



Addendum		Addendum No.:	BP2.0R1, ADD 4.0
		RML Project No.:	22.1010
Date of Addendum:	05/14/2026		
Project Name:	Parshall Hotel and Laundromat Parshall, ND		
Owner Name:	Three Affiliated Tribes of North Dakota MHA Nation 307 5 th Avenue, New Town, ND 58763		
This Addendum forms part of the Contract Documents and modifies the Bid Package 2.0R1 "Bid Documents Issued for Rebid" dated 05/04/2026 . Additions, omissions, clarifications, and corrections to the Contract Documents contained herein shall be included in the Work. Reference made to the Project Manual and Drawings shall be used as a guide only. Bidders shall determine the Work affected by the Addendum items described. Acknowledgement of receipt of this Addendum is required in the space provided on the Bid Form.			

CHANGES TO THE PROJECT MANUAL

- A. Document 00 1113 Advertisement for Bids (reissued)**
 - 1. Part 1, Article 1.2. Paragraph A, Subparagraph 2
 - a. Change Bid Submission Date to "June 5, 2026".
- B. Document 00 4113 Bid Form – Stipulated Sum (reissued)**
 - 1. Part 1, Article 1.8, Paragraph A
 - a. Change date of completion to "April 30, 2027".
- C. Document 00 4323 Alternates Prices Form (reissued)**
 - 1. Part 1, Article 1.4
 - a. Add Paragraph N. "Alternate No. 14: Cove Lighting in Lobby".
- D. Section 00 5200 Attachment (reissued)**
 - 1. AIA Document A101-2017 Standard Form of Agreement Between Owner and Contractor
 - a. Article 3., Section 3.3
 - 1) Change date of Substantial Completion to "April 30, 2027".
- E. Section 01 1000 Summary (reissued)**
 - 1. Part 1, Article 1.6,
 - a. Paragraph S, Subparagraph 1
 - 1) Change Start Date to "07/27/2026".



Page 2

Parshall Hotel and Laundromat

Bid Package 2.0R1 Rebid, Addendum 4.0

05/14/26

2. Paragraph T, Subparagraph 1
 - a. Change date of Substantial Completion to "04/30/2027".

**End of Narrative for
Addendum No. BP2.0R1, ADD4.0**

DOCUMENT 00 1113 - ADVERTISEMENT FOR BIDS

1.1 PROJECT INFORMATION

- A. Notice to Bidders: Qualified bidders may submit bids for project as described in this Document. Submit bids according to Section 00 2113 “Instructions to Bidders” and Section 00 2213 “Supplementary Instructions to Bidders”.
- B. Project Identification: Parshall Hotel and Laundromat.
1. Project Location: 205 Main Street, Parshall, ND 58770
- C. Owner: MHA Nation - Mandan, Hidatsa & Arikara | Three Affiliated Tribes, 307 5th Avenue, New Town, ND 58763
1. Owner's Representative: Brianna Foote, Special Projects Manager
- D. Architect: RML Architects, LLC, 275 Market Street, Suite 313, Minneapolis, MN 55405
- E. Project Description: Project consists of the following:
1. Two-story, wood-framed, 36 unit hotel with a one-story attached public laundromat. Construction system will employ fully finished modules fabricated in a factory, shipped to site and set in place. Exterior cladding and roofing will occur on site after modules are set. Ancillary on-site wood framing will occur for areas unable to be fabricated in the factory.
a. Hotel spaces include the following:
1) First Floor, approximately 14,917 gross square feet
a) Entry vestibule, lobby and front desk, manager’s office and market place for sundries and snacks for guest purchase.
b) Guest lounge/breakfast area/ commons space.
c) Meeting room.
d) Kitchen and adjoining Servery.
e) On-site caretaker apartment.
f) Mechanical/electrical room and water service room.
g) Hotel Laundry and Housekeeping rooms
h) Twelve guest rooms.
2) Second floor, approximately 12,545 gross square feet.
a) Twenty-four guest rooms.
b) Hotel housekeeping rooms.
c) Elevator and stairs.
b. Public laundromat spaces include:
1) Wash area with 14 coin-operated washers.
2) Drying area with 13 coin-operated dryers.
3) Restrooms, storage room and electrical/mechanical room.
4) Vending area with snack and beverage vending machines including a hot food vending machine.
c. Site improvements include but not limited to the following:

- 1) New sanitary sewer line from street.
- 2) Parking lot with concrete paving and curbs and security lighting.
- 3) Screen fencing, trash enclosure, new electrical transformer, new emergency generator and buried propane tank.
- 4) Landscaping.

F. Construction Contract: Bids will be received for the following Work as part of Bid Package 2.0R1:

1. Bid Package 2.0R1, "General Construction"

a. Work including, but not limited to:

- 1) Site Improvements.
- 2) Footings and foundations.
- 3) Superstructure framing of non-modular areas including a concrete storm shelter.
- 4) Exterior closure not part of modular construction including walls, parapets, doors, windows and louvers.
- 5) Roofing, including roof insulation, coverings, flashings, roof specialties and roof accessories.
- 6) Interior construction not part of modular construction including partitions, doors and fittings and completion of portions of modules.
- 7) Interior finishes not part of modular construction including finish carpentry, architectural woodwork, interior specialties and floor/wall/ceiling finishes.
- 8) Elevator.
- 9) Specialties and equipment.
- 10) Casework not part of modular construction.
- 11) Dry sprinkler system in attic.
- 12) Plumbing not part of modular construction.
- 13) Plumbing connections between modules and to overall building.
- 14) HVAC not part of modular construction including rooftop units and ductwork.
- 15) Electrical not part of modular construction including service and distribution, site lighting, interior and exterior building lighting, emergency generator and electrical connections.
- 16) Fire alarm, communications and security not part of modular construction.

1.2 BID SUBMITTAL AND OPENING

A. The Owner and Architect will receive lump sum bids electronically until the bid time and date given below. Bids prepared in compliance with the Instructions to Bidders, will be considered by the Owner.

1. Bid Package Name: Bid Package 2.0R1 "General Construction".
2. **Bid Submission Date: June 5, 2026.**
3. Bid Submission Time: 2:00 p.m. Central Daylight Time.
4. Receipt of Bids: Via e-mail to the Owner and Architect.

B. The Owner and Architect will conduct a video conference for opening bids. Bids will be publicly opened and read aloud at the conference.

1. Location: Microsoft Teams online video conference. Prime bidders are encouraged to attend the bid opening, but attendance is not required.

- a. Conference can be joined by clicking on the link below: (Select and hold the “ctrl” key on your keyboard and click the link with your mouse cursor.)

