

Coushatta Tribe of Louisiana

INVITATION TO BID (ITB)
For The
NEW COUSHATTA TRAVEL PLAZA
IOWA, LA

Notes:

- This ITB is sent to select bidders for the new Coushatta Travel Plaza located in Iowa, LA and posted on the CTLA website.
- This project includes the construction of a travel plaza that includes a fuel station, convenience store with food preparation facilities.
- The construction Work of the project will include the construction of the primary and support buildings, utility improvements (with provisions for future extension of public utilities), fueling islands, canopies, associated site work and utility improvements, roadway connections
- The base project and alternate expansion area are defined in the bidding documents.
- Alternates and unit prices are identified on the bid form.
- Documents will be available in electronic format only and will include Specifications and Construction documents.

Pre-Bid Conference: None

Bid Period Closing Date and Time: **Friday, June 20, 2025**
11:00 AM CT

<u>Activity</u>	<u>Schedule/Deadline</u>
Pre-Bid Conference	None scheduled for this project
Deadline for request for change, protests, and requests for approved equal brands (if applicable)	June 11, 2025
Deadline for questions or requests for clarification	June 13, 2025

ITB/Bid solicitation
CTLA Travel Plaza – Iowa
May 29, 2025

Deadline for Bid submittal	Friday, June 20, 2025 2:00 PM CT
Public Bid Opening	Immediately after the Bid Opening Date and Time identified in this ITB.
Notice To Proceed	To be determined

Submittal Requirements:

Bidders must complete the Bid Proposal Form using the form provided as part of this ITB with all fields completed and acknowledged. Any missing information will potentially render the Bid Proposal void.

Bids response forms are to be submitted electronically, in pdf format, to the following email addresses:

- LuisaT@Wenahagroup.com
- Copied to the following addresses on the same email:
 - KeithB@wenahagroup.com
 - Pratt@redcloudsolutions.consulting
 - Tbryan@worthgroup.com

Documents:

- Bid Proposal Form – Attached
- Project Schedule - Attached
- Construction Documents (4 files of drawings and specification volume sets at issuance of the ITB) – As issued by the Worth Group dated May 1, 2025. Download via the following link:

Link: [Construction Documents](#)

Project Duration:

See the attached high level project schedule.

Construction Contract:

The construction contract will be issued by CTLA. Bidders should anticipate the contract will be a modified AIA form, or similar; and include provisions for liquidated damages; specific requirements for jurisdiction and venue; and the provisions for the sovereignty of the Coushatta Tribe of Louisiana.

Indian Preference:

CTLA prefers to enter into contracts and agreements with bona fide Indian contractors, business, or vendors when practicable. If proposer (and/or any and all firms that are part of the proposer's team) is a Native American owned enterprise, provide documentation of ownership and tribal records to show compliance.

Refences and Post Bid Documentation:

CTLE will analyze the bids received and may request additional information from the Bidder post-bid to substantiate the bid analysis and validate that the Bidder is qualified and experienced to perform the project within the requirements stated in the bidding documents.

The Owner may rescind this RFP prior to closing, reject any or all proposals upon a finding it is in the Tribe's interest to do so, and/or rescind the award of any contract at any time before the execution of said contract by all parties with no liability against the Owner

This project will be completed under a single-prime contract negotiated between the Contractor and Owner.

PROPOSAL FOR THE CONSTRUCTION OF:

CTLA Travel Plaza - Iowa

Coushatta Tribe of Louisiana
Tribal Council
1940 CC Bel Road
Elton, LA 70532

BID PROPOSAL FROM: _____
(Name of Bidder)

INDIAN OWNED BUSINESS:

If the Bidder is an bona fide Native American owned business indicate by checking the box to the right. Bids shall include the Tribe the Owner/s is a member of as well a statement describing the Bidder's business Ownership structure. Additional documentation maybe required post-bid as applicable, at the discretion of the Owner.

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Tribal Council Members:

The undersigned, having carefully examined the Bidding Documents, including the Instructions to Bidders, Request for Bids, the General Conditions, the General Requirements, Specification Sections, the Drawings, Schedules and other documents included in the various volumes of the Project Manual; having visited and examined the conditions at the site of the work; being familiar with all of the conditions relating to the Project, including the availability of materials and labor, hereby proposes to furnish, within the requirements of the required completion schedule, all labor, supervision, materials, services and equipment required in connection with or incidental to the construction of the Project in strict accordance with the proposed Contract Documents.

I/we bid as follows:

CTLA Travel Plaza - Iowa

1) BASE BID: All Work required to complete that Project (Less the expansion area described in the alternates below and within the bid documents).

\$ _____ (NUMBERS)

_____ DOLLARS (WORDS)

_____ DOLLARS (WORDS)

The aforementioned sum is hereby designated the Total Base Bid.

