



## SEMINOLE TRIBE OF FLORIDA INVITATION TO BID

Solicitation No.: ITB 122-2024

Title: Trading Post (Brighton)

Description: The Board Construction Department of the Seminole Tribe of Florida is requesting bids from qualified contractors to build a new Trading Post needed at the Brighton Reservation.

Solicitation Release Date: February 7, 2025

Deadline for Questions\*: February 28, 2025 @ 5:00

Bid Due Date: March 14, 2025 @ 5:00

Contact Person(s)\*: To: [MarielaVelazquerz@semtribe.com](mailto:MarielaVelazquerz@semtribe.com)  
Cc: [BidSubmissions@semtribe.com](mailto:BidSubmissions@semtribe.com)  
Contact instructions are detailed in Section IV, Paragraph 1.

\*ALL QUESTIONS/INQUIRIES/COMMUNICATION MUST BE DIRECTED IN WRITING TO THE CONTACT PERSON(S).  
FAILURE TO DO SO MAY BE CAUSE FOR DISQUALIFICATION OF AN AWARD UNDER THIS SOLICITATION.

## **SECTION I – GENERAL INFORMATION**

### **1. BACKGROUND**

The Seminole Tribe of Florida (hereinafter the “TRIBE” or “STOF”) is a federally recognized Indian Tribe organized pursuant to Section 16 of the Indian Reorganization Act of 1934, as amended, 25 U.S.C. §5123. There are six (6) Seminole Indian Reservations in the State of Florida in Big Cypress, Brighton, Hollywood, Immokalee, Tampa, and Fort Pierce. Tribal Headquarters are located on the Hollywood Reservation in an urban environment in the Greater Fort Lauderdale/Hollywood, Florida area. Satellite offices are located on each of the other reservations or trust land. The TRIBE also maintains off-reservation offices in Naples, Fort Pierce, Hollywood, and Miami.

The TRIBE provides various governmental services to its members and residents of its reservations similar to those services provided at the municipal or county level. Examples of such services include, but are not limited to, public works, recreation and elder services programs, police, fire, and EMS services. The TRIBE also maintains health and dental clinics, an education program, preschools and schools, a museum, two rodeo arenas, etc. In addition to governmental services, the TRIBE and the Seminole Tribe of Florida, Inc. (hereinafter “STOFI”) also are engaged in various business activities including real estate, agriculture, tourism, manufacturing, gas station/convenience stores, and sales.

The terms “Vendor” and “Bidder” are used interchangeably in this document to refer to respondents of this ITB. The term “Contractor” is used in this document to refer to the awarded vendor(s).

### **2. ADDITIONAL ITEMS AND SERVICES**

The TRIBE may require additional items or services of similar nature, but not specifically listed in this solicitation. The selected CONTRACTOR(s) agrees to provide such items or services and shall provide the TRIBE prices on such additional items or services based upon a formula or method that is the same or similar to that used in establishing the fees as a result of this solicitation. If the fees offered are not acceptable to the TRIBE, and the situation cannot be resolved to the satisfaction of the TRIBE, the TRIBE reserves the right to procure those items or services from others.

CONTRACTOR shall work cooperatively, when required, with any additional parties from which these services are obtained.

### **3. FRAUD AND MISREPRESENTATION**

Any individual, corporation, or other entity that attempts to fulfill the requirements of this solicitation through fraud, misrepresentation, or material misstatement may be deemed non-responsible and such individual, corporation, or other entity’s qualification may be null and void.

#### **4. CONFIDENTIALITY / NON-DISCLOSURE**

BIDDER shall treat any information contained in this solicitation (or accumulated through other written or oral communication with the TRIBE) as confidential information. Any information provided by the TRIBE to BIDDER in this solicitation is to be used solely to permit BIDDER to reply to the solicitation and BIDDER shall make no other use of the information, inclusive of sharing the information with corporate affiliates and subsidiaries without the prior written consent of the TRIBE. BIDDER shall hold the information contained in this solicitation in strict confidence and the information obtained will not be disclosed to any third-party, vendor affiliate, or subsidiary, without the TRIBE's prior written consent.

#### **5. NON-EXCLUSIVITY**

It is expressly understood that contractor selection does not grant CONTRACTOR an exclusive privilege to provide the TRIBE any or all of the goods and/or services that are the subject of this solicitation. The TRIBE reserves the right, as deemed in its best interest, to perform or cause to be performed the provision of the goods and/or services, or any portion thereof, herein described in any manner it sees fit, including but not limited to award to multiple contractors, and contract with other contractor(s) for the provision of goods and/or services similar or identical to those that are the subject of this solicitation.