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/238851881451244?p=D8rGQcssAelQ4c7aDJ>

Meeting ID: 238 851 881 451 244

Passcode: 3M3vJ9dd

[Need help?](#) | [System reference](#)

Dial in by phone

[+1 612-429-0105,692598336#](tel:+16124290105692598336) United States, Minneapolis

[Find a local number](#)

Phone conference ID: 692 598 336#

- C. Bids shall be e-mailed to:
 1. Brianna Foote, Special Projects Manager, MHA Nation
bfoote@mhanation.com
Phone: 701-421-2004
 2. Jim Horwath, Sr. Architect, RML Architects
jhorwath@rml-architects.com
Phone: 612-247-5499

1.3 BID SECURITY

- A. Bid security in the form of a certified check shall be submitted with each bid in the amount of five percent (5%) of the bid amount in accordance with Section 00 2213 “Supplementary Instructions to Bidders”. No bids may be withdrawn for a period of Sixty (60) days after opening of bids. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

1.4 MATERIAL APPROVAL

- A. Bidders seeking approval of materials or products not specified are reminded to review and comply with Section 00 2600 “Procurement Substitution Procedures” during the bid phase.

1.5 UNIT PRICES AND ALLOWANCES

- A. Bidders shall submit Unit Prices and break-out pricing as requested on Document 00 4123 “Bid Form” in accordance with Section 00 2213 “Supplementary Instructions to Bidders” and the Procurement and Contract Documents.

1.6 SITE INSPECTION

1. Bidders are encouraged to visit and inspect the site.

1.7 PREBID CONFERENCE

- A. Prebid Meeting: A Prebid Meeting will not be scheduled for the rebidding of this project.

1.8 DOCUMENTS

- A. Online Procurement and Contracting Documents: Obtain access after May 4, 2026, by contacting the Architect to obtain a link to an online sharing file site. Online access will be provided to invited bidders only.
 1. Contact: RML Architects, LLC
James Horwath, Project Manager
Phone: 612-247-5499
E-mail: jhorwath@rml-architects.com
- B. Addenda, if required, will be available by accessing the online sharing file site indicated above. The Architect will notify invited bidders when addenda is available. Bidders who obtain Procurement and Contracting Documents are responsible to obtaining addenda.

1.9 TIME OF COMPLETION AND LIQUIDATED DAMAGES

- A. Successful bidder shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time. Work is subject to liquidated damages in accordance with Section 07 300 "Supplementary Conditions of the Contract".

1.10 BIDDER'S QUALIFICATIONS

- A. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. A Performance Bond, separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder.
 1. Refer to AIA Document A701-2018 "Instruction to Bidders" for Performance and Payment Bond.

1.11 NOTIFICATION

- A. This Advertisement for Bids document is issued by RML Architects, LLC, Minneapolis, MN.

END OF DOCUMENT 00 1113

DOCUMENT 00 4113 - BID FORM - STIPULATED SUM

1.1 PROJECT BID INFORMATION

- A. Project Name: Parshall Hotel and Laundromat, Parshall, North Dakota
Bid Package 2.0R1 – General Construction

1.2 OWNER RECEIVING BIDS

- A. Owner: Three Affiliated Tribes of North Dakota – Mandan, Hidatsa and Arikara Nation
Sage Coulee Outreach and Wellness Facility
1321 Elbowoods Lane
Bismark, ND 58503
Attention: Brianna Foote, Owner’s Project Manager

1.3 BIDDER INFORMATION

- A. Bidder: Print correct and full name of firm, address, type of corporate structure, license number, e-mail address of contact person, telephone number and mobile phone number. The undersigned shall hereinafter be referred to as The Bidder.

Company Name: _____

Company Address: _____

Corporate Structure: _____

License No.: _____

E-mail: _____

Telephone: () _____

Mobile: () _____

1.4 BASE BID – STIPULATED LUMP SUM

A. Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by RML Architects, LLC and Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents:

B. Submit duplicate copies of the Bid Form.

1. BIDDER NAME:

(Print or name of bidding firm or corporation)

2. STIPULATED LUMP SUM PRICE:

(Spell out dollar amount) Dollars \$ _____
(Numerically enter dollars)

3. CONTRACTOR'S EXPENSES NOT INCLUDED ABOVE (IF ANY):

(Spell out dollar amount) Dollars \$ _____
(Numerically enter dollars)

4. ALLOWANCES PER SECTION 00 4321:

Eighty Nine Thousand Five Hundred Dollars \$ 89,500.00

(Spell out dollar amount) *(Numerically enter dollars)*

5. TOTAL STIPULATED LUMP SUM PRICE FOR THE OVERALL:

(Spell out dollar amount) Dollars \$ _____
(Numerically enter total dollars of Lines 2-4)

Below, please list any assumptions and/or exclusions from the above proposal (if any):

1.8 TIME OF COMPLETION

- A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Architect and shall fully complete the Work by **April 30, 2027.**

1.9 LIQUIDATED DAMAGES

- A. The successful Bidder agrees to pay liquidated damages in the following amounts per each calendar day required to achieve Substantial Completion beyond the date established for Substantial Completion set forth in the Agreement between the Owner and the Contractor.
1. For Base Bid:
 - a. One Thousand Dollars and Zero Cents (\$1,000.00) for each calendar day of delay for days One (1) through Thirty (30) after the date of Substantial Completion, and;
 - b. One Thousand Five Hundred Dollars and Zero Cents (\$1,500.00) for each calendar day of delay beyond Thirty (30) days after the date of Substantial Completion.

1.10 ACKNOWLEDGEMENT OF CONTRACT DOCUMENTS AND ADDENDA

- A. The Bidder has carefully examined all Bidding and Contract Documents prepared by RML Architects, LLC dated 05/04/2026, has personally inspected the actual location of the work, and local sources of supply, is confident of quantities and conditions, and understands that in signing this Bid, the right to plead misunderstandings regarding the same is waived
- B. The undersigned Bidder acknowledges receipt of and use of the following Addenda (if any) in the preparation of this Bid:
1. Addendum No. 1 (if any), dated _____. Yes ___ No ___ *(Check appropriate)*
 2. Addendum No. 2 (if any), dated _____. Yes ___ No ___ *(Check appropriate)*
 3. Addendum No. 3 (if any), dated _____. Yes ___ No ___ *(Check appropriate)*
 4. Addendum No. 4 (if any), dated _____. Yes ___ No ___ *(Check appropriate)*
 5. **Other Addendums (if any)**

(List other Addendums, date and acknowledgement of receipt on line above)

1.11 BIDDER AGREEMENT

- A. The Bidder agrees to the following:
1. To perform and complete the work in accordance with the Contract Documents and to accept in full compensation therefore the amount of the Total Bid for the portion of the Work so completed.
 2. Accept the provisions of the Instructions to Bidders regarding disposition of Bid Security.
 3. That this Bid shall be good and may not be withdrawn for Sixty (60) days after the scheduled time and date for receiving Bids.

