

**North Dakota State Hospital
Replacement Facility
Jamestown, North Dakota**

**Bid Package #3 – Fire Sprinkler, Interiors, Site Finishes
(including Interior CMU, Drywall, Glazing, Casework, Doors, Specialties, Finishes)**

**Invitation to Bid
September 24, 2025**



Image credit JLG Architects

FARGO OFFICE:

M.A. MORTENSON COMPANY

4776 28th Ave S, Suite 201
Fargo, North Dakota 58104

PROJECT INFORMATION

1. PROJECT INFORMATION

Mortenson has been selected to be the Construction Manager by the North Dakota Department of Health and Human Services for the construction of North Dakota State Hospital (NDSH) Replacement Facility. The new North Dakota State Hospital will be a new 297,000 square foot in-patient state hospital facility just south of Interstate 94 near 12th Ave SE and 37th St. SE in Jamestown, North Dakota. The site will be completely developed from clearing and grubbing to final use. The project is scheduled to begin July 23, 2025. Please see attached project schedule for full details.

Bid Package #3 includes the following scopes of work: Fire Protection, Interior Stud Framing & Drywall (including miscellaneous Exterior Stud Framing & Sheathing), Interior Unit Masonry, Interior Glass & Glazing, Doors & Hardware, Casework & Rough Carpentry, Specialties, Expansion Control, Joint Sealants, Tile, Terrazzo, Acoustical Ceilings, Epoxy Flooring, Carpet & Resilient Flooring, Painting, Wall Padding, Folding Partitions, Residential Appliances, Athletic Equipment, Window Treatments, Site Concrete, Asphalt Paving, Landscaping, Site Fencing, Site Furnishings, Overhead Doors, and Final Clean. Award of this scope does not guarantee the award of scope for future bid packages. Those will be bid and awarded separately.

2. PROJECT TEAM

Owner	North Dakota Dept of Health and Human Services
Owner's Representative	Tegra Group
Construction Manager	Mortenson
Architect of Record	JLG Architects
Design Architect	Architecture+
Civil Engineer	Interstate Engineering
Structural Engineer	Heyer Engineering
MEPT Engineer	CMTA Engineers

MORTENSON CONTACTS

Bidders are asked to direct all questions regarding the bidding process or bidding documents to Mortenson. Please do not contact the Owner or Design Team directly.

Please submit Bid Proposals to: NDSHBids@Mortenson.com

Please submit Questions to: NDSHBids@Mortenson.com

Mortenson Contact:

Matt Erickson, Project Manager
 Phone: 218-849-1505
 Email: Matt.Erickson@Mortenson.com

3. INVITATION TO BID:

Bidding Schedule

Bid Package #3 Issued	Wednesday, September 24, 2025
Questions Due	Wednesday, October 8, 2025, at 10:00am
Addendum/Responses to Questions	Tuesday, October 14, 2025
Bids Due	Thursday, October 23, 2025, at 10:00 am CST
Public Opening	Thursday, October 23, 2025, at 2:00pm CST Fairfield Inn - Jamestown

Late bids will not be opened or considered. Bids not received by **Thursday, October 23, 2025 by 10:00am CST** at NDSHBids@Mortenson.com will not be opened or considered. Bids without completed bid form will not be opened or considered.

Mortenson reserves the right, acting in its sole judgment, to modify this process or schedule.

Bid Security

Bid security or bid bonds are not required.

Taxes

Bidder is responsible for including all applicable taxes. Reference the ND State Office of Tax Commission.

Request for Bid Proposals for AWARD

Mortenson Construction is soliciting bid proposals for the Project. Notice is hereby given that responses to this Request for Proposals (RFP) will be received by Mortenson for the following Scope Categories:

- 3.01 Fire Protection
- 3.02 Interior & Misc. Exterior Stud Framing, Sheathing & Drywall (and spray insulation)
- 3.03 Interior Unit Masonry (CMU)
- 3.04 Interior Glass & Glazing
- 3.05 Doors, Frames & Hardware (Supply & Install)
- 3.06 Rough Carpentry & Casework (Supply & Install)
- 3.07 Specialties (incl wall protection & toilet accessories) (Supply & Install)
- 3.08 Expansion Control
- 3.09 Joint Sealants
- 3.10 Tile
- 3.11 Terrazzo
- 3.12 Acoustical Ceilings & Walls
- 3.13 Epoxy Flooring
- 3.14 Carpet & Resilient Flooring
- 3.15 Painting & Wall Covering

