

CITY OF SPRINGFIELD, MINNESOTA

SPRINGFIELD ECONOMIC DEVELOPMENT AUTHORITY

REQUEST FOR BIDS

Construction of Single-Family Home

217 Central Street, Springfield, MN 56087

Issue Date: July 15th, 2026

Proposal Due: August 31st, 2026 at 2:00 PM CST

I. PROJECT OVERVIEW

The **City of Springfield EDA** is requesting bids from qualified and licensed general contractors for the construction of a new **single-family home** located at **217 Central Street, Springfield, Minnesota 56087**.

The existing home and garage on the property have been **demolished**, the site has been **leveled**, and the **foundation removed**. Construction shall be performed in accordance with the attached **Exhibit A – Building Plans** and **Exhibit B – Building Specifications**. Contractors are expected to review the site, verify all existing conditions, and consider them in their proposal pricing.

The EDA will accept equivalent modular homes with same number of beds, baths, and similar square footage as determined by the EDA.

This project is **partially funded through State of Minnesota Tier II cities grants and Housing Trust Fund grants**. Contractors and subcontractors must comply with grant documentation requirements. **This project is NOT subject to Minnesota prevailing wage laws.**

II. PROJECT SITE AND MAPS

Address: 217 Central Street, Springfield, MN 56087

Parcel ID: 00333000305050

Zoning: R-1 Residential Single-Family

Lot Size: 7,100 square feet

Utilities: Water & Sewer – Springfield PUC; Gas – CenterPoint Energy; Electric – Springfield PUC

Setbacks / Easements: 6-foot side setback, 30-foot front setback, 10-foot rear setback

Topography / Soil / Subsurface Conditions: site demolished including removal of foundation which was backfilled and packed to grade with pit run sand. City will obtain positive soil testing results and provide to contractor before the build begins.

III. SCOPE OF WORK

All construction and materials shall conform to **Exhibit A (Plans)** and **Exhibit B (Specifications)** and to all applicable Minnesota State Building Codes. Major work components and requirements include:

- **Excavation & Site Preparation**
 - **Foundation / Concrete**
 - **Framing**
 - **Plumbing & HVAC**
 - **Electrical**
 - **Exterior Building Materials**
 - **Insulation & Drywall**
 - **Interior Millwork & Finishes**
 - **Site Restoration & Landscaping**
 - **Project Management, Reporting & Compliance**
 - **Closeout & Warranty**
-

IV. BID SUBMISSION REQUIREMENTS

Each proposal shall include:

1. **Bid Form - Fill out all sections including:**

- ✓ **Company Information**
Signed Bid form including total bid, alternate bids, and contact information (Legal name, address, contact person, and signature of authorized representative)
- ✓ **Project Team & Subcontractors**
Names and roles of key staff and known subcontractors must be filled out on the form. Contractors and subcontractors may not be debarred vendors with the State of Minnesota.
- ✓ **Construction Schedule**
Proposed start date, major milestone dates, projected final completion date.

2. Experience & References

Include at least three references from new construction residential projects with contacts (name, phone, email), photos and estimated date of completion.

3. Detailed Cost Proposal

Itemized labor, materials, equipment, and allowances as outlined in Exhibit B should be included as an attachment to the bid form.

4. Licenses & Insurance

Proof of contractor license and insurance (general liability, workers comp, builder's risk).

5. Equivalent Modular Builds Only

Equivalent Modular Builds shall include detailed floor plans and site plan for the proposed modular home build. Please break out any General Contracting costs as a separate line item alternate.