4. That the Owner reserves the right to accept proposals which, in Owner's judgment, are in the Owner's best interest, or to reject any or all Bids. Owner reserves the right to accept or reject any unit prices or alternates, and to waive informalities in Bids received and minor discrepancies in bidding procedure.
5. If awarded the Contract, to enter into a Contract with the Owner on the terms stated in the Bid and to execute the Agreement, within Fourteen (14) calendar days after receipt of the proposed Agreement form.
6. To furnish bonds and insurance required by the Bidding Documents

1.12 BID SUPPLEMENTS

- A. The following supplements are a part of this Bid Form and are attached hereto.
 1. Bid Form Supplement – Document 00 4321 “Allowances Form”.
 2. Bid Form Supplement – Document 00 4322 “Unit Prices Form”.
 3. Bid Form Supplement – Document 00 4323 “Alternates Prices Form”.
- B. Submit duplicate copies of Bid Supplements.

1.13 CONTRACTOR'S LICENSE

- A. The undersigned further states that it is a duly licensed contractor, for the type of work proposed, in North Dakota and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

1.14 SUBMISSION OF BID

Respectfully Submitted this _____ Day of _____, 2026
(Date) *(Month)*

Submitted By:

(Print or type name of bidding firm or corporation)

Signed By:

(Print or type name)

Authorized Signature

(Signature)

Title:

(Owner/Partner/President/Vice President)

Street Address:

City, State, Zip:

Phone:

License No.:

(Affix Corporate Seal Here)

RML ARCHITECTS
PROJECT NUMBER 22-1010

PARSHALL HOTEL and LAUNDROMAT
PARSHALL, ND

END OF DOCUMENT 00 4113

DOCUMENT 00 4323 – ALTERNATES PRICES FORM

1.1 BID INFORMATION

- A. Bidder: _____.
- B. Project Name: Parshall Hotel and Laundromat.
- C. Project Location: Parshall, ND.
- D. Owner: Three Affiliated Tribes of North Dakota – Mandan, Hidatsa and Arikara Nation.
- E. Architect: RML Architects, LLC, Minneapolis, MN.
- F. Architect Project Number: 22-1010.

1.2 BID FORM SUPPLEMENT

- A. This form is required to be attached to the Bid Form.
 - 1. Submit duplicate copies of this Bid Form Supplement.

1.3 DESCRIPTION

- A. The undersigned Bidder proposes the amount below be added to or deducted from the Base Bid if particular alternates are accepted by Owner. Amounts listed for each alternate include costs of related coordination, modification, or adjustment.
- B. If the alternate does not affect the Contract Sum, the Bidder shall indicate "NO CHANGE."
- C. If the alternate does not affect the Work of this Contract, the Bidder shall indicate "NOT APPLICABLE."
- D. The Bidder shall be responsible for determining from the Contract Documents the effects of each alternate on the Contract Time and the Contract Sum.
- E. Owner reserves the right to accept or reject any alternate, in any order, and to award or amend the Contract accordingly within 60 days of the Notice of Award unless otherwise indicated in the Contract Documents.
- F. Acceptance or non-acceptance of any alternates by the Owner shall have no effect on the Contract Time unless the "Schedule of Alternates" Article below provides a formatted space for the adjustment of the Contract Time.

1.4 SCHEDULE OF ALTERNATES

- A. **Alternate No. 1: Asphalt Paving in Lieu of Concrete Paving:** Submit an alternate cost including both materials and labor to provide and install asphalt paving (32 1216 "Asphalt

Paving”) in lieu of base bid concrete paving (32 1313 “Concrete Paving”) where indicated on the drawings.

1. ADD _____ dollars (\$ _____) per unit.
2. DEDUCT _____ dollars (\$ _____) per unit.
3. NO CHANGE _____ (Mark with ‘X’ if alternate does not affect the Contract Sum.)
4. NOT APPLICABLE _____ (Mark with ‘X’ if alternate is not applicable.)
5. ADD _____ DEDUCT _____ calendar days to adjust the Contract Time for this alternate.

B. Alternate No. 2: Seeding and Mulching in Lieu of Sodding: Submit an alternate cost including both materials and labor to provide and install seeding and mulching (32 9219 “Seeding”) in lieu of base bid sodding (32 9223 “Sodding”) where indicated on the Drawings.

1. ADD _____ dollars (\$ _____) per unit.
2. DEDUCT _____ dollars (\$ _____) per unit.
3. NO CHANGE _____ (Mark with ‘X’ if alternate does not affect the Contract Sum.)
4. NOT APPLICABLE _____ (Mark with ‘X’ if alternate is not applicable.)
5. ADD _____ DEDUCT _____ calendar days to adjust the Contract Time for this alternate.

C. Alternate No. 3: Omit Storm Shelter: Submit an alternate cost including both materials and labor to omit the concrete storm shelter and replace with structure required to support the second floor modules. Omitted items include but are not limited to the following: a) Cast-in-place concrete walls above Elev. 100’-0”, b) Precast concrete planks and concrete topping, c) Storm louvers, d) Inverter system, e) Storm-rated steel doors (door 121) and hardware and f) Electrical closet and other items related to the storm shelter. Perimeter footings, foundation walls and slab-on-grade concrete slab to remain. Additional structure required for support of second floor module includes but is not limited to: a) Double wood stud framing at Grids H&K aligned with module walls above (provide Type SW-2 shear wall on Grid K with Type H3 hold-downs each end) and b) HSS3½x3½x¼ steel column at Grid J/5, and W12x58 steel beam at Grid J from Grid 4 to 5

1. ADD _____ dollars (\$ _____) per unit.

2. DEDUCT _____ dollars (\$ _____) per unit.
3. NO CHANGE _____ (Mark with 'X' if alternate does not affect the Contract Sum.)
4. NOT APPLICABLE _____ (Mark with 'X' if alternate is not applicable.)
5. ADD _____ DEDUCT _____ calendar days to adjust the Contract Time for this alternate.

D. **Alternate No. 4: Reduce Quantity of Brick Veneer and Replace with Siding:** Submit an alternate cost to omit approximately 2,474 sf of brick veneer and replace it with engineered wood siding as indicated on the Drawings. Maintain cast stone sill at locations where brick is reduced to a height of 2'-0". Add cast stone sill at locations where none currently exists (south façade at Mechanical/ Electrical).

1. ADD _____ dollars (\$ _____) per unit.
2. DEDUCT _____ dollars (\$ _____) per unit.
3. NO CHANGE _____ (Mark with 'X' if alternate does not affect the Contract Sum.)
4. NOT APPLICABLE _____ (Mark with 'X' if alternate is not applicable.)
5. ADD _____ DEDUCT _____ calendar days to adjust the Contract Time for this alternate.

E. **Alternate No. 5: Limestone Sills in Lieu of Cast Stone Sills:** Submit an alternate cost to install limestone sills in lieu of cast stone sills at top of brick veneer and at window sills.

1. ADD _____ dollars (\$ _____) per unit.
2. DEDUCT _____ dollars (\$ _____) per unit.
3. NO CHANGE _____ (Mark with 'X' if alternate does not affect the Contract Sum.)
4. NOT APPLICABLE _____ (Mark with 'X' if alternate is not applicable.)
5. ADD _____ DEDUCT _____ calendar days to adjust the Contract Time for this alternate.