#### **6. DISCLOSURE**

BIDDER responding to this solicitation must disclose in detail any current or past relationships with the TRIBE, Seminole Gaming, and/or STOFI and their employees.

#### **7. ADDENDA / REVISIONS TO SOLICITATION**

If it becomes necessary to revise or clarify any part of this solicitation, the TRIBE will modify this solicitation by issuance of written addenda. All addenda will clearly be marked as such and shall become part of the solicitation documents.

All questions submitted by prospective bidders will be answered via an official addendum to ensure all prospective bidders have access to the TRIBE's answers.

#### **8. GRANT FUNDING**

The TRIBE and CONTRACTOR acknowledge that the goods and services solicited under this solicitation are fully or partially funded by federal funding through Economic Development Administration (EDA) program, Award Number: 04-79-07790. The TRIBE and CONTRACTOR further acknowledge and agree that the SERVICES solicited herein will comply with the regulations generally applicable to the grant program. Specifically, all applicable terms and conditions included in this grant shall apply.

## SECTION II – SCOPE OF WORK

### 1. PROJECT DETAILS

Details regarding this scope of work, including CONTRACTOR responsibilities, technical requirements, term/duration, etc., are available for BIDDER's review via *Attachment A – Scope of Work*. Bidders are expected to review this document in full to become familiar with the Scope of Work.

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## SECTION III – QUALIFICATIONS REQUIREMENTS

### 1. GENERAL QUALIFICATIONS

Bids shall be considered only from bidders normally engaged in performing the type of work specified in this solicitation. BIDDER must have adequate organizational resources, facilities, equipment, and personnel to ensure prompt and efficient service to the TRIBE.

At a minimum, qualifying bids shall demonstrate that BIDDER possesses the qualifications necessary to provide high-quality services. To ensure BIDDER is capable of providing an acceptable level of service to the TRIBE, BIDDER shall meet the following minimum qualifications:

- Be the prime contractor and will not subcontract out any work or partner with another firm unless explicitly authorized in writing by the TRIBE.
  - The TRIBE must approve in advance any subcontractors related to this work. Bidders must clearly disclose in their bids any known or expected use of subcontractors. Failure to make such disclosure at the time of bid may result in rejection of the subcontractor and the resulting agreement. The TRIBE reserves the right to reject any subcontractors which, in the TRIBE’s sole opinion, are unfit to work on this project.
- Hold a current certified license relevant to these services, as described in *Attachment C – Contractor Licensing Requirements*.
- Have a minimum of ten (10) years of experience in providing similar services.
- Maintain a fully equipped organization capable, technically, and financially, of performing the work required, and has performed similar work in a satisfactory manner.
- Carry and maintain adequate insurance consistent with the requirements listed in *Attachment B – Insurance Requirements*.
- Meet any other requirements outlined in this solicitation.

### 2. BONDING

**The following bonding requirements shall be required for all TRIBE or STOFI funded construction projects with a projected overall cost of \$5,000,000.00 and above. The following bond types are required for all projects which meet this cost threshold. Said bonds shall match the overall awarded bid cost.**

Such bonds are not required if all work performed under this contract is solely performed by the TRIBE or public non-profit corporations serving as a government instrumentality of the TRIBE. Proof of public non-profit corporate status must be furnished to and be satisfactory to the Awarding Official. All subcontractors performing work under this contract are subject to bonding requirements. Subcontractor bonds are to be made payable to the CONTRACTOR. Corporate sureties offered for bonds furnished with this contract must be original documents and must appear on the list contained in the Department of Treasury Circular 570, entitled “Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and Acceptable Reinsuring Companies.”

**2.1. BID BOND:**

A bid bond guarantees compensation to the bond owner if CONTRACTOR fails to begin a project. Bid bonds are often used for construction jobs or other projects with similar bid-based selection processes. The function of the bid bond is to provide a guarantee to the project owner that BIDDER will complete the work if selected. The existence of a bid bond gives the owner assurance that BIDDER has the financial means to accept the job for the price quoted in the bid.

**2.2. PAYMENT AND PERFORMANCE BONDS:**

Payment and performance bonds shall:

- Name as additional obligees: the Owner, any designee of Owner and affiliates or any construction lender(s) of the Owner
- Be in a form and be issued by as licensed surety satisfactory to Owner
- Be in an amount equal to 100% of their contract price as applicable
- Be automatically increased in the amount of any additive Change Orders and Construction Change Directives issued by Owner to CONTRACTOR

A payment bond is issued to one party of a contract as a guarantee against the failure of the other party to meet payment obligations specified in the contract. A payment bond is usually provided by a bank or an insurance company to make sure a contractor pays for all materials, supplies, and all subcontracted work (if any).

