



Grey Snow
MANAGEMENT SOLUTIONS

GREY SNOW MANAGEMENT SOLUTIONS, LLC (GSMS)

REQUEST FOR PROPOSALS (RFP)

PROJECT: Dirt Work for the FTZ Site (RE7)

Solicitation No.: 1

Date of First Issuance: June 23rd, 2023

Revision:

Responses Due: July 7th, 2023

Single Point of Contact (SPC):

Solicitation Email: dtam@iowas.org

Mailing Address: 3345 B Thrasher Road White Cloud, Kansas 66094

Telephone of SPC: 785-501-5889

* For RFP Accessibility Assistance and Technical Submittal Issues Only

TABLE OF CONTENTS

SECTION 1: PROCUREMENT REQUIREMENTS.....	5
1.1 PREQUALIFICATION STATEMENT.....	5
1.2 MANDATORY SITE-WALK.....	5
1.3 PROPOSAL SUBMITTAL REQUIREMENTS	6
1.4 PROPOSAL FORMAT AND PAGE LIMITS	6
1.5 ADDITIONAL INFORMATION REQUESTS	7
1.6 SINGLE POINT OF CONTACT (SPC)	7
SECTION 2: INTRODUCTORY INFORMATION	7
2.1 PROJECT SUMMARY	7
2.2 CONTRACTOR RESPONSIBILITIES	8
SECTION 3: PROPOSAL REQUIREMENTS	9
3.1 COVER LETTER	9
3.2 SITE-WALK AND EXHIBIT MATERIALS OBSERVATIONS	9
3.3 PROPOSED PROJECT WORK PLAN	10
3.4 PROPOSED SCHEDULE	10
3.5 PROJECT BUDGET	10
3.6 EXPERIENCE AND QUALIFICATIONS	10
3.7 KEY PERSONNEL	10
3.8 LICENSES, CERTIFICATIONS & AWARDS	10
3.9 INSURANCE AND BONDING	10
3.10 CULTURAL / ARCHAEOLOGICAL EXPERIENCE AND APPROACH	11
3.11 NATIVE AND NATIVE-OWNED PREFERENCE	11
3.12 SUBCONTRACTORS	11
3.13 CONSULTANT.....	11
3.14 REFERENCES.....	11
3.15 CONFLICTS	11