F. **Alternate No. 6: Omit Folding Glass Partition:** Submit an alternate cost including both materials and labor to omit the glass folding partition between Rooms 117 and 119. In lieu of a folding glass partition, install interior partition type W4 with three (3) 4'-0" x 4'-0" hollow metal windows and a 3'-0" x 6'-8" full-glazed clad wood door and hollow metal frame.

1. ADD _____ dollars (\$ _____) per unit.
2. DEDUCT _____ dollars (\$ _____) per unit.
3. NO CHANGE _____ (Mark with 'X' if alternate does not affect the Contract Sum.)
4. NOT APPLICABLE _____ (Mark with 'X' if alternate is not applicable.)
5. ADD ____ DEDUCT ____ calendar days to adjust the Contract Time for this alternate.

G. **Alternate No. 7: Omit Emergency Generator:** Submit an alternate cost including both materials and labor to omit diesel powered emergency generator, associated conduit, wiring and switch gear. Add emergency battery back-up for elevator as consequence of eliminating the generator.

1. ADD _____ dollars (\$ _____) per unit.
2. DEDUCT _____ dollars (\$ _____) per unit.
3. NO CHANGE _____ (Mark with 'X' if alternate does not affect the Contract Sum.)
4. NOT APPLICABLE _____ (Mark with 'X' if alternate is not applicable.)
5. ADD ____ DEDUCT ____ calendar days to adjust the Contract Time for this alternate.

H. **Alternate No. 8: Install Vinyl Coated Chain Link Fence In Lieu of Composite Fencing:** Submit an alternate cost including both materials and labor to install vinyl coated fencing with privacy slats.

1. ADD _____ dollars (\$ _____) per unit.
2. DEDUCT _____ dollars (\$ _____) per unit.
3. NO CHANGE _____ (Mark with 'X' if alternate does not affect the Contract Sum.)

4. NOT APPLICABLE _____ (Mark with 'X' if alternate is not applicable.)

5. ADD _____ DEDUCT _____ calendar days to adjust the Contract Time for this alternate.

I. Alternate No. 9: Omit Fabric Awnings: Submit an alternate cost including both materials and labor to omit fabric awnings at the Laundromat windows.

1. ADD _____ dollars (\$ _____) per unit.

2. DEDUCT _____ dollars (\$ _____) per unit.

3. NO CHANGE _____ (Mark with 'X' if alternate does not affect the Contract Sum.)

4. NOT APPLICABLE _____ (Mark with 'X' if alternate is not applicable.)

5. ADD _____ DEDUCT _____ calendar days to adjust the Contract Time for this alternate.

J. Alternate No. 10: Omit Dining Room Box Beams: Submit an alternate cost including both materials and labor to omit wood box beams in Dining & Community Area room 117 and replace with acoustical ceiling panels.

1. ADD _____ dollars (\$ _____) per unit.

2. DEDUCT _____ dollars (\$ _____) per unit.

3. NO CHANGE _____ (Mark with 'X' if alternate does not affect the Contract Sum.)

4. NOT APPLICABLE _____ (Mark with 'X' if alternate is not applicable.)

5. ADD _____ DEDUCT _____ calendar days to adjust the Contract Time for this alternate.

K. Alternate No. 11: Omit Laundromat Equipment from Bid: Submit a cost to omit the cost of Laundromat equipment from the construction bid. Equipment includes: 1) commercial washers, 2) commercial dryers, money changing machine, and 4) laundry vending machine. Installation of dryer flues to remain in construction bid.

1. ADD _____ dollars (\$ _____) per unit.

2. DEDUCT _____ dollars (\$ _____) per unit.

3. NO CHANGE _____ (Mark with 'X' if alternate does not affect the Contract Sum.)
4. NOT APPLICABLE _____ (Mark with 'X' if alternate is not applicable.)
5. ADD _____ DEDUCT _____ calendar days to adjust the Contract Time for this alternate.

L. **Alternate No. 12: Omit Food Service Equipment from Bid:** Submit a cost to omit the cost of food service equipment from the construction bid. Equipment includes: 1) all equipment in Rooms 112, 118 and 117, 2) Freezer and refrigerator in Room 116 and 3) Ice makers in Rooms 138 and 229. This alternate is for equipment only. Plumbing and electrical rough-in to remain in construction bid. Installation cost of equipment to remain in construction bid.

1. ADD _____ dollars (\$ _____) per unit.
2. DEDUCT _____ dollars (\$ _____) per unit.
3. NO CHANGE _____ (Mark with 'X' if alternate does not affect the Contract Sum.)
4. NOT APPLICABLE _____ (Mark with 'X' if alternate is not applicable.)
5. ADD _____ DEDUCT _____ calendar days to adjust the Contract Time for this alternate

M. **Alternate No. 13: Shell Laundromat Space:** Submit an alternate cost including both materials and labor for omitting the interior build-out and finishing for the Laundromat which includes but is not limited to floor finishes, ceiling finishes, wall finishes, laundromat washer bulkhead, laundry vending machines, money changing machines and casework.

1. ADD _____ dollars (\$ _____) per unit.
2. DEDUCT _____ dollars (\$ _____) per unit.
3. NO CHANGE _____ (Mark with 'X' if alternate does not affect the Contract Sum.)
4. NOT APPLICABLE _____ (Mark with 'X' if alternate is not applicable.)
5. ADD _____ DEDUCT _____ calendar days to adjust the Contract Time for this alternate.

N. Alternate No. 14: Cove Lighting in Lobby: Submit an alternate cost including both materials and labor to install pre-engineered extruded aluminum light cove at edge of ACP ceiling and gypsum board soffit in Lobby 102. Light cove to be Axiom 6" Direct Light Cove by Armstrong World Series or approved equal. Install cove light fixture Type C1 as described on the Electrical Drawings.

1. ADD _____ dollars (\$ _____) per unit.
2. DEDUCT _____ dollars (\$ _____) per unit.
3. NO CHANGE _____ (Mark with 'X' if alternate does not affect the Contract Sum.)
4. NOT APPLICABLE _____ (Mark with 'X' if alternate is not applicable.)
5. ADD ____ DEDUCT ____ calendar days to adjust the Contract Time for this alternate.

1.5 SUBMISSION OF BID SUPPLEMENT

Respectfully Submitted this _____ Day of _____, 2025
(Date) (Month)

Submitted By: _____
(Print or Type name of bidding firm or corporation)

Signed By: _____
(Print or type name)

Authorized Signature _____
(Signature)

Title: _____
(Owner/Partner/President/Vice President)

END OF DOCUMENT 00 4323

This Page Intentionally Left Blank.