A performance bond is issued to one party of the contract as a guarantee against the failure of the other party to meet obligations specified in the contract. A performance bond is usually provided by a bank or an insurance company to make sure a contractor completes designated projects.

**2.3. EDA PERFORMANCE BOND AND PAYMENT BOND:**

For contracts over \$150,000, a 5% bid bond and 100% performance bond and payment bond required is required.

*(Surety companies must be listed on Circular 570).*

**2.4. SUMMARY OF EDA CONTRACTING PROVISIONS FOR CONSTRUCTION PROJECTS:**

The below standards can be found within *Attachment D-1 – EDA Contracting Provisions for Construction Projects*.

**CONTRACT SECURITY BONDS**

(a) If the amount of this Contract exceeds \$150,000, the Contractor shall furnish a performance bond in an amount at least equal to one hundred percent (100%) of the

Contract price as security for the faithful performance of this Contract and also a payment bond in an amount equal to one hundred percent (100%) of the Contract price or in a penal sum not less than that prescribed by State, Territorial, or local law, as security for the payment of all persons performing labor on the Work under this Contract and furnishing materials in connection with this Contract. The performance bond and the payment bond may be in one or in separate instruments in accordance with local law. Before final acceptance, each bond must be approved by EDA. If the amount of this Contract does not exceed \$150,000, the Owner shall specify the amount of the payment and performance bonds.

(b) All bonds shall be in the form prescribed by the Contract Documents except as otherwise provided in applicable laws or regulations, and shall be executed by such sureties as are named in the current list of Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies as published in Treasury Circular 570 (amended) by the Financial Management Service, Surety Bond Branch, U.S. Department of the Treasury. All bonds signed by an agent must be accompanied by a certified copy of the agent's authority to act. Surety companies executing the bonds must also be authorized to transact business in the state where the Work is located.

## **2.5. SUMMARY OF EDA CONSTRUCTION STANDARDS:**

The below standards can be found within *Attachment D-2 – Summary of EDA Construction Standards*.

- i. Bonding and insurance requirements. For construction or facility improvement contracts or for subcontracts exceeding \$150,000, EDA may accept the bonding policy and requirements of the Recipient or subrecipient if EDA or the pass-through entity determines that the Federal interest is adequately protected. If such a determination has not been made, the following minimum requirements shall apply:
- ii. A bid guarantee must be obtained from each bidder equivalent to five (5) percent of the bid price. The "bid guarantee" must consist of a firm commitment such as a bid bond, certified check or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of the bid, execute such contractual documents as may be required within the time specified.
- iii. A performance bond must be required from the contractor for one hundred (100) percent of the contract price. A "performance bond" is one executed in connection with a contract to secure fulfillment of all the contractor's obligations under such contract.
- iv. A payment bond must be required from the contractor for one hundred (100) percent of the contract price. A "payment bond" is one executed in connection with a contract to ensure payment as required by law of all persons supplying labor and material in the execution of the work provided for in the contracts.

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## SECTION IV – SUBMISSION REQUIREMENTS & INSTRUCTIONS

### 1. CONTACT PERSON(S)

Responses to this solicitation, in addition to all questions, inquiries, and communication, must be routed through:

CONTACT PERSON	
Name:	Mariela Velazquez
Email:	To: <a href="mailto:MarielaVelazquez@semtribe.com">MarielaVelazquez@semtribe.com</a> Cc: <a href="mailto:BidSubmissions@semtribe.com">BidSubmissions@semtribe.com</a>
Phone:	(954) 966-6300 x11372

Cone of Silence: Bidders shall not contact any other employee of the TRIBE for information with respect to this solicitation. Any violation of the restriction imposed above regarding correspondence may constitute grounds for rejection of a response at any time.

### 2. SUBMISSION REQUIREMENTS

BIDDER must include the items listed below as part of their submission to be considered for award:

- Attachments & Exhibits Checklist – BIDDER must initial next to each attachment and exhibit listed in the two (2) tables in Section IV, Paragraph 4, to confirm BIDDER’s submission includes each applicable completed form.
- Cover Letter, Executive Summary, & Project Team – As described below (*Exhibit M*):
  - A cover letter, including BIDDER’s name, address, phone number(s), and email, along with the signature of BIDDER’s authorized representative;
  - An executive summary, including a brief company overview; and
  - A list of the team to be assigned to this project, including each personnel’s relevant experience and qualifications.
- Professional Qualifications – Professional qualifications detailing BIDDER’s experience, resources, qualification, capabilities, and past performance in providing this type of service (*Exhibit N*). Must illustrate BIDDER’s capability to perform the full scope of services.
- All required exhibits according to Section IV, Paragraph 4 of this solicitation.