VI. BID PROCESS & CONSTRUCTION TIMELINE

Activity	Date
RFP Issued	July 15 th , 2026
Questions Due	August 15 th , 2026
Proposals Due/Bid Opening	August 31 st , 2026 - 2PM Springfield Area Community Center
Contract Award	Expected September 2026
Construction Start	No later than May 2027
Substantial Completion	October 1 st , 2027
Final Completion	December 31 st , 2027

Bid Delivery Address:

City of Springfield

Attn: Amber Dale, City Manager

2 E. Central Street, Springfield, MN 56087
Phone: 507-723-3500

**Proposals must be in hand by 2PM on the due date listed. Proposals must include printed copies of all requested information in a SEALED envelope. Proposals must remain valid for at least 90 calendar days following the due date to allow time to get the project under contract. **

VII. CONTRACT AND PAYMENT

- Contract award to lowest responsible bidder meeting requirements.
- The City will withhold ten percent (10%) retainage from each progress payment. Retainage will be released upon final acceptance of the project, submission of all closeout documents, and verification of compliance with grant and prevailing wage requirements.
- Payments made per schedule of major milestones below.
- The city shall be notified and given the opportunity to inspect the contractor's work at these milestones. The city may inspect the building at any other time as it deems necessary during construction. The city reserves the right to hire an independent inspector to review the construction at project milestones.

Milestone	Description of Work Completed	Approx. % of Contract Payment
1. Contract Execution / Mobilization	Contract executed, proof of insurance and permits submitted, site mobilized, temporary utilities and erosion control in place.	5%
2. Foundation Completion	Excavation, footings, and slab or ICF foundation completed and inspected.	10%
3. Framing and Building Shell Complete	Framing, sheathing, trusses, roofing, exterior doors and windows installed; structure weather-tight.	20%
4. Mechanical, Electrical, and Plumbing (MEP) Rough-Ins Complete	HVAC, electrical, and plumbing rough-ins completed and inspected.	15%

Milestone	Description of Work Completed	Approx. % of Contract Payment
5. Insulation and Drywall Complete	Insulation and vapor barrier installed, drywall hung and finished, inspections passed.	10%
6. Interior Finishes and Exterior Work Complete	Cabinetry, trim, flooring, painting, siding, soffit/fascia, gutters, and fixtures installed.	15%
7. Substantial Completion	All major systems operational, site restoration completed, punch list developed, ready for final inspection.	15%
8. Final Completion and Acceptance	All punch list items resolved, final inspection completed. All warranties, and lien waivers submitted.	10%

