at all windows. To fit inside window jamb to window jamb. Install if new windows are added to the contract.
	vertical blinds	Provide vertical blinds at the patio door(s) and where mini blinds are not practical
23	Plumbing/HVAC:	
X	kitchen sink	Elkay Neptune 33" x 22" x 8" deep two compartment stainless steel top mount; no sprayer. Wrap waste lines.
X	faucets, lavs	Delta products preferred. Delta products to use less water than the Moen products specified.
X	kitchen faucet	Moen Chateau # 7445 chrome; 2.0 gpm flow @60 psi; 1255 Duralast cartridge (ceramic); no sprayer.
	shower, spout, controls	Moen Chateau model # L2353 chrome; 2.5 gpm flow
X	shower, spout, controls	Moen Chateau model #TL183EP chrome, 1.75 gpm. WaterSense. Has chrome lever in lieu of knob controls.
X	bathroom faucet	Moen Chateau Lav faucet chrome # L4625; 1.5 gpm flow; 1255 Duralast cartridge (ceramic); WaterSense
X	tub/shower unit	Lasco two piece unit, where possible. Lasco trio (or Aquatic #2603 trio) will also be allowed. 60" long. Gel coat/acrylic.
X	shower curtain rod	1" stainless steel (not aluminum or chrome) curtain rod
X	tub trim kit	Moen model # L2353, color: chrome
	accessible shower	Lasco (Aqua Tech) #2603 SMA, Oliana 60"x32"x72" w/ integral stainless steel grab bars, vinyl seat.
	access. shower controls	Moen 3863EP chrome Eco-performance hand shower. 1.75gpm flow. WaterSense.
	accessible lav	wall hung sink. Wrap the supply and waste lines.
X	toilet (round)	Kohler Wellworth round # K3574 (w/ Class 5 flush.) White; Kohler round plastic (not wood) seat; 1.28 gal.
X	laundry shut-offs	Replace laundry shut-offs with new ball valve type. Replace plastic cover plate around valves.
X	plumbing shut-offs	Shut-offs to be quarter turn type--replace at vanity, sink, shower etc.--all shut offs (not mains) to be replaced
X	new shower shut-off	Install new shut-off to shower--quarter turn type. Provide an access panel.
X	main shut-offs	Shut-offs replaced to be ball valve type.
	water/gas line supports	Anchor existing water line to wall or ceiling
X	furnace	Trane XB90 single stage 90%+ efficient. Sized for the space (70,000 BTU); or approved equal size. Carrier, Bryant, or Lennox are also accepted. Ruud & Rheem are not allowed. Other named brands are not allowed. Include all low voltage wiring as needed for the work. Install new condensate pump--pipe to floor drain--max. piping on floor (<3'). Provide all wiring required for proper furnace operation. Provide venting as required for proper installation as well. 15 year warranty on the heat exchanger, 5 year on parts & labor.
X	air conditioning	Provide an air conditioner with 2 tons of cooling (24,000 BTUs per hour). The new refrigerant to be compliant with current standards and codes. Avoid using R-410A (if possible) since it is being phased out starting in 2025. Try using a system with R32 refrigerant.
X	t-stat	Provide and install a hard wired, thermostat (no batteries). The t-stat to be located in the living room.
X	HVAC ductwork	Supply and returns. Duct sizing to be done by an experienced HVAC designer. Tape all joints.
	water heater	50 gallon, 9 year warranty, gas fueled, gravity vent water heater by Bradford White, or State not A.O. Smith or Rheem). Vent per manufacturer's spec. Provide flashing for the work to be water tight. Provide an electrical outlet within 3' of the water heater. Water heater to be re-located under the stair.
X	range hood	Broan BCSEK130SS, 1.5 sone; 250 CFM; vent 100% of air to the outside; stainless finish. LED lights; Rocker switches underside--front edge.
X	range hood venting	Vent range hood to the outside
X	Bath fan with humidistat	Broan QTXE 110 S; .7 sones; auto turn on & auto turn off features. Wire to a separate switch (not the light switch); the switch to be a single pole locking switch by Pass & Seymour #PS15AC1L
	combustion intake	6" diameter insulated pipe place into 8"x 24" long solid metal capped pipe
	dryer vent replacement	use solid piping; plastic flexible vent pipe is not allowed. Provide close fit elbow at the floor location.
X	ventilation grills	white in wall and ceiling; brown in carpet; supply vents to have a damper.
X	quick connection lines	Quick connect water lines to be braided stainless steel--not plastic.
	plumbing supply lines (repairs &/or replace)	3/4" pex type A (Uponor type) piping and connectors. The vertical line from the device to the horizontal may remain the existing piping; minimize the number of joints whenever possible. Re-pipe from the floor water entry into the house to the kitchen sink and second floor water connections near the kitchen sink. The piping can remain copper to the second floor devices.