Failure to submit all information may result in disqualification or lower ranking due to not meeting these requirements.

Required Exhibits provided to BIDDER by the TRIBE shall not be altered by BIDDER and shall only be filled-in as instructed by the TRIBE, unless otherwise instructed by the TRIBE. Bids which include altered files may be disqualified, as determined by the TRIBE.



### 3. SUBMISSION INSTRUCTIONS

Electronic submissions in response to this solicitation must be emailed to the Contact Person(s) listed in Section IV, Paragraph 1 by the Bid Due Date and time detailed in this solicitation.

- The TRIBE has an email size limit of 15MB per email. Larger files must be split into 15MB emails and sent separately.
- Physical correspondence, flash drives, or any other physical media shall not be accepted. Links to file sharing websites or portals shall not be accepted.

The Subject Line of all emailed correspondence from BIDDER to the TRIBE regarding this solicitation will follow the format shown below:

- Subject Line: ITB 122-2024 – [BIDDER’s Company Name]
  - If there are multiple emails for your submission, please number them sequentially in the following manner to ensure all emails are received: Submission 1 of 3, Submission 2 of 3, Submission 3 of 3, etc.

Submissions must be clear, concise, organized, legible, and easy to read and navigate. Submissions may be returned to BIDDER and required to be reorganized and resubmitted. Submissions which are deemed by the TRIBE to be illegible or unintelligible may be disqualified.

All parts, pages, figures, and tables should be numbered and labeled clearly. If submitting separate files, the File Name of each submitted attachment and exhibit must include the assigned letter; for example, *Attachment A*’s File Name must state, at a minimum, “Attachment A.” BIDDER may include additional information in the File Name, if needed.

In order to fairly evaluate all responses, bidders should not include additional information other than what is asked to be provided. This includes any information related to BIDDER’s organization that was not specifically asked to be provided.

### 4. ATTACHMENTS & EXHIBITS CHECKLIST

BIDDER must initial next to each Attachment and Exhibit listed in the tables below to confirm BIDDER reviewed all Attachments and submitted all required Exhibits.

Please note, Attachments are reference documents which require BIDDER’s review. Exhibits are documents which BIDDER must provide or complete and sign, according to the instructions specified by the TRIBE in the “Submission Instructions” below.

#### 4.1. ATTACHMENTS:

Attachment	Description	Submission Instructions	BIDDER’s Initials
Attachment A	Scope of Work	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	

<b>Attachment</b>	<b>Description</b>	<b>Submission Instructions</b>	<b>BIDDER's Initials</b>
Attachment B	Insurance Requirements	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment C	Contractor Licensing Requirements	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment D-1	EDA Contracting Provisions for Construction Projects	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment D-2	Summary of EDA Construction Standards	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment D-3	Davis-Bacon Wage Determination Guide	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment D-4	Environmental Compliance Review (ECR)	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment E	Pre-Construction Meeting Federal Requirements	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment E-1	Procurement Methods for EDA Awards	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment F	Camera Equipment Cut Sheets	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment G	Power Supply Cut Sheets	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment H	Windstorm-rated Cut Sheets	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	

<b>Attachment</b>	<b>Description</b>	<b>Submission Instructions</b>	<b>BIDDER's Initials</b>
Attachment I	Physical Access Control System (PACS) Multiclass Readers Cut Sheets	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment J	Controller Installation and Configuration Guide	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment K	QNAP User Guide	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment L	Cisco Catalyst 9300 Series Switches	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment M	Cisco Catalyst 9130AX Series Access Points	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment N	Cisco Catalyst IE3400 Rugged Series	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment O	Network Power Protection	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment P	American Power Conversion (APC) Smart-UPS Tower	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment Q	ITS 100 – Information Technology (IT) Design Specifications & Requirements	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment R	ITS 300 – Outside Plant (OSP) Design Guidelines	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment S-1	Architecture	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	

<b>Attachment</b>	<b>Description</b>	<b>Submission Instructions</b>	<b>BIDDER's Initials</b>
Attachment S-2	Electrical Drawings	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment S-3	Mechanical Drawings	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment S-4	Plumbing Drawings	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment S-5	Structural Drawings	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment S-6	Diesel Generator	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment T-1	Drainage Report	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment T-2	Geotechnical Report	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment T-3	Cooling and Heating Calculations	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment T-4	Energy Calculations	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment T-5	Structural Calculations	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment T-6	Wind Load Compliance	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	