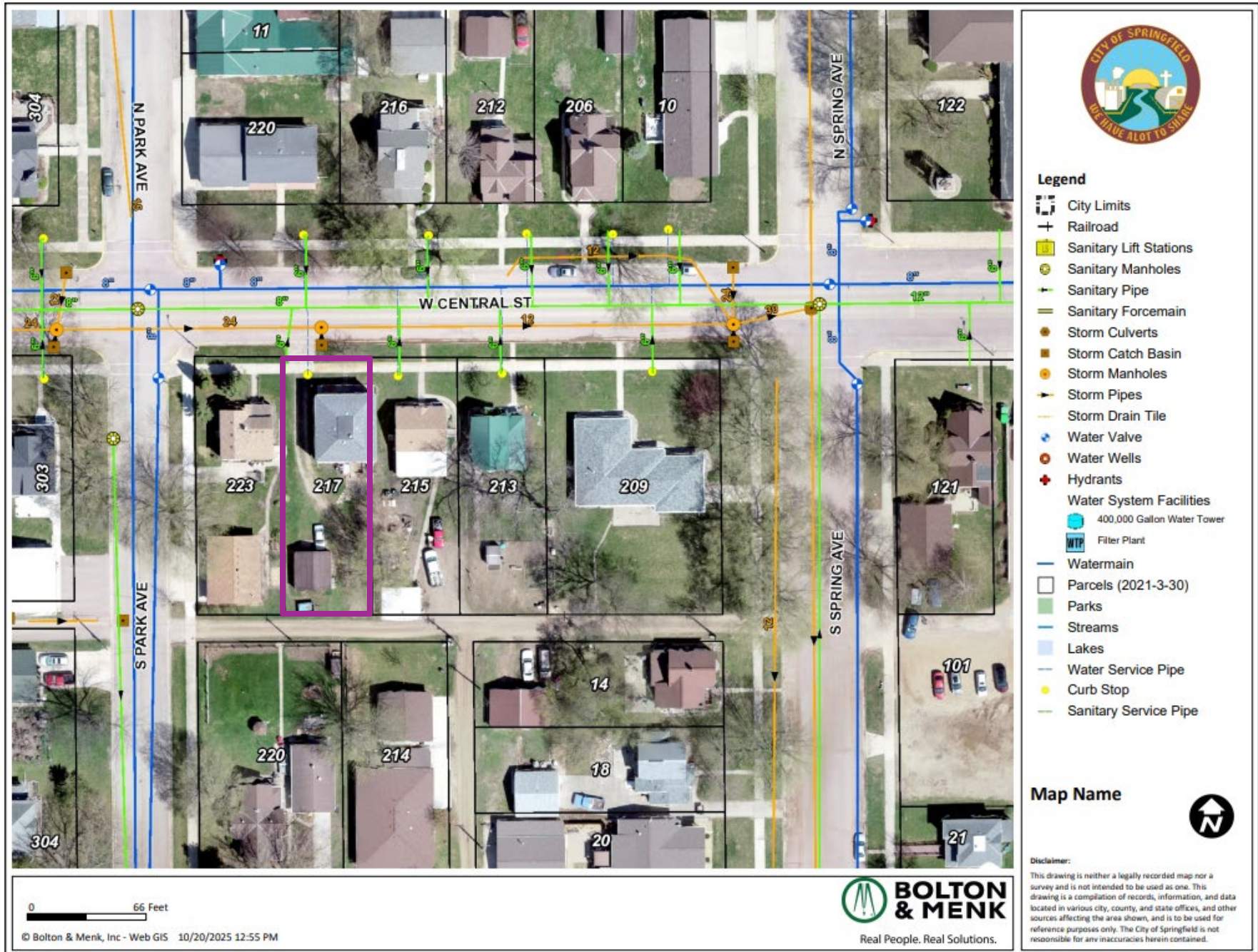
VIII. ATTACHMENTS AND EXHIBITS

- **Exhibit A:** Building Plans
- **Exhibit B:** Building Specifications (Attached)
- **Attachment 1:** Utility and Infrastructure Map
- **Attachment 2:** Bid Submission Form

IX. PROJECT CONTACT

Amber Dale, City Manager
City of Springfield
2 E. Central Street | Springfield, MN 56087
507-723-3500 | amber.dale@springfieldmn.org

Attachment 1: Utility and Infrastructure Map





North Elevation
1/4" = 1'-0"