The Total Base Bid shall not include sales and or use tax.

2) ALTERNATE BIDS (Do not include State or Local Sales or Use Tax):

The following Alternates may be selected by the Owner and considered with the Total Base Bid in accordance with the provisions of the Bidding Documents.

<u>Alternates:</u>		ADD
Alternate Bid No. 1:	Add 'shell' construction of the Expansion area of the Project, complete	\$ _____
<u>Alternates (continued):</u>		
Alternate Bid No. 2:	Add buildout and all finishes of the Expansion area, complete	\$ _____
Alternate Bid No. 3:	Add Kitchen Equipment package, complete	\$ _____
Alternate Bid No. 4a:	Upgrade the exterior wall finish to metal panel system – base bid portion of the Project	\$ _____
Alternate Bid No. 4b:	Upgrade the exterior wall finish to metal panel system – Expansion area of the Project.	\$ _____
Alternate Bid No. 5:	Delete the package sewage treatment plant and all associate Work	< \$ _____ >

The undersigned agrees that the Owner shall have the right accept at the Bid price, any Alternate bid herein listed, if the Owner so notifies the undersigned within sixty (60) calendar days of the date of Bid opening.

3) Unit Prices:

The following Unit Prices must be included in this proposal response and will be applicable for scope adjustments until Final Completion is achieved by the Contractor:

Unit Price 1: **Unsuitable Unforeseen Subgrade** \$ _____/CY

Removal, disposal, and replacement of unforeseen unsuitable materials (not described in the Project documents). Replacement is with suitable structural fill material. Cost shall include cost of pre-excavation and post-excavation survey to quantify actual material removed:

*CY shall be in situ
prior to excavation*

Unit Price 2a: **Concrete Paving** \$ _____/SY

Provide additional concrete paving area. Unit price includes all excavation and subgrade work required to add area to parking and drive areas.

Unit Price 2b: **Asphalt Paving** \$ _____/SY

Provide additional asphalt concrete paving area. Unit price includes all excavation and subgrade work

required to add area to parking and drive areas.

Unit Price 3: **Utility trenching and piping** \$ _____/??

Provide extension of the City of Iowa water and sewer lines within the _____ Road (Highway _____) Right of Way including traffic control, coordination with the City and State and provisions for City of Iowa fiber system raceway. Construction shall comply with applicable City and State standards. (Lift stations and structures are anticipated to be required, but for this unit price, only include the work associated with trenching and piping. The lift stations structures will be priced as scope revisions when the designs are complete, if this utility solution is selected.)

Provide your pipe invert depth assumptions from existing grade:

Water:

Average pipe invert depth: _____ ft

Maximum pipe invert depth: _____ ft

Sewer:

Average pipe invert depth: _____ ft

Maximum pipe invert depth: _____ ft

4) Allowances:

The following Allowances must be included and considered within the Total Base Bid in accordance with the provisions of the Bidding Documents.

Allowance 1: ***Unforeseen unsuitable materials***
(not described in the Project documents): **\$ 50,000**

Allowance 2: ***Extension of City of Iowa utilities to the site:*** **\$ 1,000,000**

Allowance 3:

5) CONTRACT AND BONDS:

If the undersigned is given written or facsimile notice of acceptance of this proposal within sixty (60) days following the date of Bid opening, the undersigned agrees to execute a Contract for the above work. The form of contract shall be included with the Bidding Documents and shall be delivered to the Owner within ten (10) days after notice of award of the Contract, together with a satisfactory payment and performance bond in an amount equal to one hundred (100) percent of the Contract Sum. This Bid form will be made a part of the Agreement between Owner and Contractor.

6) LISTING OF SUBCONTRACTORS:

CTLA Travel Plaza - Iowa

Each Bidder shall name the subcontractors with whom the Bidder, if awarded the contract, will subcontract for performance of the work of heating, ventilation and air conditioning, plumbing, electrical, and fuel systems or to name itself for the work. The Bidder shall not list more than one (1) subcontractor for each category of work identified, unless subcontractors vary with Bid alternates, in which case the Bidder must indicate which subcontractor will be used for which alternate. Failure of the Bidder to submit as part of the Bid the names of such subcontractors or to name itself to perform such work or the naming of two or more subcontractors to perform the same work shall render the Bidder's Bid nonresponsive and, therefore, void.

<u>Work</u>	<u>Subcontractor</u>
HVAC	_____
Plumbing	_____
Electrical	_____
Electrical Generator Manufacturer	_____
Fuel Systems	_____

7) ADDENDA:

Receipt of Addenda numbered _____ is hereby acknowledged.

Respectfully submitted,

Bidder company name

Name and title

Authorized Signature Date

Date

Address

Phone

Contractor's license number and expiration date

END OF BID FORM