<b>Attachment</b>	<b>Description</b>	<b>Submission Instructions</b>	<b>BIDDER's Initials</b>
Attachment U-1	Civil	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment U-2	Topographic Survey 1	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment U-3	Topographic Survey 2	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment V	Fuel System Site Plan	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment W	Images	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment X-1	Rear Door Notice of Acceptance (NOA)	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment X-2	Storefront Glass Notice of Acceptance (NOA)	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment X-3	Storefront Outswing Door Notice of Acceptance (NOA)	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment X-4	Wood Roofing System Notice of Acceptance (NOA)	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment X-5	Steel Roofing System Notice of Acceptance (NOA)	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment X-6	Roofing Coping Termination Notice of Acceptance (NOA)	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	

<b>Attachment</b>	<b>Description</b>	<b>Submission Instructions</b>	<b>BIDDER's Initials</b>
Attachment X-7	Lennox Rooftop Units Notice of Acceptance (NOA)	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment X-8	Aluminum Air Conditioning (A/C) Stand Cut Sheets Notice of Acceptance (NOA)	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment X-9	Outswing Louvered Steel Doors Notice of Acceptance (NOA)	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	
Attachment Y	EDA Construction Sign Package	Review information. Initial in next cell to confirm this document has been reviewed. No further action needed.	

#### 4.2. EXHIBITS:

<b>Exhibit</b>	<b>Description</b>	<b>Submission Instructions</b>	<b>BIDDER's Initials</b>
Exhibit A	Schedule of Values	Review all tabs and fill-in required information. Provide two (2) copies of this document, as described below: <ul style="list-style-type: none"> <li>• A filled-in and signed version in PDF format</li> <li>• A filled-in and unsigned version in .xlsx Excel format</li> </ul>	
Exhibit B	Bid Form	Complete, sign, and submit. The Total should be the BIDDER's base bid, and should not include optional/add-on services, unless specifically requested by the TRIBE to include.	
Exhibit C	Qualification Questionnaire	Complete and submit.	
Exhibit D	Contractor Certification Regarding Debarment and Suspension	Complete, sign, and submit.	

<b>Exhibit</b>	<b>Description</b>	<b>Submission Instructions</b>	<b>BIDDER's Initials</b>
Exhibit E	Non-Collusion Affidavit of Prime Bidder	Complete, sign, and submit.	
Exhibit F	Proposed Subcontractor List	Complete, sign, and submit. If no subcontractors are expected to be used, please note, sign, and submit.	
Exhibit G	Acknowledgement of Project Conditions	Sign and submit.	
Exhibit H-1	List of Recently Completed Projects and Contract Amounts	Complete, sign, and submit.	
Exhibit H-2	List of Past Experience with the Tribe	Complete, sign, and submit. If no past experience with the TRIBE, please note, sign, and submit.	
Exhibit I	List of References	Complete, sign, and submit.	
Exhibit K	Firm Certification	Complete, sign, and submit.	
Exhibit L	Drug-Free Workplace Form	Complete, sign, and submit.	
Exhibit M	Cover Letter, Executive Summary, & Project Team	To be submitted by BIDDER. Review this attachment's requirements in Section IV, Paragraph 2 "Cover Letter, Executive Summary, & Project Team." This file must be clearly labeled in BIDDER's submission as <i>Exhibit M</i> .	
Exhibit N	Professional Qualifications	To be submitted by BIDDER. Review this attachment's requirements in Section IV, Paragraph 2 "Professional Qualifications." This file must be clearly labeled in BIDDER's submission as <i>Exhibit N</i> .	
Exhibit O	EDA Equipment Checklist	Complete, sign, and submit.	
Exhibit P	Form CD-512 Certification Regarding Lobbying	Complete, sign, and submit.	
Exhibit Q	Affirmative Action – Equal Employment Opportunity (EEO)	Complete, sign, and submit.	

Exhibit	Description	Submission Instructions	BIDDER's Initials
Exhibit R	Agreement Between Owner and General Contractor	Complete, sign, and submit.	
Exhibit S	Compliance Documents	<p>To be submitted by BIDDER as described below:</p> <ol style="list-style-type: none"> <li>1. A signed copy of BIDDER's existing W-9;</li> <li>2. A copy of BIDDER's Certificate of Insurance;</li> <li>3. A copy of licenses, certificates, or registrations, as defined in this solicitation; and</li> <li>4. A copy of BIDDER's Florida Certificate of Authority or Florida Business Tax Receipt to prove authority to do business in the State of Florida. If incorporated elsewhere, similar document(s) from other state is acceptable.</li> </ol> <p>This file must be clearly labeled as the appropriate exhibit in BIDDER's submission.</p> <p>If BIDDER does not have an existing signed W-9, BIDDER may request a W-9 template from the Contact Person(s).</p>	
Exhibit Z	Acknowledgement of Receipt of Addenda	Complete, sign, and submit form <u>ONLY</u> if an addendum has been issued.	