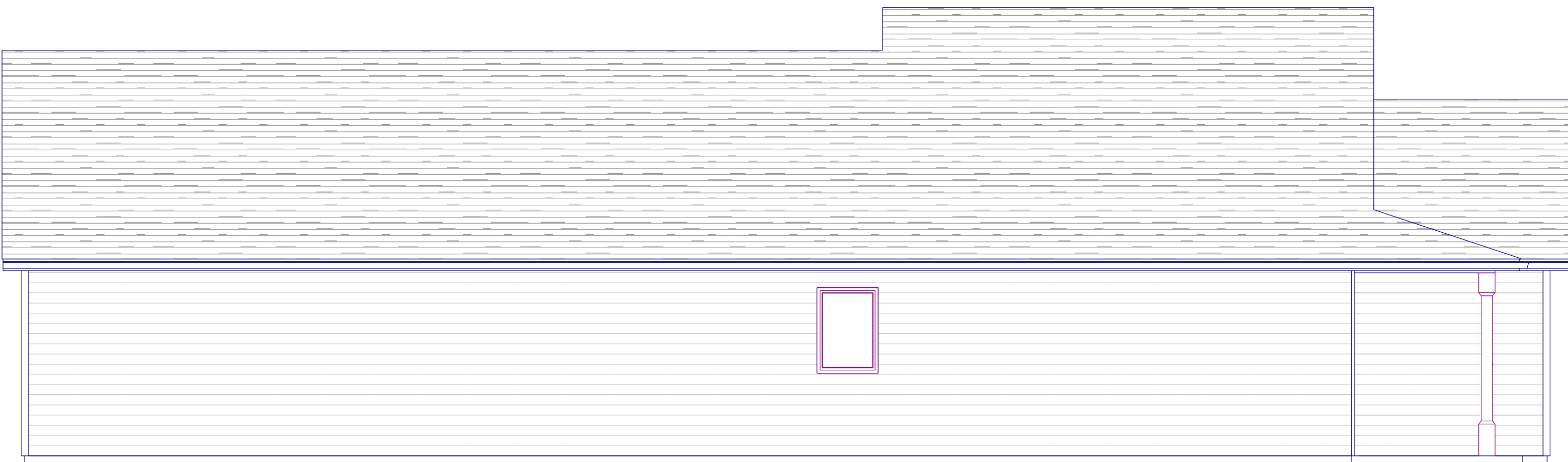
West Elevation
1/4" = 1'-0"



Central Street Rendering
not to scale



South Elevation
1/4" = 1'-0"



East Elevation
1/4" = 1'-0"

DISCLAIMER:
The plans furnished by CR Consulting & Design were prepared by a draftsman/designer who is not a registered architect or professional engineer, and are for informational purposes only. The selection of correct structural materials and the application of building materials per local building codes relies solely on the builder, the owner, or user of these plans. These plans are the property of CR Consulting & Design. No unauthorized copies or reproductions.

CHRIS ROTHMEIER
520 W Central St.
Springfield, MN 56087
crod@crdesign.com
907.276.9611