AIA® Document A101® – 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the [] day of [] in the year 2026
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

Three Affiliated Tribes | Mandan, Hidatsa & Arikara Nation
Fort Berthold Indian Reservation
307 5th Avenue
New Town, ND 58763-9402
C/o Mark N. Fox
Chairman, MHA Nation Tribal Business Council

and the Contractor:
(Name, legal status, address and other information)

To be determined.

for the following Project:
(Name, location and detailed description)

Parshall Hotel and Laundromat
Parshall, ND

Project Description: Project consists of the following:

- A. Two-story, wood-framed, 36 unit hotel with a one-story attached public laundromat. Construction system will employ fully finished modules fabricated in a factory, shipped to site and set in place. Exterior cladding and roofing will occur on site after modules are set. Ancillary on-site wood framing will occur for areas unable to be fabricated in the factory.
 1. Hotel spaces include the following:
 - a) First Floor, approximately 14,917 gross square feet.
 - Entry vestibule, lobby and front desk, manager’s office and market place for sundries and snacks for guest purchase.
 - Guest lounge, breakfast area/ commons space.
 - Meeting room.
 - Kitchen and adjoining servery.
 - On-site caretaker apartment.
 - Mechanical/electrical room and water service room.
 - Housekeeping room.
 - Twelve guest rooms.
 - b) Second floor, approximately 12,545 gross square feet.
 - Twenty-four guest rooms.

ADDITIONS AND DELETIONS:
The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

ELECTRONIC COPYING of any portion of this AIA® Document to another electronic file is prohibited and constitutes a violation of copyright laws as set forth in the footer of this document.

- Hotel laundry facility and housekeeping.
 - Elevator and stairs.
2. Public laundromat spaces include:
 - a) Wash area with 14 coin-operated washers.
 - b) Drying area with 12 coin-operated dryers.
 - c) Restrooms, storage room and electrical/mechanical room.
 - d) Vending area with food and beverage vending machines.
 3. Site improvements include but not limited to the following:
 - a) New sanitary sewer line from street.
 - b) Parking lot with concrete paving and curbs and security lighting.
 - c) Screen fencing, trash enclosure, new electrical transformer, new emergency generator and buried propane tank.
 - d) Landscaping.

The Architect:

(Name, legal status, address and other information)

RML Architects, LLC
 275 Market Street, Suite 313
 Minneapolis, MN 55405
 Office Phone Number: 612-429-0103
 C/o Randall M. Lindemann, AIA
 Architect of Record

The Owner and Contractor agree as follows.



TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS**
- 2 THE WORK OF THIS CONTRACT**
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**
- 4 CONTRACT SUM**
- 5 PAYMENTS**
- 6 DISPUTE RESOLUTION**
- 7 TERMINATION OR SUSPENSION**
- 8 MISCELLANEOUS PROVISIONS**
- 9 ENUMERATION OF CONTRACT DOCUMENTS**

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

The date of this Agreement.

A date set forth in a notice to proceed issued by the Owner.

Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve

Substantial Completion of the entire Work:
 (Check one of the following boxes and complete the necessary information.)

- [] Not later than [] ([]) calendar days from the date of commencement of the Work.
- [X] By the following date: April 30, 2027

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
Not Applicable	Not Applicable

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor’s performance of the Contract. The Contract Sum shall be “To Be Determined” (\$ To Be Determined), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price
To Be Determined	To Be Determined

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.
 (Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
To Be Determined	To Be Determined	To Be Determined

§ 4.3 Allowances, if any, included in the Contract Sum:
 (Identify each allowance.)

Item	Price
[]	[]

§ 4.4 Unit prices, if any:
 (Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
[]	[]	[]

§ 4.5 Liquidated damages, if any:
 (Insert terms and conditions for liquidated damages, if any.)

Per Specification Document 00 73 00 “Supplementary Conditions of the Contract”, Section 9.11.2:

Contractor (and the Contractor's surety, if any), on the occasion of the Contractor's failure to complete the Work as stated in Subparagraph 8.2.1, shall be liable for and shall pay the Owner the following sums, hereinafter stipulated as liquidated damages and not as a penalty, for each calendar day of delay after the date established for Substantial Completion in the Contract Documents until the Work is substantially complete:

- .1 One Thousand Dollars (\$1,000.00) for each calendar day of delay for days one through thirty after the date of Substantial Completion, and;
- .2 One Thousand Five Hundred Dollars (\$1,500.00) for each calendar day of delay beyond thirty days after the date of Substantial Completion.

Upon claim by the Contractor for delays such as strikes, acts of nature, and other delays not caused by the Contractor's fault or negligence, the Owner may agree with the Contractor to change the agreed upon date for Substantial Completion.

§ 4.6 Other:

(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

Per Specification Document 00 73 00 "Supplementary Conditions of the Contract" Section 9.11.4:

Owner, on the occasion of the Contractor's successful completion of the Work as stated in Section 3.3.1, shall pay the Contractor the following sums, hereinafter stipulated as incentive payment:

- .1 One Thousand Dollars and zero cents (\$1,000.00) for each calendar day of completion before the date established for Substantial Completion in the Contract Documents, and;
- .2 No weather delay days will be awarded to Contractor due to typical winter conditions. Only in a situation of a record weather event with daily recorded air temperatures at or below -40 degrees Fahrenheit; and daily snowfall or blowing snow resulting in a publicly announced local no-travel advisory, will the Owner consider awarding weather delay days to the construction duration period, and;
- .3 Subject to the terms above, the maximum incentive available to the Contractor is limited to Forty (40) calendar days or Twenty Thousand Dollars and zero cents (\$20,000.00).

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the First (1st) day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the Fifteenth (15th) day of the following month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than Forty Five (45) days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect’s professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

The Owner will pay 90 percent of the amount due the Contractor and retain 10 percent on account of progress payments.

§ 5.1.7.1.1 The following items are not subject to retainage:

(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

Retainage, General Conditions

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:

(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

Upon 50% Completion, the Owner may reduce the remaining amount retained to 5 percent of the Contract completed. The amount withheld by the Owner for the first 50% Completion will continue to be retained. Such reduced retainage as then determined, will be continued until completion of all work and acceptance by the Owner.

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:

(Insert any other conditions for release of retainage upon Substantial Completion.)

Pursuant to requirements set forth in Specification Volume 1, Section 01 7700 “Closeout Procedures” release of retainage shall be contingent upon confirmation of Substantial Completion.

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

Subject to Specification Volume 1, Section 01 2900 Payment Procedures, part 1.4.J.: Final Payment Application and Project closeout requirements.

§ 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

Six % (6%) per annum.

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:

(Check the appropriate box.)

- Arbitration pursuant to Section 15.4 of AIA Document A201–2017
- Litigation in a court of competent jurisdiction
- Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 7.1.1 If the Contract is terminated for the Owner’s convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:

(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner’s convenience.)

By mutual agreement between the parties at such time as the Contract is terminated for the Owner’s convenience.

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner’s representative:

(Name, address, email address, and other information)

C/o Brianna Foote, Project Manager
MHA Nation Special Projects, Office of Chairman Mark N. Fox
307 5th Avenue
New Town, ND 58763-9402
Mobile Phone: 701-421-2004
Email: bfoote@mhanation.com

§ 8.3 The Contractor’s representative:

(Name, address, email address, and other information)

To be determined.