## 5. PRICE

Prices stated in bid responses to this solicitation shall remain fixed and firm for all services to be performed for a minimum period of one hundred and eighty (180) calendar days from the Bid Due Date.



## **6. POST SUBMISSION**

Any price adjustments after bid submission must be requested in writing and approved by the TRIBE.

BIDDER may be required to clarify items related to their submission, which may include but not be limited to verifying submitted information and confirming comprehension of the full requirements of the Scope of Work, and is expected to be responsive. Bidders deemed by the TRIBE to be unresponsive may be disqualified.

BIDDER may be required to submit and/or sign additional documentation, forms, exhibits, etc. after the Bid Due Date and before the resultant agreement is drafted as a continuation of the solicitation requirements and/or as part of the vendor registration process. Should BIDDER be unable or unwilling to satisfy this requirement, BIDDER may be disqualified.

The TRIBE reserves the right to negotiate any and all submitted pricing, payment terms, warranties, etc. with the BIDDER or selected CONTRACTOR during the evaluation process, drafting phase of the resultant agreement, and/or at a time otherwise determined by the TRIBE.

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## SECTION V – SELECTION PROCESS

### 1. SELECTION OF CONTRACTOR(S)

The TRIBE will conduct a comprehensive, fair, and impartial evaluation of all documents received in response to this solicitation.

The TRIBE shall evaluate all submissions in the order listed below:

- On-time and complete submission (with all required documentation)
- License requirements
- Projected completion date and lead time
- Previous performance at a satisfactory level
  - The TRIBE reserves the right to eliminate any submission should BIDDER have evidence of previous poor or unsatisfactory performance for similar or dissimilar services performed for the TRIBE or other companies.
- Qualification Questionnaire
- Current and pending workload with the TRIBE performing similar and dissimilar services, and capability to take on additional responsibilities without negatively impacting existing opportunities
- Any other relevant factors, as listed in the solicitation
- Pricing versus the market
  - Pricing will be listed from lowest price to highest price for all bidders whose submission meets the minimum requirements listed above
- **Lowest Method of Award**
  - The contract for this construction project will be awarded to the BIDDER who submits the lowest responsive and responsible bid. A responsive bid is defined as one that meets all requirements set forth in the bid documents. A responsible bidder is one who has the capability, integrity, and reliability to perform the work as specified.

The applicable bid(s) will be eliminated if any of the following apply:

- Any criteria or requirements are incomplete
- Any criteria or requirements are not met
- The required schedule cannot be met
- Any other relevant factor(s) are not met, as determined by the TRIBE

The remaining bid(s) will be evaluated on a price versus the market comparison and an awardee(s) will be determined. The TRIBE may select one (1) or multiple respondents to provide the solicited services. The TRIBE reserves the right to split award in its sole discretion.

This solicitation and selection process shall in no way be deemed to create a binding contract, agreement, or offer of any kind between the TRIBE and any entity. If the TRIBE selects a CONTRACTOR(s) to provide the services described in this solicitation, any legal rights and obligations between the successful CONTRACTOR(s), if any, and the TRIBE will come into existence only when an agreement is fully executed by the parties, and the legal rights and

obligations of each party shall at that time be only those rights and obligations which are set forth in the agreement and any other documents specifically referred to in that agreement and executed by the parties.

## **2. RIGHT TO RESCIND AWARD**

The awarded CONTRACTOR(s) will be required to enter into a formal agreement for these services after award. The TRIBE reserves the right to rescind an award should the awardee be considered, in the TRIBE's sole opinion, to be inflexible in its agreement negotiations.

## **3. SEMINOLE TRIBAL AND STOFI OWNED BUSINESS PREFERENCE**

The TRIBE encourages its Seminole Tribal Member vendors and STOFI owned businesses to bid on goods and services through the competitive bidding process and will give preference to qualified Seminole Tribal Member and STOFI owned businesses/entities certified by the TRIBE.

In all cases, the Seminole Tribal Member owned business/entity or STOFI owned business/entity must be qualified for the applicable Scope of Work and must be able to demonstrate that the individual or business/entity has the skills and abilities to perform requested tasks in an acceptable manner.

Should bidders or prospective bidders have any questions related to Seminole Tribal Preference, please reach out to the Contact Person(s) listed in this solicitation.