**CR**
CONSULTING & DESIGN

BID SET
NOT FOR CONSTRUCTION

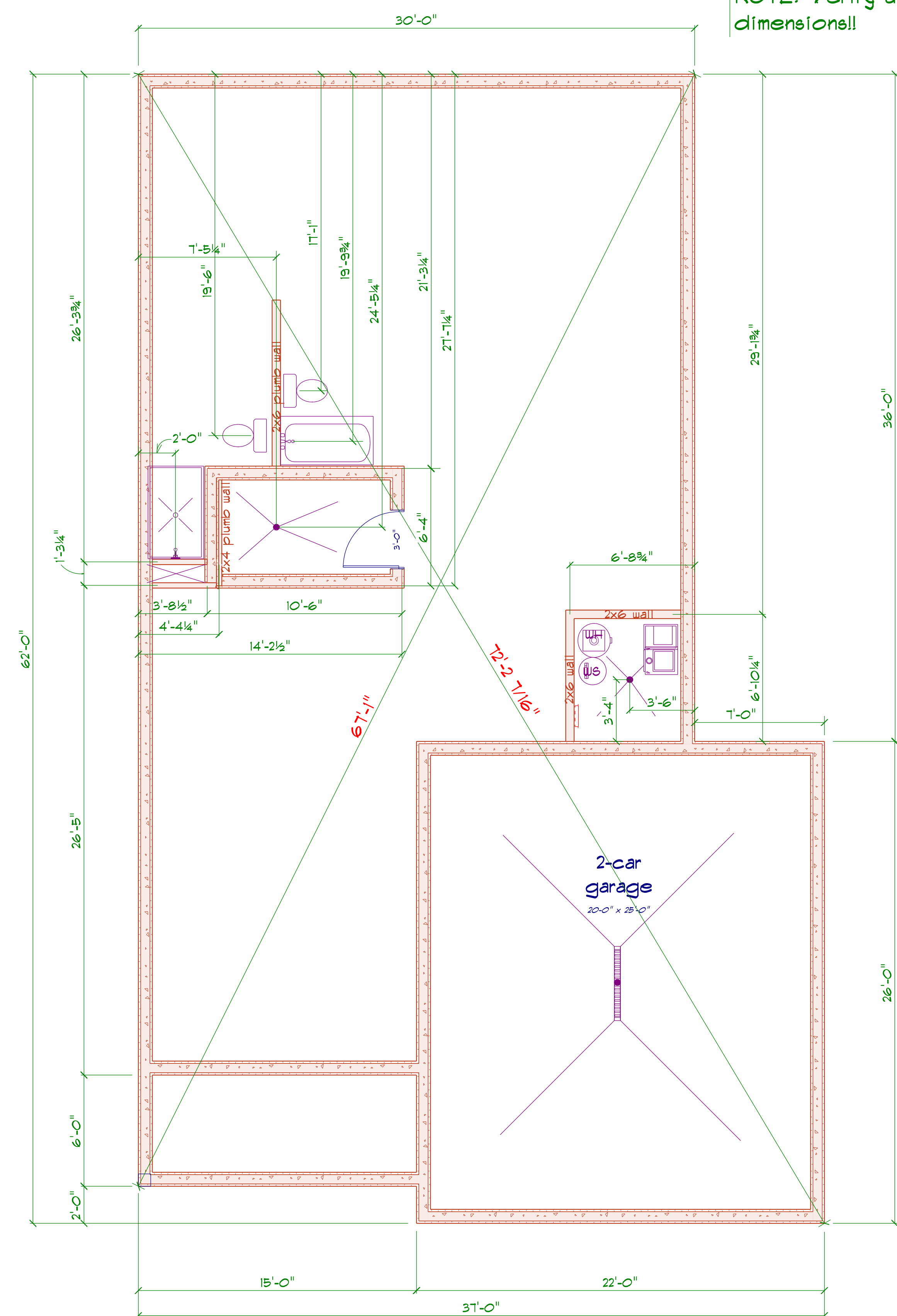
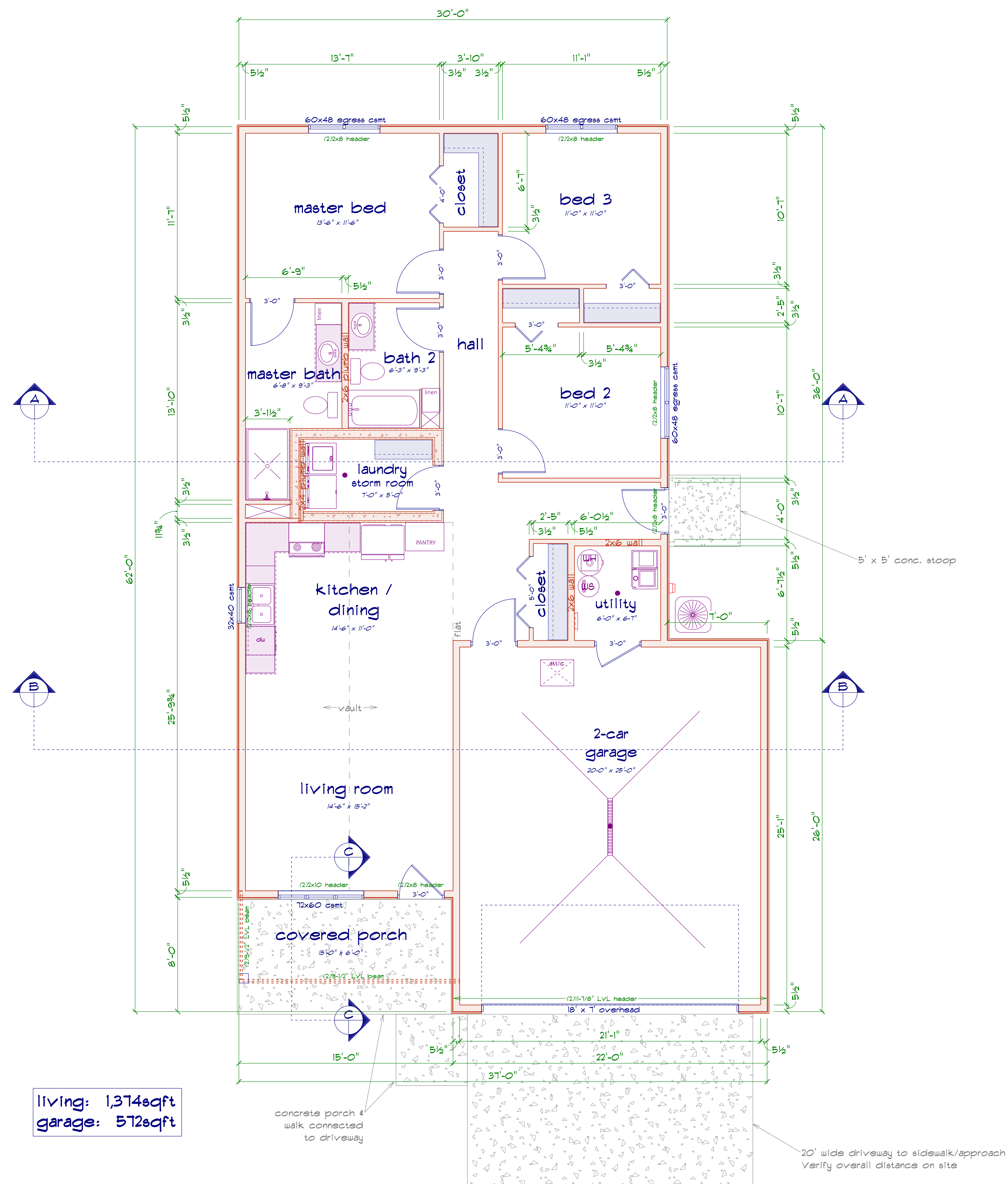
ELEVATIONS
Page 1 of 3