§ 8.4 Neither the Owner’s nor the Contractor’s representative shall be changed without ten days’ prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™–2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with a building information modeling exhibit, if completed, or as otherwise set forth below:

(If other than in accordance with a building information modeling exhibit, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

§ 8.7 Other provisions:

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor
- .2 AIA Document A101™–2017, Exhibit A, Insurance and Bonds
- .3 AIA Document A201™–2017, General Conditions of the Contract for Construction

- .4 Building information modeling exhibit, dated as indicated below:
(Insert the date of the building information modeling exhibit incorporated into this Agreement.)

Not Applicable

- .5 Drawings

Number To Be Determined	Title Bid Package 2.0R1 “General Construction”	Date 05/04/2026
-----------------------------------	---	---------------------------

- .6 Specifications

Section Division 00: Procurement, and Contracting Requirements Division 01: General Requirements	Title Three Affiliated Tribes “Parshall Hotel and Laundromat, Bid Package 2.0R1, Volume 1”	Date 05/04/2026	Pages To be determined
Divisions 02-14: General Construction Divisions 31-32: Earthwork, Site Improvements and Utilities	Three Affiliated Tribes “Parshall Hotel and Laundromat, Bid Package 2.0R1, Volume 2”	05/04/2026	To be determined
Divisions 21-28: Fire Protection, Plumbing, HVAC, Electrical, Communications and Electronic Safety and Security	Three Affiliated Tribes “Parshall Hotel and Laundromat, Bid Package 2.0R1, Volume 3”	05/04/2026	To be determined

- .7 Addenda, if any:

Number	Date	Pages
---------------	-------------	--------------

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

- .8 Other Exhibits:

(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

The Sustainability Plan:

Title	Date	Pages
--------------	-------------	--------------

Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Section 00 7300	Supplementary Conditions of the Contract	05/04/2026	18

.9 Other documents, if any, listed below:

(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™-2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

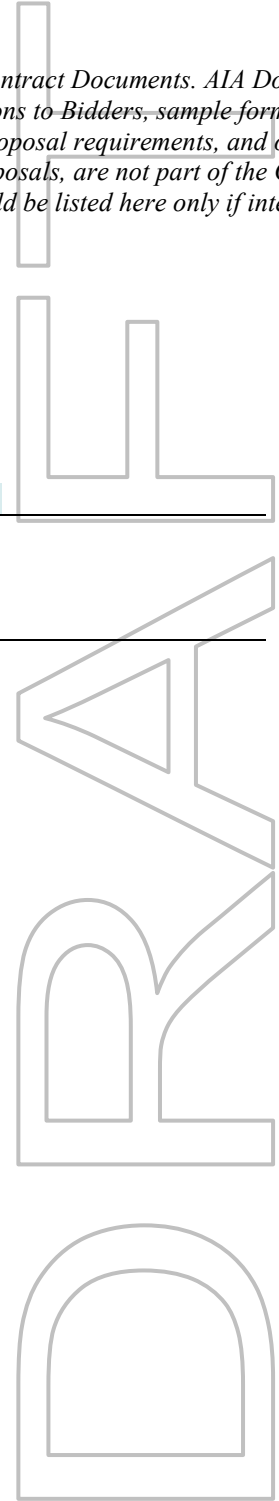
This Agreement entered into as of the day and year first written above.

OWNER (Signature)
 Mark N. Fox
 Chairman, MHA Tribal Business
 Council

(Printed name and title)

CONTRACTOR (Signature)

(Printed name and title)



SECTION 01 1000 - SUMMARY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. The Drawings, the provisions of the Contract, including General Conditions, Supplementary Conditions, Special Conditions and the Division 01 General Requirements, apply to the Work of this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. Project information.
 - 2. Multiple Bid Packages.
 - 3. Bid Package 1.0, Site Preparation Summary
 - 4. Bid Package 2.0R1, General Construction Summary
 - 5. Work under Owner's separate contracts.
 - 6. Contractor's access and use of site.
 - 7. Laying out work.
 - 8. Coordination with other trades.
 - 9. Measurements and acceptance of preceding work.
 - 10. Protection of work and property.

1.3 PROJECT INFORMATION

- A. Project Identification: Parshall Hotel and Laundromat, Parshall, ND
- B. Owner: MHA Nation (Mandan, Hidatsa, Arikara | Three Affiliated Tribes of North Dakota).
 - 1. Owner's Representative: Brianna Foote
- C. Architect: RML Architects, LLC.
 - 1. Architect's Representative: James Horwath, R.A.
- D. Architect's Consultants: Architect has retained the following design professionals, who have prepared designated portions of the Contract Documents:
 - 1. Civil Engineer and Landscape Design: Swenson Hagen & Company.
 - 2. Structural Engineer: Albertson Engineering Inc.
 - 3. Mechanical Engineer: Smith & Boucher, Inc.
 - 4. Electrical Engineer: Smith & Boucher, Inc.
 - 5. Interior Designer: Headwaters Development
 - 6. Food Service Designer: Boelter Foodservice Design

1.4 MULTIPLE BID PACKAGES

- A. Construction Documents for this Project will be issued in a series of Bid Packages, each defining the Work under individual Contracts. Coordinate the Work under this Contract with separate contracts defined by other work packages.

1.5 BID PACKAGE 1.0 "SITE PREPARATION" SUMMARY

- A. Site work: This phase of Work has been completed.
 - 1. Grubbing and clearing of existing trees, shrubs, abandoned electrical utility lines, abandoned sewer and water lines, existing concrete pads, light poles and other items not associated with the new project.
 - 2. Removal of unsuitable soils.
 - 3. Excavation for building footings and foundations in preparation of their installation in Phase 2.
- B. Commencement of Construction:
 - 1. Start Date: Work of this phase shall commence by 11/26/2025.
 - 2. This phase of Work has been completed.
- C. Substantial Completion:
 - 1. By 12/31/2025.
 - 2. This phase of Work has been completed.

1.6 BID PACKAGE 2.0R1 "GENERAL CONSTRUCTION" SUMMARY

- A. Work of the General Construction Contract includes remaining Work not identified as Work under other contracts and the following:
- B. Site improvements including, but not limited to:
 - 1. Site water supply and distribution.
 - 2. Provide flanged connection point 12" above finished floor for connection to fire suppression system. (Fire suppression by others.)
 - 3. Site sanitary sewerage.
 - 4. Site storm drainage.
 - 5. Parking lots, curbs, pedestrian paving, site equipment, and landscaping.
 - 6. Trash enclosure and fencing.
- C. Footings and foundations, including, but not limited to:
 - 1. Cast concrete footings and foundation walls
 - 2. Cast concrete slab as part of the building crawl space.
 - 3. Cast concrete elevator pit slab and walls.
 - 4. Foundation insulation, water proofing system and foundation drain system.
 - 5. Clean compacted backfill at foundation.
- D. Non-modular superstructure, including but not limited to:
 - 1. Framing of ancillary areas in the building unable to be fabricated in the modular factory including structural steel framing and wood framing.
 - 2. First floor hotel Vestibule, Lobby/Check-in, Fitness, and Dining.