## **4. HOW SEMINOLE TRIBAL PREFERENCE IS APPLIED**

The following preference rules do not apply to projects over Five Million Dollars (\$5,000,000.00) in value.

For solicitations where the most qualified, responsive, responsible, lowest-priced bidder are the deciding factors for award, the following Seminole Tribal Preference rules shall apply whether the business/entity is 51% Seminole Tribal Member owned or higher:

- For non-construction projects, preference will be given to bids submitted by Seminole Tribal and STOFI owned businesses/entities as long as the bid is equal to or less than three percent (3%) (not to exceed \$100,000) of the lowest non-Seminole Tribal Member business's bid.
- For construction projects, preference will be given to bids submitted by Seminole Tribal and STOFI owned businesses/entities as long as the bid is equal to or less than four percent (4%) (not to exceed \$200,000) of the lowest non-Seminole Tribal Member business's bid.

## **3. VENDOR APPLICATION AND REGISTRATION PROGRAM**

Because the TRIBE is engaged in Indian tribal gaming in accordance with the Indian Gaming Regulatory Act and the regulations promulgated by the National Indian Gaming Commission, the

TRIBE cannot engage in significant transactions with individuals or business entities whom, because of past or continuing activities, associations, or reputation, might bring discredit to the TRIBE and its gaming operations. Thus, the TRIBE has adopted a program whereby it reviews significant transactions and the persons or entities involved with those transactions to assure compliance with all applicable laws and regulations relating to gaming.

If not already an approved and registered vendor with the TRIBE, the highest scoring or lowest-priced vendor(s) will be required to submit a completed and fully executed Vendor Application and Registration Form to the TRIBE's Purchasing Department. The highest scoring or lowest-priced vendor(s) shall not initiate this process until requested by the TRIBE's Purchasing Department.

Upon successful completion of an investigation into the past and current activities, associations, and reputation of the applicant, the TRIBE will assign a vendor number and the vendor will be added to its Master Vendor File. The TRIBE may not enter into any business transactions with any vendor whose name does not appear on its Master Vendor File.

Should the highest scoring or lowest-priced vendor(s) be unresponsive or unable to successfully complete the vendor registration process, the TRIBE reserves the right to halt the vendor registration process with the highest scoring or lowest-priced vendor(s) and move onto the next highest scoring or lowest-priced vendor(s). Should the next highest scoring or lowest-priced vendor(s) be unresponsive or unable to complete the vendor registration process, the TRIBE will continue to halt the vendor registration process and move onto the next highest scoring or lowest-priced vendor(s) until a vendor(s) is successfully registered.

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**ATTACHMENT A**  
**SCOPE OF WORK**  
**(Attached separately as .pdf)**