Springfield EDA

Central Street New Home

DATE: 05.01.2025

SCALE: 1/4" = 1'-0"



NOTE: Verify all plumbing dimensions!!

Attachment B: Springfield EDA 217 Central Street Specifications

- **EXCAVATION & SITE PREP**

- Existing structure was removed and backfilled with compacted pit run sand. If contractor requests/requires soil testing, please include those fees in the bid.
- Existing concrete sidewalk, driveway approach & curb cutout to remain.

- **FOUNDATION, FOOTING, & CONCRETE**

- Traditional footing with ICF form min 42" deep from finished grade. Installed to manufacturers specifications
 - Foundation rated concrete, rebar per code.
 - Alternate: traditional footing with block foundation. Provide cost adder/deduct.
- Concrete Slab troweled smooth finish in structure. Rebar as required. Minimum 4" thick per plan sheet.
- Concrete Walk & Driveway broomed finish. Rebar as required. Minimum 5" thick slab on top of minimum 6" of compacted class 5 gravel.
- Pour driveway approach, curbing and front sidewalk to align with garage. Street light will be moved by utility. City will supply flat/flush grate for stormwater drain.
- Storm Room walls to be 6" in thickness, contractors option for poured walls or core filled block. Concrete Cap to fit under roof trusses.

- **FRAMING**

- All installations to follow MN state building code.
 - All Exterior walls to be 2x6, 16" on center studs. SPF grade #2 & Btr. Treated plates when in contact with concrete.
 - Exterior Wall Sheathing to be 7/16" OSB
 - Interior walls 2x4 or 2x6 per plan. 2x4 flat at storm room for furring walls.
 - Roof Trusses to be designed by Manufacturer and installed according to their recommendations.
 - Roof Sheathing to be 15/32" OSB using plywood clips at each truss space.
 - Eave & Gable Overhangs per plan.