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23	Plumbing/HVAC	
	main gas shut off	Replace existing main gas shut-off with new. Coordinate with city or utility to get shut-off replaced.
	gas line cap/plug	Cap/plug gas line to the kitchen range location
	main gas shut off	Replace existing main gas shut-off with new. Coordinate with city or utility to get shut-off replaced.
X	hose bibb	frost free wall faucet by Woodford #17
	wall hung bath lav	Connect to blocking in wall. Include accessible Delta faucet, stopper, waste, quarter turn shut offs, and waste piping cover.
25	Electrical	
X	entry light	Mini pendant kit-nickel finish (#858-708), and milky white Scavo Cameron II glass shade (#B262-665)
	kitchen cloud fixture	1'x4' 4-bulb (32 watt) fluorescent cloud fixture by American Fluorescent Corp. # PRC432-R8
X	over sink light	(1) bulb flush mount w/ max. watt CFL. 8" dia. textured white metal, satin etched glass.
X	hall/bedroom (ceiling)	(2) bulb flush mount w/ max. watt CFL; 13-1/4" dia. textured white metal, satin etched glass-to replace existing
X	hall (wall)	White double can light
X	dining, living, family & kitchen	(3) bulb flush mount with max. watt LED (warm white) 15-1/4" dia. textured white metal, satin etched glass
X	bathroom vanity light	Progress Lighting (4) light chrome vanity wall bracket Model # P3066-15; max. watt CFL bulbs; round globe ext. w/ spiral CFL interior
	smoke detectors	Kidde brand model # i2060 smoke detector hard wired with battery back-up in every bedroom. Back up battery to be front loaded. Interconnect with other detectors.
	smoke/CO detectors	Kidde KN-COPE-IC combo smoke and CO hard wired with battery back-up. Interconnect with other devices. One per floor where bedrooms are located, within 10' of the furnace, and per code.
X	outlet, switch, & covers	Provide new outlets per code; GFI per code. White color. Leviton, Pass & Semour or approved equal devices only.
	outlet, switch, & covers (arc fault protected)	Arc fault protected & tamper proof devices; white color; provide new outlets per code; GFI per code. Leviton, Pass & Semour or approved equal devices only.
X	porcelain light	new porcelain light socket(s) to replace existing
	exterior lights	White "coach-style" light with max. CFL
X	bulbs	New LED in all new light fixtures; max. watt rated bulbs for the fixture.
X	ground the water meter	Install ground at the water meter as per code.
	range receptacle	Add a range receptacle for a new electric range.
	electrical service	Replace electrical service panel. Keep the existing wiring feed from the meter to the panel, if possible.
X	Laundry GFCI	Install GFCI in laundry room
31	Site Work	
	Grade prep	1/4 per foot (2%), for a min. of 48" away from structure, or as indicated by drawings. Relocate soils as required, bring in new soils to meet design intent. Remove excess soils from the site. loosen existing soils by aeration, disc, or roto til existing sub-soils. Rake smooth. Compact soils.
	construction damaged grass, or ruts	sod areas that were damaged. Repair ruts, match adjacent grades & sod. Notify CDA when completed so that resident can water.
	Soil prep	Pulverized black dirt with at least 7% organic content. 3" depth at sod/seeded areas;
	Top soil	12" deep at shrub beds
	Shade sod	Fescue blend with (5)+ grass types sod staple on slopes > 5:1 by AAA Lambert's (612) 326-4651
	sun sod	Disturbed areas; south and front sides away from house.
	seed mix	JRK Sun/Shade mix at recommended rates. JRK Seed 651-686-6756
	seed mix (low maint.)	MN Dot mix #600--for ditches. low maintenance-most resembles a lawn
	plantings	(1) year warranty of all plantings inc. material and labor for any replacement. Water after planting.
	hardwood mulch	4" depth shredded not dyed
	cypress mulch	4" depth shredded not dyed
	gravel mulch	4" depth, 3/8" dresser trap rock; 24" wide at rear and eastside. Slope from house.
	weed fabric	Stronghold Barricade Fabric woven 4.75 oz.; or Dewitt Pro 5 (woven); under deck & front shrub bed
	vinyl edger	Valley View Black Diamond 5.5" high; heavy duty; #7/strip; black. Stake as recommend. Stake as recommended. Edger at all shrub beds, maintenance edges. Under deck & front shrub bed.
	rear patio removal	Remove rear patio. Restore with sod in the Spring
	swing set removal	Remove brick patio. Restore landscape with sod.
	shed removal	Remove shed. Restore landscape with sod.