**ATTACHMENT B**  
**INSURANCE REQUIREMENTS**  
**(Attached separately as .pdf)**

**ATTACHMENT C**  
**CONTRACTOR LICENSING REQUIREMENTS**  
**(Attached separately as .pdf)**

**ATTACHMENT D-1**

**EDA CONTRACTING PROVISIONS FOR CONSTRUCTION PROJECTS**

**(Attached separately as .pdf)**



**ATTACHMENT D-2**  
**SUMMARY OF EDA CONSTRUCTION STANDARDS**  
**(Attached separately as .pdf)**

**ATTACHMENT D-3**  
**DAVIS-BACON WAGE DETERMINATION GUIDE**  
**(Attached separately as .pdf)**

**ATTACHMENT D-4**  
**ENVIRONMENTAL COMPLIANCE REVIEW (ECR)**  
**(Attached separately as .pdf)**

**ATTACHMENT E**

**PRE-BID CONFERENCE PRE-CONSTRUCTION FEDERAL REQUIREMENTS**

**(Attached separately as .pdf)**

**ATTACHMENT F**  
**CAMERA EQUIPMENT CUT SHEETS**

**(Attached separately as .pdf)**

**ATTACHMENT G**  
**POWER SUPPLY CUT SHEETS**  
**(Attached separately as .pdf)**

**ATTACHMENT H**  
**POWER SUPPLY CUT SHEETS**  
**(Attached separately as .pdf)**

**ATTACHMENT I**

**PHYSICAL ACCESS CONTROL SYSTEM (PACS) MULTICLASS READERS CUT SHEETS**

**(Attached separately as .pdf)**



**ATTACHMENT J**

**CONTROLLER INSTALLATION AND CONFIGURATION GUIDE**

**(Attached separately as .pdf)**

**ATTACHMENT K**  
**QNAP USER GUIDE**  
**(Attached separately as .pdf)**

**ATTACHMENT L**  
**CISCO CATALYST 9300 SERIES SWITCHES**  
**(Attached separately as .pdf)**

**ATTACHMENT M**  
**CISCO CATALYST 9130AX SERIES ACCESS POINT**  
**(Attached separately as .pdf)**

**ATTACHMENT N**  
**CISCO CATALYST IE3400 RUGGED SERIES**  
**(Attached separately as .pdf)**

**ATTACHMENT O**  
**NETWORK POWER PROTECTION**  
**(Attached separately as .pdf)**

**ATTACHMENT P**

**AMERICAN POWER CONVERSION (APC) SMART-UPS TOWER**

**(Attached separately as .pdf)**

**ATTACHMENT Q**

**ITS 100 – INFORMATION TECHNOLOGY (IT) DESIGN SPECIFICATIONS  
REQUIREMENTS**

**(Attached separately as .pdf)**



**ATTACHMENT R**

**ITS 300 – OUTSIDE PLANT (OSP) GUIDELINES**

**(Attached separately as .pdf)**

**ATTACHMENT S-1**

**ARCHITECTURE**

**(Attached separately as .pdf)**

**ATTACHMENT S-2**  
**ELECTRICAL DRAWINGS**  
**(Attached separately as .pdf)**

**ATTACHMENT S-3**  
**MECHANICAL DRAWINGS**  
**(Attached separately as .pdf)**

**ATTACHMENT S-4**  
**PLUMBING DRAWINGS**  
**(Attached separately as .pdf)**

**ATTACHMENT S-5**  
**STRUCTURAL DRAWINGS**  
**(Attached separately as .pdf)**

**ATTACHMENT T-1**  
**DRAINAGE REPORT**  
**(Attached separately as .pdf)**

**ATTACHMENT T-2**  
**GEOTECHNICAL REPORT**  
**(Attached separately as .pdf)**



**ATTACHMENT T-3**  
**COOLING AND HEATING CALCULATIONS**  
**(Attached separately as .pdf)**

**ATTACHMENT T-4**  
**ENERGY CALCULATIONS**  
**(Attached separately as .pdf)**

**ATTACHMENT T-5**  
**STRUCTURAL CALCULATIONS**  
**(Attached separately as .pdf)**

**ATTACHMENT T-6**  
**WIND LOAD COMPLIANCE**  
**(Attached separately as .pdf)**

**ATTACHMENT U-1**

**CIVIL**

**(Attached separately as .pdf)**

**ATTACHMENT U-2**  
**TOPOGRAPHIC SURVEY 1**  
**(Attached separately as .pdf)**

**ATTACHMENT U-3**  
**TOPOGRAPHIC SURVEY 2**  
**(Attached separately as .pdf)**

**ATTACHMENT V**  
**FUEL SYSTEM SITE PLAN**  
**(Attached separately as .pdf)**



**ATTACHMENT W**

**IMAGES**

**(Attached separately as .pdf)**

**ATTACHMENT X-1**  
**REAR DOOR NOTICE OF ACCEPTANCE (NOA)**  
**(Attached separately as .pdf)**

**ATTACHMENT X-2**  
**STOREFRONT GLASS NOTICE OF ACCEPTANCE (NOA)**  
**(Attached separately as .pdf)**

**ATTACHMENT X-3**

**STOREFRONT OUTSWING DOOR NOTICE OF ACCEPTANCE (NOA)**

**(Attached separately as .pdf)**

**ATTACHMENT X-4**

**WOOD ROOFING SYSTEM NOTICE OF ACCEPTANCE (NOA)**

**(Attached separately as .pdf)**

**ATTACHMENT X-5**

**STEEL ROOFING SYSTEM NOTICE OF ACCEPTANCE (NOA)**

**(Attached separately as .pdf)**

**ATTACHMENT X-6**

**ROOFING COPING TERMINATION NOTICE OF ACCEPTANCE (NOA)**

**(Attached separately as .pdf)**

**ATTACHMENT X-7**

**LENNOX ROOFTOP UNITS NOTICE OF ACCEPTANCE (NOA)**

**(Attached separately as .pdf)**



**ATTACHMENT X-8**

**ALUMINUM AIR CONDITIONING (A/C) STAND CUT SHEETS NOTICE OF  
ACCEPTANCE (NOA)**

**(Attached separately as .pdf)**

**ATTACHMENT X-9**

**OUTSWING LOUVERED STEEL DOORS NOTICE OF ACCEPTANCE (NOA)**

**(Attached separately as .pdf)**

**ATTACHMENT Y**  
**CONSTRUCTION SIGN PACKAGE**  
**(Attached separately as .pdf)**