SECTION 4: PROPOSAL EVALUATION12

4.1 MINIMUM SUBMISSION REQUIREMENTS12

4.2 PROPOSAL REJECTION12

4.3 SCORING.....12

SECTION 5: SOLICITATION METHOD AND SCHEDULE 13

5.1 SOLICITATION METHOD13

5.2 SOLICITATION SCHEDULE13

SECTION 6: SELECTION AND CONTRACT NEGOTIATION 14

6.1 FINAL SELECTION SUBMISSION REQUIREMENTS14

6.2 CONTRACT NEGOTIATION.....14

SECTION 7: ADDITIONAL INFORMATION 14

7.1 GOVERNING LAWS AND REGULATIONS14

7.2 RESPONDENT COSTS15

7.3 RIGHT TO CANCEL OR MODIFY15

* SITE LOCATION AND GPS COORDINATES15

LIST OF EXHIBITS

EXHIBIT 'A' Site Map & Location - pg. 16

EXHIBIT 'B' Topography Map - pg. 17

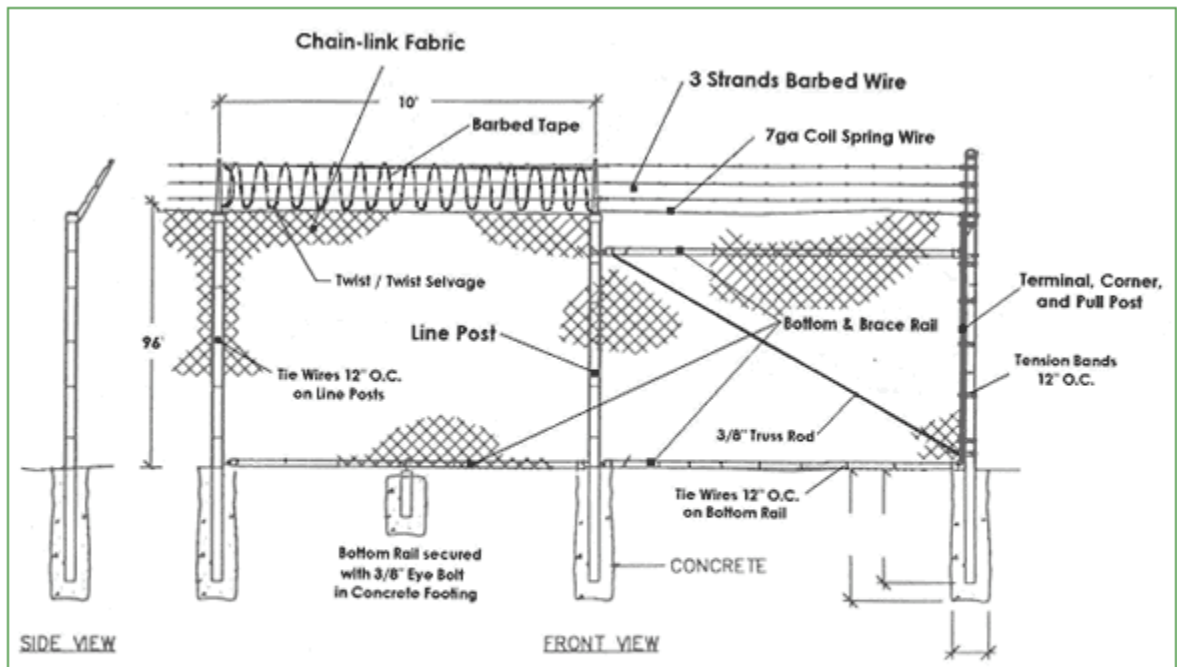
EXHIBIT 'C' Response Certification Form - pg. 18

SPECIFICATIONS

Link to Gate and Fence Specifications:

<https://www.cbp.gov/sites/default/files/documents/FTZmanual2011.pdf>

Image:



Typical detail of an eight-foot-high with one foot, 3-strand barbed wire security fence.

SECTION 1: PROCUREMENT REQUIREMENTS

1.1 PREQUALIFICATION STATEMENT

Experience in Site Excavation and Rock Removal: Respondents must demonstrate significant experience in the removal of rock or soil from a site to form an open face, hole, or cavity. This includes expertise in utilizing tools, machinery, or explosives for efficient and safe excavation processes.

Proficiency in Construction: Contractors should possess a strong background in constructing buildings and structures. This includes the ability to work with various materials, such as concrete, steel, and wood, while adhering to building codes and regulations.

Expertise in Paving: Respondents must have substantial experience in paving surfaces, including roads, parking lots, and sidewalks. Proficiency in using asphalt and concrete materials and adherence to paving standards and guidelines is essential.

Knowledge of Stormwater Management: Contractors should have in-depth knowledge and experience in managing stormwater runoff. This includes the ability to design and install effective stormwater drainage systems while ensuring compliance with relevant stormwater regulations.

Familiarity with Traffic Control: Respondents should have experience in controlling traffic during construction projects. This includes the ability to implement necessary measures such as installing traffic cones, barricades, signs, and coordinating with local law enforcement to ensure the safety of workers and the public.

Commitment to Safety: Contractors must demonstrate a strong commitment to safety. This includes implementing comprehensive safety procedures, providing personal protective equipment (PPE) to workers, and conducting regular training sessions to promote and enforce safe work practices. Federal and State OSHA applies.

Please note that the above prerequisites are mandatory for any respondent wishing to submit a proposal to the RFP.

1.2 MANDATORY SITE WALK

A mandatory site walk will be held on (Friday, June 28th, at 10am cst), beginning at the site entrance on the 27598 Highway F in Forest City, MO, 64451.

Please utilize the included GPS coordinates to confirm your navigation route in advance.

Location: County - Holt County; City - Forest City; Street Address: 27598 Highway F

GPS Coordinates: Latitude/Longitude - 40.07826687569877, -95.193544886386

If there are extreme extenuating circumstances that render a respondent's attendance infeasible, the Single Point of Contact (SPC) must be notified in advance of the scheduled site-walk and, GSMS, at its sole discretion, may make a limited accommodation.