- **PLUMBING & HVAC**

- Provide and install necessary materials according to code.
- Coordinate Rough-Ins and needs with related Subcontractors.
- Rough-Ins
 - Below Grade Rough-Ins stubbed outside of foundation, coordinating connection to city services with Springfield PUC. Coordinate natural gas meter location with CenterPoint Energy.
 - Floor Drain in Utility & Laundry areas

Attachment B: Springfield EDA 217 Central Street Specifications

- Trench-Style floor drain in garage. Coordinate with concrete.
 - Plumb for Refrigerator ice maker
 - Exterior Hose Bib as required
- Fixtures
 - Provide Fixture lists with brands and models.
 - Stools, vanity faucets, kitchen faucet, washer hookup, etc.
 - Provide color/finish options for selection by owner.
 - Water Heater
 - Tanked Electric, tank sized as needed
 - Alternate for Electric Heat pump water heater. Provide cost adder/deduct.
 - Natural Gas forced air furnace with central AC. Sized as required.
 - Supply/Return ducting to be ran in attic space, sealed as required.
 - Air Exchanger as required
 - Provide Brand/Model Warranty information.
- ELECTRICAL
 - Provide and install necessary materials according to code.
 - Coordinate Rough-Ins and needs with related Subcontractors.
 - Rough-Ins
 - Below grade rough ins & related work stubbed to meter location. Coordinate the meter location with Springfield PUC.
 - Rough in fixture locations per code. Coordinate with the owner.
 - Fixtures
 - Provide Fixture lists with brands and models.
 - LIVING ROOM
 - Flush LED downlight ceiling fixtures
 - Ceiling Fan mount centered
 - Outlets as required
 - KITCHEN/DINING
 - Flush LED downlight ceiling fixtures
 - Over Sink LED downlight ceiling fixture
 - Wire for Dishwasher
 - Wire for Garbage Disposal
 - Wire for over the range Microwave
 - Wire for Electric Range
 - Outlets as required
 - ALL BEDROOMS
 - Wire for ceiling fan / light combo
 - Outlets as required
 - HALLWAY/REAR ENTRY/LAUNDRY/STORM

Attachment B: Springfield EDA 217 Central Street Specifications

- Flush LED downlight ceiling fixtures
 - Outlets as required
 - Wire for Electric Dryer
 - ALL BATHROOMS
 - Vanity light fixture over vanity mirrors
 - Exhaust Fan sized per bathroom, separate switch
 - Flush LED Rated downlight over shower & tub/shower
 - Outlets as required
 - ALL CLOSETS
 - Lighting as required
 - Outlets as required
 - GARAGE
 - Flush LED downlight ceiling fixtures
 - Wire for Garage door Opener
 - Outlets as required
 - MECHANICAL ROOM
 - Wire as required. Coordinate with HVAC/Plumbing
 - EXTERIOR
 - Two soffit LED downlights at Covered Porch
 - One wall light at each side of Overhead Door
 - One wall light at Side Entry Door
 - Outlets as required
- EXTERIOR BUILDING MATERIALS
- Air Barrier
 - Wrap building according to manufacturer's recommendations
 - Sill-pan flashing at windows per code
 - Seam & flashing tape per manufacturer
 - Windows
 - Vinyl, Double Pane Low-E 272 glass with Argon
 - Sized per plan
 - Casement Style
 - Egress openings where required
 - Walk Doors
 - Styles & colors TBD by owner
 - Include Clad Frames all doors to exterior
 - Deadbolt bore all doors to exterior
 - Provide Keyed-Alike entry levers & deadbolts
 - Roofing
 - Limited Lifetime Architectural Shingles (30yr rated)
 - Starter, Ridge Cap & accessories to match shingle brand.