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31	Site Work	
	window well	St. Paul Corrugated straight with radius corners #SS371236 which is 3' deep as available at Menards. Size to fit window unit. The window well to be dug out to 2' below the window sill, and infill with 12" deep of dresser trap rock 3/8" size over weed barrier--12" clearance from gravel to window sill.
	window well cover (below grade)	polycarbonate cover with at least one intermediate aluminum reinforcement; fasten to foundation; spring clip at window well to be rated for #250 or more pounds; may use same rated type for windows above grade by Dyne, Inc. or approved equal. May need to be cut to size to fit window well.
	window well cover (above grade)	Window Bubble brand. Fasten window well cover to house. Cover to fit well and any window projecting over the well. Made of 3/16 acrylic. www.windowbubble.com
	Gas service	Provide gas service to the house. Gas line capacity to be sized for gas furnace and water heater
	Blacktop Crack filling	Rout cracks 1/4" or wider to 1"x1/2" deep. Do not rout cracks in "alligatored" areas. Clean debris out of cracks. Seal cracks with MNDOT spec #3723--hot pour rubberized crackfiller. Touch up/top-off (older) filled cracks. Apply barrier paper over filled areas. Some settling is allowed after cooling. Excessive settlement will require additional touch up/top off of the area.
	Asphalt Seal Coat	Jennite AE, Sealmaster Asphalt based Pavement sealer, or approved equal
	Asphalt driveway	3" MV-4 mix rolled smooth, hand work and hand tamping as required.
	Retaining wall	Veteran Pro Series Straight face. Texture: split. W.W. Thompson Concrete Products. Color:Northern Lake Shore. Cap stones to be fastened as per manufactures's recommendations.
	Remove exist. driveway	Remove existing driveway. Prep for new driveway. Sub-soils to be mechanically compacted.
	retaining wall block	VeteransPro SF manufactured by WW Thompson Concrete Products. Color: Northern Lake Shore blend

6-Finish Schedule

All the labor, material, equipment, permits, taxes and incidental services to completely remove and replace the following per the attached project manual

Project Address: **1364 Jurdy Rd.** **Eagan, MN**

Room	Floor	Wall base	Walls	CLG	Notes
Entry landing	SV	WB	P-1	P-2	1, 8
Stair	carpet	exist.	P-1	P-2	1, 8
Living/dining	SV	VB	P-1	P-2	1, 8
Kitchen	SV	VB	P-1	P-2	1, 5, 8
BR #1	LVT	CB	P-1	P-2	1, 2, 8
BR #2	LVT	CB	P-1	P-2	1, 2, 8
BR #3	LVT	CB	P-1	P-2	1, 2, 4, 8
Bed room & hall closets	carpet	CB	P-1	P-2	1, 2, 4, 8
hall(s)	carpet	CB	P-1	P-2	1, 2, 8
Bath	SV	VB	P-1	P-2	1, 2, 3, 7, 8
Mech/laundry room	exist.	exist.	P-1	P-2	6, 8
garage	exist.	cedar	P-1	none	

Abbreviations:

SV	sheet vinyl
P-1	paint wall color
P-2	paint ceiling color
WB	wood base
CB	carpet base
VB	vinyl base
LVP	luxury vinyl plank

Notes:

1. Remove existing flooring and prepare for new flooring.
2. Install new underlayment.
3. Install new sub-floor at bath
4. New doors to be swing doors. Modify openings as required.
Openings less than 3'-6" to be framed for 2'-6" swing door. Openings greater than 3'-7" to be framed for 2'-2'-0" x 6'-8" swing doors with roller catches.
5. Replace kitchen cabinetry, sink, countertop, sink, faucet, sink drain, and p-lam back splash. and venting as needed for this kitchen cabinet layout.
6. New GFCI outlet
7. Scrape ceiling texture. Make ceiling smooth.
8. Restore the wall where the baseboard heat covers were removed

8-BID FORM

(date)

(company)

Return to:

Dakota County CDA
1228 Town Centre Drive
Eagan, Minnesota 55123
Attn: Vince Markell
office: 651-675-4482
e-mail: ymarkell@dakotacda.org

The undersigned, having carefully examined the Project Manual prepared by the Dakota County CDA at:

**1364 Jurdy Rd.
Eagan, MN
(Dakota County), Minnesota,**

and having examined the site, being familiar with the local conditions affecting the cost of the Work, hereby proposes to furnish all labor, proper disposal costs, material, equipment, tools, transportation, taxes and services necessary to complete the Work in accordance with the Contract Documents for the following sums:

A. BASE PRICE BID FOR THE WORK

_____ Dollars (\$ _____).
(state using words) (state using numbers)

B. ALTERNATES

Must be filled out to be a complete and valid form. Do not include the following in the base price proposal.