1.3 PROPOSAL SUBMITTAL REQUIREMENTS

All proposals must be submitted to the SPC and received prior to the Due Date identified on the cover page. A specimen print copy may also be addressed to the attention of the SPC and mailed in a sealed package to the address indicated on the cover page, however this copy alone will not constitute conformant submission. Any mailings should include the SPC name and solicitation number clearly visible on the outside of the package.

Electronic submittals should be in Adobe Acrobat (PDF) format, preferably with a file size of 10mb or less. If the file size exceeds 10mb, a file-sharing link may be provided, however the SPC must be able to obtain a complete copy prior to the time of Responses

Due, published on the cover page of the most recent issuance of this RFP.

If alternative submission means is required due to a disability, contact the SPC at least five (5) calendar days prior to the time of Responses Due and appropriate accommodations will be made.

Please expect a confirmation email upon receipt of your timely submission.

1.4 PROPOSAL FORMAT AND PAGE LIMITS

The proposal, including responses to the topics listed in Section 3 below shall be formatted on 8-1/2" x 11" pages with 1" margins, with a minimum 10pt. font size.

Proposal is limited to fifteen (15) single-sided pages (or 1 single-sided cover page and 7 double-sided pages). Any pages exceeding this limit will not be provided to the evaluation committee or considered in the evaluation. Any allowed exhibits must be provided at the end of the proposal. The following items do not count toward the page limit:

- Key Personnel Resumes (limited to one (1) single-sided page per key person).
- Consultant firm biography or biographies for any proposed consultants.
- Maximum of four (4) single-sided pages per consultant.
- The completed and signed Response Certification Form (provided as exhibit 'E')

The proposal should follow the topics and order included in Proposal Requirements Section 3. Responses to each section should be clearly labeled to indicate the topic being addressed.

The proposal should not include extensive color, photos, or features which are not essential to the utility and clarity of the response.

1.5 ADDITIONAL INFORMATION REQUESTS

Questions may be asked at the mandatory site walk. All questions or clarification requests made after the mandatory site walk should be directed to the SPC via email. All questions and any provided response will be sent to all of the respondent points of contact from the site walk attendance log. If the contact information collected at the site-walk requires revision, please contact the SPC to provide the revised information. No questions will be answered in the 7 calendar days prior to the Due Date.

1.6 SINGLE POINT OF CONTACT (SPC)

The SPC name and contact information is listed on the cover page of this RFP. In order to ensure fair and reasonable consideration of all responses, respondents shall direct all communications relating to this RFP directly to the SPC. Respondent communications with GSMS or its representatives regarding or relating to this RFP are forbidden during the solicitation and selection period and may be grounds for removal from consideration for this and future solicitations.

Questions may be asked during the mandatory site walk. Questions or clarification requests made after the mandatory site walk should be directed to the SPC via email. Questions and any provided response will be sent to the Respondent's Point of Contact recorded at the mandatory site walk.

SECTION 2: INTRODUCTORY INFORMATION

2.1 PROJECT SUMMARY

The Iowa Tribe of Kansas and Nebraska plans to build a shipping nexus at a site near the Missouri River and will leverage a free trade zone to open new doors for its economic development strategy. Creating a free trade zone in Holt County, Missouri allows the owners to import and then export foreign goods without paying an excise tax, duty or tariff

under certain conditions, such as assembling or manufacturing finished goods in the U.S. before sending them out. Phase 1 is the recommended project gravel yard that is approximately 50,000 square feet.

The Contractor shall provide all labor, materials, equipment, and services necessary to excavate the land and place rock to develop a laydown yard. The Contractor shall comply with all applicable laws, regulations, and standards.