- 3.16 Padded Environments
- 3.17 Folding Partitions
- ~~3.18 Not Used~~
- 3.19 Residential Appliances
- 3.20 Athletic Equipment
- 3.21 Window Treatments
- ~~3.22 Not Used~~
- ~~3.23 Not Used~~
- 3.24 Site Concrete Hardscape
- 3.25 Asphalt Paving
- 3.26 Landscaping & Irrigation (including site furnishings)
- 3.27 Site Fencing (including parking control gates)
- 3.28 Overhead Doors
- 3.29 Final Clean

Reference **Exhibit A: Subcontract Category Scopes of Work** for specific requirements for each of the subcontract categories.

4. PREPARATION & SUBMISSION OF BIDS

- 1) Plans, specifications, forms and exhibits are available via www.buildingconnected.com and can be obtained by contacting M. A. Mortenson Company by email at NDSHBids@Mortenson.com
- 2) Exhibits to Reference:
 - Standard Mortenson Subcontract Agreement
 - Supplemental Terms & Conditions
 - Scope of Work in Bid Manual
 - Project Schedule
 - Site Logistics Plan
 - Qualification and Payment Requirements
- 3) Submit one (1) electronic copy of proposal to NDSHbids@Mortenson.com no later than 10:00 a.m. Central Time on October 23, 2025.
- 4) **It is the sole responsibility of the bidder to see that the Proposal is received before the submission deadline. Late proposals will not be opened or considered. Please submit files no larger than 5MB so they can be received in a timely manner.** The Owner reserves the right to reject any and all bids, to waive any informalities and minor irregularities in bids, and to accept the bid deemed, in the opinion of the Owner, to be in the best interest of the Owner.
- 5) Proposals shall remain valid for 90 days.
- 6) Submit proposal on forms as follows. All blanks shall be completed. All bid proposals shall include the following:

- **Bid Proposal Form & Qualification Checklist**
- **Scope of Work Document with Craft Labor Rates & Unit Prices**

- 7) This project is being bid in accordance with the North Dakota Century Code (CC). As required by the CC, there will be a public bid opening on Thursday, October 23, 2025 at 2:00 pm in Jamestown, ND at the Fairfield Inn. The public bid opening will record the proposals and apparent bid values received prior to any bid review or leveling of bids. Attendance is NOT mandatory. The Construction Manager will fully scope and review all bids and make award recommendations to the Owner.
- 8) Subcontracts will be held by Mortenson. The form of Subcontract Agreement and all associated attachments and exhibits are provided in **Standard Mortenson Subcontract Agreement**. Proposal submission acknowledges acceptance of all provisions and requirements as outlined in the provided Subcontract Agreement and all associated attachments and exhibits.
- 9) Mortenson is an Equal Opportunity Employer and encourages participation from all qualified subcontractors and suppliers.
- 10) Any bid submitted to Mortenson will be accepted as the subcontractor's agreement to perform the work in compliance with **Mortenson's Zero Injury Safety Program**.

A. WITHDRAWAL OR REVISION OF BID

Bids may be withdrawn or revised under the following terms:

- Bidder may, without prejudice to themselves, withdraw bid after it has been deposited with Mortenson, provided request for such withdrawal is received by Mortenson in writing or by electronic communication, prior to time bids are due.
- 1) Bidder may modify their Bid by e-mail at any time prior to scheduled due date, provided Mortenson receives such communication prior to the due date.

B. ACCEPTANCE OF BIDS

- 1) The Owner and Mortenson reserve the right to reject any and/or all Bid Proposals and to waive any or all informalities and irregularities.
- 2) Bidder is specifically advised that any person, firm or other party to whom it is proposed to award a subcontract under this contract, must be acceptable to the Owner and Mortenson. Owner and Mortenson reserve the right to reject any proposed sub-subcontractor if Subcontractor fails to satisfy Owner and Mortenson that proposed sub-subcontractor is properly qualified to complete the work contemplated.

END OF SECTION