1. Provide an alternate price to wire the bathroom light to the operation of the existing bath fan, so that when the light is on, the bath fan is (also) on.

Add \$ _____

2. Provide a price to replace the metal service door to the garage. Re-use the deadbolt lock. 20-minute fire door. Closer. R-7 or better. Same (panel) design as existing.

Add \$ _____

3. Provide a price to replace the metal door to the house. Re-use the deadbolt lock. 20-minute fire door. Closer. R-7 or better. Same (panel) design and color as existing.

Add \$ _____

(BID FORM, continued)

If the base price bid plus the total of all alternates exceed \$100,000.00 a Bid Guarantee (unless otherwise noted) is required for the total amount of base bid plus all alternates. The cost of the Bid Guarantee is the sole responsibility of the Contractor, no matter which combination of alternates the CDA accepts or not accepts.

C. GENERAL

1. If the bid & all alternates is greater than \$100,000, **bid security** in the form of a _____
(n/a, bid bond, or cashier's check)
2. **Bid bond** in the amount of \$ _____
(n/a, or sum of base and alternates)
3. **Addenda** have been received and incorporated in this Bid _____
(0, or number of addenda)
4. The estimated cost of all **materials** related to this project including sales tax is \$ _____
(cost of materials)
5. The estimated cost of **labor** related to this project is \$ _____
(cost of labor)
6. The estimated cost of **permits, overhead, profit, etc.** is \$ _____
(cost of permits, overhead, profit)
7. I have reviewed the site conditions, the project manual requirements, and paperwork submittals in providing the costs for the noted work. Missing, unclear, or items that need to be qualified have been noted to the CDA representative. If this bid is accepted and the undersigned refuses to enter into a Contract with the CDA on the terms stated in this Bid or fails to furnish satisfactory Performance and Payment Bonds in accordance with the Bidding Documents, then this bid security shall be forfeited to the CDA, not as a penalty, but as liquidated damages. Also, this Bid may not be withdrawn for a period of (90) calendar days immediately following the date of receipt. It is understood that the CDA reserves the right to reject any or all bids, to waive any informality or irregularity in any bid received and to accept any alternate in any order or combination.
8. Name & title _____
(your name & title)
9. Signature _____
(your signature)
10. License # _____
(not required for bids under \$100,000)

DAKOTA COUNTY COMMUNITY DEVELOPMENT AGENCY
AFFIDAVIT OF NONCOLLUSION

Project Number: _____

Project Address: _____

I swear (or affirm) under the penalty of perjury:

1. That I am the Responder (if the Responder is an individual), a partner in the company (if the Responder is a partnership), or an officer or employee of the responding corporation having authority to sign on its behalf (if the Responder is a corporation);
2. That the attached proposal, including fees when required to be part of the proposal, submitted in response to the Request for Proposals for the above-referenced project has been arrived at by the Responder independently and has been submitted without collusion with and without any agreement understanding or planned common course of action with, any other Responder of materials, supplies, equipment or services described in the Request for Proposal, designed to limit fair and open completion;
3. That the contents of the proposal have not been communicated by the Responder or its employees or agents to any person not an employee or agent of the Responder and will not be communicated to any such persons prior to the official opening of the proposals; and
4. That I am fully informed regarding the accuracy of the statements made in this affidavit.

Responder's Firm Name: _____

Authorized Signature: _____

Date: _____

Subscribed and sworn to me this ____ day of _____

Notary Public

My commission expires: _____

RESPONSIBLE CONTRACTOR CERTIFICATE

Applies to all prime contracts in excess of \$50,000.00

A responsible contractor is defined in Minnesota Statutes §16C.285, subdivision 3.

Any prime contractor or subcontractor who does not meet the minimum criteria under Minnesota Statute §16C.285, subdivision 3, or who fails to verify that it meets those criteria, is not a responsible contractor and is not eligible to be awarded a construction contract for the project or to perform work on the project.

A false statement under oath verifying compliance with any of the minimum criteria shall render the prime contractor or subcontractor that makes the false statement ineligible to be awarded a construction contract for the project and may result in termination of a contract awarded to a prime contractor or subcontractor that makes a false statement.

A prime contractor shall submit to the contracting authority upon request copies of the signed verifications of compliance from all subcontractors of any tier pursuant to subdivision 3, clause 7.

By signing this statement, I,

(type or print name)

_____ certify that I am an owner or officer of the company

(title)

and do verify under oath that my company is in compliance with each of the minimum criteria listed in the law.

(name of the person, partnership, or corporation submitting this proposal)

(business address)

Signed: _____

(bidder or authorized representative)

Date: _____