Specifically, the Contractor shall be responsible for the following:

- Excavation of the land to a depth of at least 12 inches
- Placement of rock in the excavated area to a thickness of at least 6 inches
- Compaction of the rock to a density of at least 95%
- Removal of all debris from the site
- Restoration of the site to its original condition
- The Contractor shall provide an erosion control plan to prevent erosion and sediment from leaving the site.
- The Contractor shall provide a stormwater management plan to ensure that stormwater runoff from the site is properly managed.
- The Contractor shall provide a traffic control plan to ensure that the work does not interfere with the normal flow of traffic on the site.
- The Contractor shall provide a safety plan to ensure that the work is performed safely.
- Approximately 50,000 square feet of gravel storage yard area to be scraped, cut, and filled per future civil engineering recommendations to support heavy semi-truck loading and heavy equipment/product storage.
- Two (2) 5,400 square foot gravel entries.
- Improve and expand vehicle entrances to accommodate heavy semi-truck deliveries with storm conduits per future civil engineering recommendations.
- Perimeter security fence to meet FTZ/Kansas City Port Authority standards, approximately 1,800 linear feet (see above on exhibits page).
- Two (2) storage yard entry/exit gates per FTZ/Kansas City Port Authority standards (see above on exhibits page).

2.2 CONTRACTOR RESPONSIBILITIES

Contractor to meet all federal and local requirements including though not limited to any and all necessary coordination with the Army Corps of Engineers, Game and Parks Commission, Natural Resource District or any other entities with jurisdiction.

Application fees should be budgeted and will be covered by Owner.

The Contractor shall submit a detailed plan and schedule for the work to the Owner for approval prior to commencing work. The Contractor shall also keep the Owner informed of the progress of the work and shall obtain the Owner's approval for any changes to the plan or schedule.

The Contractor shall be responsible for all costs associated with the work, including the cost of labor, materials, equipment, and transportation. The Contractor shall also be responsible for all permits and fees required for the work.

The Contractor shall warrant that the work will be completed in a workmanlike manner and will meet all applicable standards. The Contractor shall also warrant that the work will be free from defects for a period of one year after completion of the work.

The Contractor shall be liable to the Owner for any damage caused by the Contractor's negligence or willful misconduct.

The Owner shall have the right to inspect the work at any time during the course of the work. The Owner shall also have the right to reject any work that is not in accordance with the contract documents.

The Contractor shall be paid for the work in accordance with the terms of the contract.

The contract shall be governed by and construed in accordance with the laws of the Iowa Tribe of Kansas and Nebraska.

SECTION 3: PROPOSAL REQUIREMENTS

Please answer the questions provided in the response, in the order listed below, and clearly organized by topic headings:

3.1 COVER LETTER

Please provide a cover letter including company name, contact name, mailing address, telephone number, and Email for the primary contact. Include a company description and any narrative remarks on this page.

3.2 SITE WALK AND EXHIBIT MATERIALS OBSERVATIONS

Provide a brief description of any significant observations made during the site-walk or found in the attached exhibit materials which influenced the approach or assumptions made for this project.

3.3 PROPOSED PROJECT WORK PLAN

Provide a project work plan for a) engineering, and b) execution phases of the project. Briefly describe each of the major activities for each, and the management plan for executing them.

3.4 PROPOSED SCHEDULE

Provide an achievable schedule for the project including major milestones. Assume a 2-stage process based upon AIA to include a) engineering and b) execution stages of the project.

3.5 PROJECT BUDGET

Provide a proposed budget for a) engineering and planning, and b) a separate preliminary budget for execution with a statement or explanation of the basis used for these figures.

3.6 EXPERIENCE AND QUALIFICATIONS

Describe the team's experience and qualifications as they relate to excavation or dirt work. Please explain how your team's experience and qualifications relate to the specific requirements of this project.

3.7 KEY PERSONNEL

Provide a list of the key person or personnel who will be directly responsible for management and oversight of this project, and a description of their specific role and time allocation to this project. Optionally, single-page resume, or resumes, may also be included as exhibits, which will not be counted towards the total page count limitation.

3.8 LICENSES, CERTIFICATIONS & AWARDS

Provide the contractor license number and state of licensure. Provide a list of other project relevant licenses, certifications, and awards held by or received by the firm and key person(s).

3.9 INSURANCE AND BONDING

Provide description of the relevant insurance held or proposed for this project. Include limits and whether each policy is active or proposed. If proposed, state how it will be obtained.