3. Storm shelter consisting of cast in place concrete walls and precast concrete plank lid.
 4. Pre-engineered sloped wood roof trusses and main building roof and “dormer” roof.
- E. Exterior closure not part of the modular units, including, but not limited to walls, parapets, doors, windows, and louvers.
1. First floor exterior wood stud wall in front of concrete storm shelter (Fitness) including windows and louvers.
 2. First floor exterior wood stud wall and doors at main vestibule.
 3. First floor exterior wood stud wall, windows and louvers at Dining.
 4. “Dormer” walls above second floor module at hotel entry.
 5. Automatic entrances at hotel and laundromat vestibules
 6. Aluminum storefronts at Stairs and Laundromat
 7. Cladding, including engineered wood siding and trim, brick veneer, precast sills and medallions.
 8. Roof eave fascia and soffit.
- F. Roofing, including, but not limited to roof insulation, coverings, flashings, roof specialties and roof accessories.
1. Asphalt shingles at slope roofs.
 2. Rigid insulation and cover boards at flat roofs.
 3. Blown insulation and rafter baffle vents at sloped roofs.
 4. EPDM membrane at flat roofs.
 5. Copings.
 6. Roof hatch.
 7. Roof edge drainage including gutters, scuppers and downspouts.
- G. Interior construction, including partitions, doors, and fittings.
1. Hotel corridors and stairs.
 - a. Gypsum wall board and resilient channel on corridor side of modular units.
 - b. Closure of utility chases adjacent to corridor with shaft wall framing after utility connections have been made.
 2. Fitness.
 - a. Partitions, soffits and doors including storm shutter at exterior windows.
 3. Dining, Commons, Business Center and Market.
 - a. Floors, partitions, soffits, mechanical closets and doors including pocket doors.
 4. Vestibule, Lobby and Check-in.
 - a. Floors, partitions, soffits, and doors including automatic entrances.
 5. Extension of elevator shaft above 2nd floor module.
 6. Insulation and gypsum board at underside of first floor modules in crawlspace.
- H. Fire-protection specialties and fire alarm
1. Installation of semi-recessed extinguisher cabinets in modular-framed wall recesses (cabinets provided by modular fabricator).
 2. Fire extinguishers and hooks -
- I. Interior finishes not part of modular construction, including, but not limited to, finish carpentry, architectural woodwork, interior specialties, and floor and ceiling finishes.

1. Hotel corridors, vending areas and stairs: Wall finishes, floor finishes and lay-in ceiling.
 - a. Taping, patching and painting of stairs at modular connection.
2. Fitness, including Hall, Toilet and Electrical
 - a. Wall finishes, floor finishes and lay-in ceiling.
 - b. Windows and solid surface sills provided by modular fabricator and installed by G.C.
3. Vestibule. Lobby and Check-in.
 - a. Wall finishes floor finishes and ceiling finishes.
 - b. Check-in desk and printer cabinet.
 - c. Retail display casework (in Lobby across from check-in)
 - d. Specialty wall with illuminated signage behind check-in desk.
4. Kitchen: Resilient sheet flooring, lay-in ceiling and wall protection (plastic paneling and corner guards).
5. Servery: Floor finishes and lay-in ceiling.
6. Dining Commons and Business Center: Wall finishes, floor finishes and ceiling finishes.
 - a. Windows and solid surface sills provided by modular fabricator and installed by G.C.
7. Conference: Lay-in ceiling and vinyl wall covering.
8. Laundromat
 - a. Floor finishes
 - b. Wall finishes (except toilets, storage and mechanical room).
 - 1) Walls will be painted by modular fabricator.
 - c. Painted ceiling above clouds and ducts.
 - 1) Ceilings will be painted by modular fabricator.
 - d. Ceiling clouds and other lay-in ceilings.
 - e. Casework including washer island and p-lam cladding on modular walls at washer island.
 - f. Solid surface window sills.
 - g. Wood trim at dryer wall opening.
 - h. Wall protection.
- J. Miscellaneous items not part of modular construction, including, but not limited to:
 1. Ship's ladder.
 2. Attic access door.
 3. Fire caulking as required to maintain required ratings at floor, ceiling and wall penetrations and openings.
- K. Elevators, not part of modular construction, including but not limited to:
 1. In-wall blocking required for elevator guide rails.
 2. Gypsum wall board on interior face of elevator shaft
 3. Elevator hoist beam.
 4. Elevator cab, sills and cab finishes.
- L. Specialties and equipment not part of modular construction, including, but not limited to the following:

1. Exterior illuminated dimensional letter signage.
 2. Manufactured electric fireplace (at Commons).
 3. Folding glass panel partition (at Dining).
 4. Accordion folding partition (at Market).
 5. Wall and door protection.
 6. Emergency aid specialties (AEDs)
 7. Pre-engineered metal awnings.
 8. Fabric awnings.
 9. Foodservice equipment.
 10. Money changing machine (at Laundromat).
 11. Laundry vending machine (at Laundromat)
 12. Commercial Laundry equipment.
 13. Toilet accessories for toilet adjacent to Fitness.
- M. Furnishings not part of modular construction, including but not limited to casework, and window treatments.
1. Casework at Dining, Servery, Market, Business Center, Check-in and Laundromat.
 2. Roller shades at Dining windows and Fitness windows provided by modular fabricator and installed by G.C.
- N. Plumbing not part of modular construction.
1. Plumbing fixtures in non-modular areas, including but not limited to:
 - a. Fitness area including water coolers and toilet fixtures
 2. Piping in non-modular areas, including but not limited to:
 - a. Domestic water distribution.
 - b. Sanitary waste.
 3. Elevator sump.
 4. Grease interceptor.
 5. Plumbing connections to equipment, including but not limited to:
 - a. Connections of supply and waste piping within utility chases constructed as part of the modules.
 - 1) Supply and waste lines for fixtures under the modular construction scope of work will be stubbed into the utility chases. The G.C. will be required to connect lines between floors.
 - b. Connections within crawlspace.
 - c. Commercial laundry equipment.
 - d. Condensate lines from VTAC units to sump.
 - e. Connections to fixtures on second floor above first floor non-modular areas (mop sink and toilet room fixtures above Dining).
 6. Water heaters and water softeners (at mechanical/Electrical)
 7. Exterior hose bibbs.
- O. HVAC not part of modular construction.
1. Energy supply, including liquid propane, hot- and chilled-water supply systems.
 2. HVAC systems and equipment, including but not limited to:
 - a. Rooftop units.
 - b. VTAC units at Dining and Fitness.

