



## City of White Bear Lake Rambler Revolution Bid Document

Project Name: Rambler Revolution

Project Location: 3790 McKnight Rd  
White Bear Lake, MN 55110

Project Intent and Scope of Work Proposed:

The City of White Bear Lake Housing and Redevelopment Authority (HRA) recently purchased a rambler-style single-family dwelling, with the intention of remodeling it to contemporary standards, in order to showcase to the community how homeowners can update older homes to meet the needs and desires of modern families, especially in our current market.

The intent of this project is to demonstrate to the public the types of architectural changes that can make the home more livable and desirable. The project is intended to embrace green building concepts throughout the remodeling process. It is the City's hope that it will help educate the general public as to the many different ways a home can be made more efficient and environmentally conscious.

The City wants to impress upon bidders that this is a demonstration project not just a typical renovation. City staff is working with the local Cable TV Channel to video tape the actual progress of the project. There is already a Rambler Revolution commercial being aired on Channel 16 within our local community to help promote the project. It is expected that the contractor chosen for this project will be interviewed in the Channel 16 studios as well as on site during construction. Likewise, the contractor may be interviewed by newspaper reporters or be asked to speak to special interest groups about the project. There is a Rambler Revolution web page so that the general public will have easy access to information about the project and our ongoing progress. The web page address is [www.ramblerrevolution.com](http://www.ramblerrevolution.com)

Being a demonstration project, thorough documentation throughout the project will be imperative. Proposed and actual cost for construction for all aspects of the project is needed. The City intends to hold at least four open houses during the course of the project, one before construction, one during construction and two after construction. At the open houses it

is expected that the chosen contractor will be present to discuss the project with interested residents and to answer general remodeling questions.

Under a separate budget, the City plans to incorporate a residential sprinkler system into the project. Therefore, the chosen contractor will also be expected to coordinate with Escape, the fire suppression contractor, for the installation of the system.

The Neighborhood Energy Connection has performed an energy audit on the home. The energy audit recommends specific upgrades to the dwelling to increase efficiency. A copy of the energy audit is attached to this bid document for your reference. The recommended upgrades are to be incorporated into the scope of this project. Xcel Energy offers rebates for each individual item recommended in the audit. Energy upgrades are eligible for the rebates through Xcel Energy as long as they are installed by sub-contractors approved by Xcel Energy. Therefore, any of the work done on the project as it relates to the energy audit recommendations must be done by Xcel Energy approved sub-contractors.

The City is also interested in working with Minnesota Greenstar to achieve, at a minimum, a Bronze level certification. Minnesota GreenStar is a leading residential building standards and certification program created by Minnesotans for Minnesotans. The program promotes healthy, durable, high-performance design and construction for both new and existing homes across Minnesota. Fundamental to the program is an objective, third-party verification system that assures consumers that the new home or remodeling project performs as designed.

The green certification program takes a whole-systems approach applying the five (5) key concepts of green building programs:

1. Energy efficiency
2. Resource efficiency (including durability)
3. Indoor environmental quality
4. Water conservation
5. Site and community impact

Achieving GreenStar certification may not be possible due to budget restraints. Therefore, the City is asking that contractors provide bid pricing for the project for both scenarios: with and without the bronze level Greenstar certification.

A full remodel of both the main floor and the basement level of the home. may not be possible within the budget the City has in place. For this reason the City is seeking a base bid for all the renovation and kitchen

expansion work that will take place on the main floor of the home and some essential work in the basement level. In addition to the base bid, the City is requesting separate bid pricing for the following alternates:

Base Bid: Complete main floor remodeling and kitchen expansion, basement demolition and cleanup, new furnace, air conditioning unit and water heater, frame and sheetrock stairwell walls and install doors at basement landing, new block inserts in basement windows and new egress window at basement level.

Alternate#1: Front Porch

Alternate #2a: Roughed in bathroom and bedroom at the basement level of the home. This would include framing, plumbing, electrical, and HVAC rough-in to create the bathroom and bedroom.

Alternate #2b: Completed bedroom and bathroom at the basement level. This would include bathroom fixtures, carpet, doors, paint, smoke detectors etc.

Alternate #3a: Rear yard deck as specified.

Alternate #3b: Rear yard deck utilizing treated lumber.

The scope of work described above is a summary of work necessary for each area described; please refer to the approved construction drawings for details.

Please note that the following appliances will be purchased by City staff and the chosen contractor will be expected to coordinate with staff to ensure the proper service lines are stubbed in at the appropriate locations for these appliances: refrigerator, stove, microwave, dishwasher, washer and dryer.

The selected contractor must:

- Complete the rehabilitation work as identified on the attached plans within their proposed cost and within their proposed timeframe unless otherwise mutually agreed to.
- Complete the project compliant with the Minnesota State Building Code requirements applicable to the project.

- Provide reasonable allocation of the cost of each major aspect of the project and work with city staff to showcase the cost of each and every improvement throughout the home during the “after” open houses. Critical components include, but are not limited to:
  - Removal of the walls enclosing the stairway
  - The kitchen addition
  - The bathroom update
  - Reconfiguration of the bedrooms
  - Refinishing of the hardwood floors
  - Basement egress window, etc...

The success of the project will be based on the effectiveness of educating the public about the true cost of the improvements made.

- Attend at least three open houses, which will most likely be held on Saturdays. Reasonable marketing will be allowed.
- Preview the house prior to submitting a bid. Please contact city staff to schedule a preview.

Interested contractors should complete the attached proposal form and submit it no later than 10:00 am on Friday, February 25, 2011 at which time the bids will be opened.

City staff will evaluate proposals based on cost, qualifications, experience, the contractors understanding of the project's intent, and willingness to participate in this demonstration project. The selected contractor will be notified shortly after the City of White Bear Lake's HRA meeting on March 8<sup>th</sup>, 2011. The HRA reserves the right to reject any and all proposals. The successful contractor will be required to enter into a contract with the City for completion of the work as proposed and specified, a draft of which is also attached hereto for your convenience.

Please forward bids to: Samantha Crosby  
Community Development Department  
City of White Bear Lake  
4701 Highway 61  
White Bear Lake, MN 55110

If you have any questions please contact Samantha Crosby, Associate Planner, at either 651-429-8534 or [scrosby@whitebearlake.org](mailto:scrosby@whitebearlake.org).

Thank you for your interest in this project.