Provide description of bond capacity and type(s) applicable to the project. Include the proposed dollar amount applicable to the project.

3.10 CULTURAL / ARCHAEOLOGICAL EXPERIENCE AND APPROACH

Provide a brief archaeological monitoring plan. Describe any experience or expertise relating to cultural and archaeological monitoring of construction projects.

3.11 NATIVE AND NATIVE-OWNED PREFERENCE

In order to promote Native American participation, this RFP is subject to preference for American Indian and Alaskan Native ownership. If applicable, provide an explanation of American Indian or Alaskan Native ownership status. GSMS procurement policy shall apply to any respondent claiming American Indian or Alaskan Native status.

3.12 SUBCONTRACTORS

List any proposed subcontractors and second tier subcontractors for this project. Provide a brief description of their proposed scope. List any key personnel with substantive expertise relating to the proposed work plan for this project. Contact information may be included though is not required for submission; however, it may be requested for any respondent selected for finalist interview(s).

3.13 CONSULTANTS

List any proposed consultants for this project. Provide a brief description of their proposed scope. List any key personnel and provide name and telephone number for a representative of the consulting firm whom we may contact.

3.14 REFERENCES

Provide three references from current or former clients who may be contacted by our selection committee. References associated with projects of related scope to the subject project are preferred though not required. lowas may utilize references to obtain additional information or verify information provided in the response.

3.15 CONFLICTS

Provide a brief description of any potential conflicts of interest including relationship or family association with members or employees of lowas. In most cases, conflicts of interest DO NOT affect eligibility or scoring if they are disclosed.

SECTION 4: PROPOSAL EVALUATION

4.1 MINIMUM SUBMISSION REQUIREMENTS

Only complete responses will be considered. For a response to be considered complete, it must contain each of the following elements:

- Cover Letter
- Site-Walk and Exhibit Materials Observations
- Proposed Project Work Plan
- Proposed Schedule
- Proposed Budget
- Experience and Qualifications
- Key Personnel
- Licenses, Certification & Awards
- Insurance and Bonding
- Cultural / Archaeological Experience and Approach
- Native and Native-Owned Preference
- Subcontractors
- Consultants
- References
- Conflicts

All responses must include a completed Response Certification Form (provided as Exhibit 'C' to this RFP).

4.2 PROPOSAL REJECTION

Any proposal which does not meet the minimum submission requirements or comply with the proposal formatting or submittal requirements may be rejected and not be reviewed.

Late proposals, meaning any response received after the Responses Due date and time published on the cover page of this RFP, will be rejected without review.

Any proposal found to contain false or misleading information will be rejected.

Any proposer who attempts to influence a member of the selection committee may have their proposal rejected.

4.3 SCORING

Offered proposals will be evaluated to ensure that the final agree-to price is fair and reasonable. The complexity and circumstances of each acquisition should determine the level of detail of the analysis required. This will be a closed bidding process.

SECTION 5: SOLICITATION METHOD AND SCHEDULE

5.1 SOLICITATION METHOD

This RFP has been published at:

1. Procurement platform listings: buildingconnected.com.
2. Local advertisement: ITKN website, Facebook, & Instagram pages.
3. Notice posted on the ITKN opportunities website at:
<https://iowatribeofkansasandnebraska.com/other-opportunities/>

5.2 SOLICITATION SCHEDULE

The following is a tentative procurement and project schedule. All times are listed in U.S. Central Time (UTC-6).

June 28th, 2023 at 10am cst	Mandatory Site Walk
July 3rd, 2023 at 4pm cst	Last Day to Submit Additional Information Requests
July 5th, 2023 at 4pm cst	Final Response to Additional Information Requests Issued & Opening of Submittal Window
July 7th, 2023 at 4pm cst	Proposals Due
	Finalist Interview(s) *Scheduled time subject to change
July 14th, 2023	Determination and Notifications
July 17th, 2023	Contract Negotiation Period Begins
August 1st, 2023	Project Start (Estimated)

SECTION 6: SELECTION AND CONTRACT NEGOTIATION

6.1 FINAL SELECTION SUBMISSION REQUIREMENTS

Respondents who are selected to interview and subsequently selected for contract negotiation will be required to supply additional information and comply with the following requirements:

1. Taxpayer Identification Number and backup withholding status on a completed current W-9 form.
2. Respondents shall demonstrate proof of insurance matching their response.
3. May require Respondents to provide evidence of bonding capacity and/or actual bonds issued by a surety company matching their response.
4. Respondents to provide evidence of worker's compensation insurance prior to start of work.
5. Respondents may be required to supply a statement of financial solvency and credit information.
6. Respondents claiming Native American, American Indian or Alaskan Native ownership status will be required to provide satisfactory evidence of such status.