- 1) Entire plenum and louvers at Dining and Fitness VTAC.
 - c. VTAC plenums at modular construction.
 - 1) VTAC outer plenum and louvers at brick veneer. Plenum sleeve and louvers provided by modular fabricator and installed by G.C.
 - d. Ductwork, diffusers and returns.
 - 1) Corridors and stairs
 - 2) Laundromat.
 - 3) Kitchen
 - 4) Housekeeping 139.
 - e. Unit heaters.
 3. HVAC instrumentation and controls.
 4. HVAC testing, adjusting, and balancing.
 5. Building automation system.
 6. Mechanical connections to equipment
- P. Electrical not part of modular construction.
1. Site electrical distribution.
 2. Site lighting.
 3. Electrical service and distribution.
 4. Exterior building lighting.
 - a. Wall mounted sconces and wall packs.
 5. Interior lighting not part of modular construction, including but not limited to:
 - a. Crawlspace
 - b. Corridors and stairs.
 - c. Dining, Servery and Kitchen
 - d. Commons, Business Center and Conference
 - e. Fitness including ancillary rooms.
 - f. Vestibule, Lobby and Check-in.
 - g. Public and staff toilet rooms
 - h. Laundromat including ancillary rooms.
 - i. All lighting within acoustical panel ceilings.
 - j. Lighting within Mechanical Electrical and Water Service Room by modular fabricator.
 6. Special electrical systems, including the following:
 - a. Uninterruptible power supply systems.
 - b. Packaged engine generator systems.
 - c. Battery power systems.
 - d. Cathodic protection.
 - e. Electromagnetic shielding systems.
 - f. Lightning protection systems.
 - g. Unit power conditioners.
 - h. Power generation systems.
 7. Electrical connections to equipment furnished

- Q. Fire Alarm, Communications and Security not part of modular construction.
 - 1. Fire alarm and notification devices and connections in guest rooms, corridors, stairs and other modules (conduits installed by modular fabricator).
 - 2. Fire alarm and notification devices and connections in non-modular areas.
- R. Door Hardware not part of modular construction.
 - 1. Interior wireless card reader locksets. (Doors will be prepared for modular fabricator for mortise locks).
 - 2. Interior card readers.
 - 3. Exterior card readers and locksets.
- S. Commencement of Construction:
 - 1. Start Date: Work of this phase shall commence by **07/27/2026**.
- T. Substantial Completion:
 - 1. By **04/30/2027**.

1.7 WORK UNDER OWNER'S SEPARATE CONTRACTS

- A. Work with Separate Contractors: Cooperate fully with Owner's separate contractors, so work on those contracts may be carried out smoothly, without interfering with or delaying Work under this Contract or other contracts. Coordinate the Work of this Contract with work performed under Owner's separate contracts.
- B. Preceding Work: Owner has awarded separate contract(s) for the following off-site fabrication operations. Those operations are scheduled to be substantially complete before Work under this Contract begins.
 - 1. Off-site Modular Fabrication: To Advanced Volumetric Alliance (AVA), LLC for fabrication, shipment and storage of building modules.
- C. Concurrent Work: Owner has awarded separate contract(s) for the following construction operations at Project site. Those operations will be conducted simultaneously with Work under this Contract.
 - 1. Fire Suppression System Installation: To Frontier Fire Protection via Advanced Volumetric Alliance. (AVA). Fire suppression systems within modules will be factory installed within modules to the greatest extent possible. Remaining portions of the building, including the crawlspace, attic space and commons areas will be installed by Frontier Fire Protection and coordinated with the General Contractor.

1.8 CONTRACTOR'S ACCESS AND USE OF SITE

- A. General: Contractor and subcontractors shall have limited use of Project site.
 - 1. Limit use of Owner's property for construction operations during each phase of construction period as indicated in the Contract Documents, and by the Contract limits indicated on the Drawings.
 - 2. Do not disturb portions of Project site or the building beyond the Contract Limits.

- B. Driveways, Walkways and Entrances: Keep driveways and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or for storage of materials.
 - 1. Schedule deliveries to minimize use of driveways and entrances by construction operations.
 - 2. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
- C. Public Streets: Maintain clear of automobile parking, equipment or material storage unless arrangements have been made with the appropriate jurisdiction.
- D. Lock automotive vehicles, and other mechanized or motorized construction equipment, when parked and unattended, to prevent unauthorized use. Do not leave vehicles or equipment unattended with the motor running or the ignition key in place.
- E. Do not allow construction waste and debris to accumulate. Remove debris as it accumulates and, unless specified otherwise, legally dispose of off-site.
- F. Smoking and Controlled Substance Restrictions: Use of tobacco products, alcoholic beverages, and other controlled substances on Project site is not permitted.

1.9 LAYING OUT WORK

- A. Lay out work in accordance with Division 01 Section 01 7123 "Field Engineering."
 - 1. Verify all grades, lines, levels, elevations, and dimensions prior to commencing work.
 - 2. Lay out of work from dimensions given on the Drawings.
 - 3. Lines, elevations and measurements of buildings, utilities, and other work.
 - 4. Take field measurements and verify dimensions of existing work, if any, that affect their work or to which their work is to be fitted.
 - 5. Be responsible for correctness of measurements.
- B. Consult Drawings and plan work so that temporary facilities and storage of building materials will not interfere with the progress of the work, including other Bid Packages.

1.10 COORDINATION WITH OTHER TRADES

- A. Coordinate Work in accordance with Section 01 3100 "Project Management and Coordination."
- B. Furnish and install Work in accordance with the progress schedule, all items pertinent to their contract including but not limited to, conduits, outlets, sleeves, boxes and other materials and equipment to be built into work performed or to be performed by others.

1.11 MEASUREMENTS AND ACCEPTANCE OF PRECEDING WORK

- A. Before ordering any materials or commencing work, verify condition of all measurements of preceding construction. Commencement of the Work indicates acceptance of preceding work.

- B. Extra charges or compensation will NOT be allowed on account of the difference between actual measurements and dimensions indicated on the Drawings. Before commencing operations, examine work performed by others to which new work adjoins or is applied. Report to Architect conditions that will prevent satisfactory accomplishment of the Contract.

- C. Defective Surfaces or Construction
 - 1. Report, in writing, to Contractor and Architect all defects in surfaces or construction prepared by one trade to receive work by other trades.
 - 2. Contractor and Architect shall instigate remedial action on such defects.
 - 3. Commencement of work by a trade on a surface or construction shall imply acceptance of such surface or construction.
 - 4. Failure to notify Contractor and Architect of deficiencies or faults in preceding work will constitute acceptance thereof and waiver of any claim of its unsuitability.

1.12 PROTECTION OF WORK AND PROPERTY

- A. At all times, protect the Work from damage from water, including but not limited to, rainwater, spring water, ground water, drain or sewer backups and all other water that may or could be admitted to the work. Provide pumps necessary to keep the Work free of water.

- B. Provide protection of the Work against weather including rain, wind, storms, frost, cold, or heat.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 1000

This Page Intentionally Left Blank.