6.2 CONTRACT NEGOTIATION

After selection of a successful respondent, GSMS may enter into contract negotiations with the successful respondent with the anticipated format based upon AIA form A141 Owner-Design/Builder Standard Agreement.

In the event that mutually agreeable terms are not reached within twenty (20) calendar days, then GSMS, at its sole discretion, may terminate negotiations and commence negotiations with the next highest-ranking respondent.

SECTION 7: ADDITIONAL INFORMATION

7.1 GOVERNING LAWS AND REGULATIONS

This RFP and any subsequent contracts are governed by the policies of GSMS.

7.2 RESPONDENT COSTS

Respondents shall be responsible for all costs incurred through or in connection with preparation of responses to this Request for Proposals.

7.3 RIGHT TO CANCEL OR MODIFY

GSMS reserves the right to cancel or modify this solicitation at any time and will not be liable to any respondent for any loss or expense caused by or resulting from the delay, suspension, or cancellation of this solicitation.

*Site Location:

County - Holt County; City - Forest City; Street Address: 27598 Highway F

*GPS Coordinates:

Latitude/Longitude - 40.07826687569877, -95.193544886386

- End of Document -

- Exhibits Follow -

Recommended Project Gravel Yard

KEYNOTES

- 1 EXISTING SHED STRUCTURE TO BE USED AS YARD OPERATOR FACILITY.
- 2 EXISTING CONCRETE LOADING DOCK, VERIFY STRUCTURAL CONDITION.
- 3 APPROXIMATELY 50,000 SF OF GRAVEL STORAGE YARD AREA TO BE SCRAPED CUT AND FILL PER FUTURE CIVIL ENGINEERING RECOMMENDATIONS TO SUPPORT HEAVY SEMI TRUCK LOADING AND HEAVY EQUIPMENT / PRODUCT STORAGE. (2) 5,400 SF GRAVEL ENTRIES
- 4 IMPROVE AND EXPAND VEHICLE ENTRANCES TO ACCOMMODATE HEAVY SEMI TRUCK DELIVERIES W/ STORM CONDUITS PER FUTURE CIVIL ENGINEERING RECOMMENDATIONS.
- 5 ALTERNATE PHASE - 20,000 SF WAREHOUSE EXPANSION FOR INDOOR STORAGE.
- 6 ALTERNATE PHASE - 70,000 SF WAREHOUSE ADDITION TO CONVERT EXTERIOR GRAVEL YARD STORAGE TO A TOTAL CAPACITY OF 90,000 SF OF INDOOR STORAGE.
- 7 PERIMETER SECURITY FENCE TO MEET FTZ / KANSAS CITY PORT AUTHORITY STANDARDS, APPROXIMATELY 1,800 LINEAR FEET.
- 8 (2) STORAGE YARD ENTRY/EXIT GATES PER FTZ / KANSAS CITY PORT AUTHORITY STANDARDS.

Exhibit A: Site Map

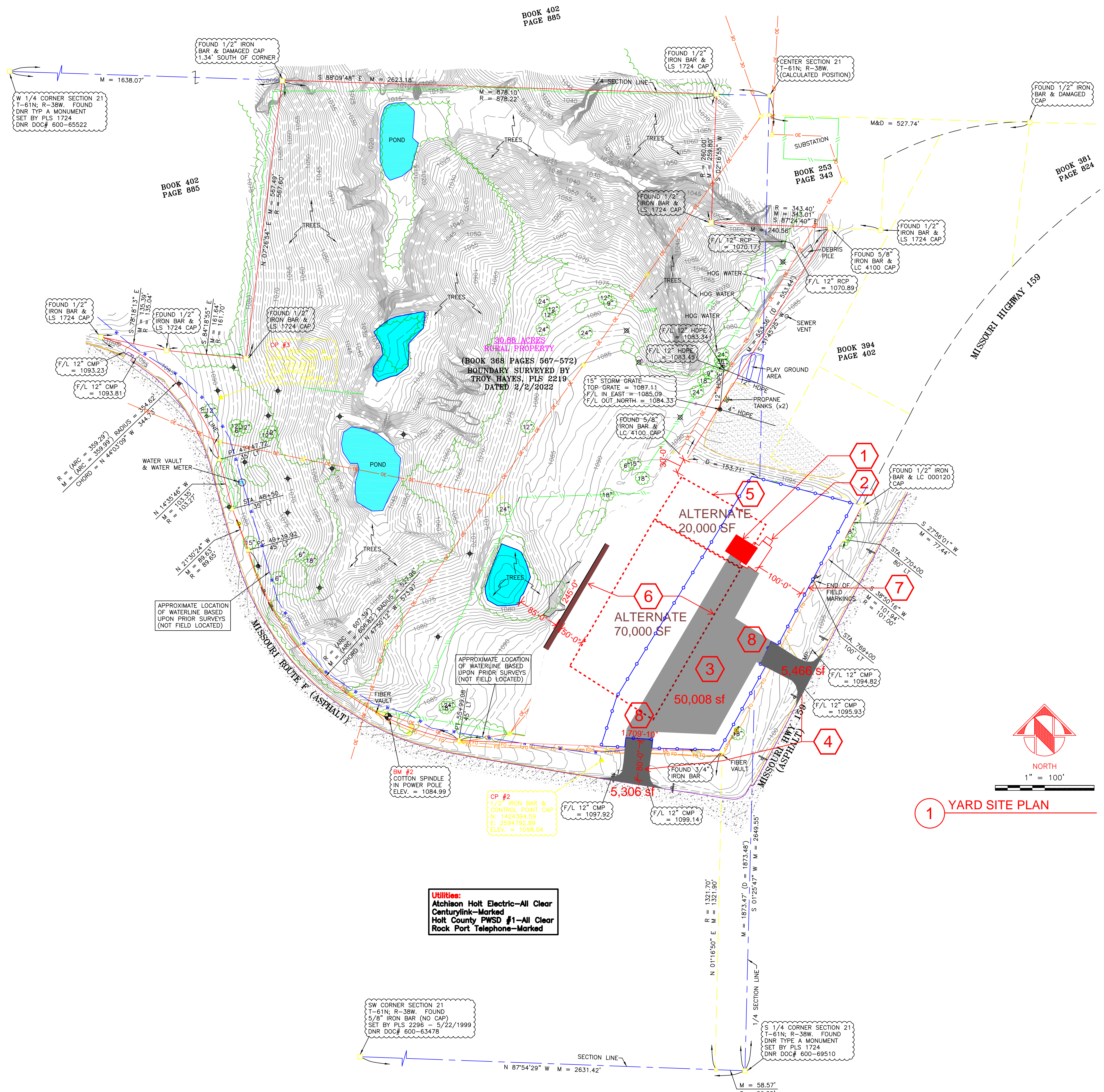


EXHIBIT 'B'
TOPOGRAPHICAL MAP





Grey Snow
MANAGEMENT SOLUTIONS

Exhibit 'C'

RESPONSE CERTIFICATION
PROJECT: Dirt Work for FTZ Site (RE7)
SOLICITATION NO.: 1

Please provide a brief summary and explanation for any pending or recent legal suits or termination of contracts with tribal entities (occurring within the past 5 years):

By signing below, respondent's authorized signer certifies that:

1. You have read and understand this RFP and the prepared response.
2. You agree to fully comply with all terms and conditions set forth by this RFP, and if your response is selected, you intend to enter into contract negotiations in good faith and furtherance of the subject project.
3. You certify that you are authorized to make decisions and execute legally binding agreements for the respondent.

Signature: _____

Printed Name: _____

Title: _____

Date: _____