Attachment B: Springfield EDA 217 Central Street Specifications

- Submit brand/model/ color options for approval by owner.
 - Ice & Water as required
 - Synthetic Felt Underlayment
 - Rolled Ridge Vent as noted on plan
 - Steel Drip Edge / Gutter Apron
- Soffit, Fascia & Gutters
 - Submit brand/model/ color options for approval by owner.
 - Steel Fascia
 - Aluminum vented soffit at all eaves
 - Aluminum solid soffit at all gables
 - Aluminum 5" K-Style Gutters, coordinate drops with owner.
- Siding
 - Siding Style and Orientation per plan
 - Submit brand/model/ color options for approval by owner.
 - Vinyl Horizontal Siding minimum .044" thickness, D5 profile
 - Vinyl Vertical Siding at garage face per plan
 - Vinyl Shake siding at gable peak per plan
 - Window & Door to be wrapped with 4" PVC trim at front of home only per plan
 - Front Column & Covered Porch beam to be Clad with Bent coil, or PCV trim. Contractor's option.
- Overhead Doors
 - Residential Style with top section windows.
 - Torsion spring design
 - Install accessories per manufacturer's installation instructions.
 - Submit brand/model/ color options for approval by owner.
 - Insulated, poly backed panels
 - Jambs to be wrapped with PVC or bent metal. Contractor's option.
 - Provide and Install opener
- INSULATION
 - Exterior Walls
 - House to be min R-21 fiberglass batt insulation.
 - Garage to be min R-19 fiberglass batt insulation.
 - Walls have min 4-mil poly interior vapor barrier, installed with sealant and taped seams as required.
 - Spray foam to seal all wall/envelope penetrations.
 - Attic
 - House Attic to have min R-49 fiberglass blown insulation.
 - Garage Attic to be min R-30 fiberglass blown insulation.

Attachment B: Springfield EDA 217 Central Street Specifications

- All Attic spaces to have vent chutes/wind wash installed at eave locations as required.
- Ceilings have min 4-mil poly interior vapor barrier, installed with sealant and taped seams as required.
- Spray foam to seal all ceiling/envelope penetrations.
- Attic Access kit required for access to be in the garage.
- Drywall
 - Exterior & Interior Walls
 - House walls to be ½” drywall installed to minimize seams, mud/tape/texture. Texture TBD by owner.
 - Garage walls to be ½ drywall installed to minimize seams. Fire tape only.
 - Ceilings
 - House ceilings to be ½” or 5/8” drywall installed to minimize seams, Mud/tape/texture. Texture TBD by owner
 - Garage ceilings to be ½” or 5/8” drywall installed to minimize seams. Fire Tape only.
- Interior Millwork
 - Trims & Moldings
 - Standard size base & casing.
 - All interior doors except Storm Room to be hollow core.
 - Storm Room Door to be Exterior rated.
 - Match Style as close to interior doors as possible.
 - Submit designs/model/ color options for approval by owner.
 - Cabinets & Countertops
 - Use an allowance of \$11,500 for cabinet/vanity package (material cost).
 - Use an allowance of \$1,400 for countertop package (material cost).
 - Selections and styles TBD by owner.
- Flooring
 - Submit brand/model/color options for approval by owner.
 - Main areas, bathrooms, hallways to be vinyl plank.
 - Bedrooms & bedroom closets to be carpet.
- Finishes
 - Submit brand/model/color options for approval by owner.
 - Provide mirrors at all bath vanities
 - Provide Toilet Paper Holders, Towel bars at all bathrooms
 - Provide Doorknobs & door stops at all doors.

Attachment B: Springfield EDA 217 Central Street Specifications

- Appliances
 - Use an allowance of \$4,200 for appliance purchase (material cost)
 - Washer & Dryer
 - Electric Range
 - Over the range Microwave
 - Dishwasher
 - Refrigerator
- Site Restoration & Landscaping
 - Include final grading and seeding of site.
 - Include driveway / sidewalk connections to connect home to current apron.
 - Site clean-up, debris removal required.
- Project Management, Reporting & Compliance
 - Submit and follow detailed construction schedule with major milestones.
 - Weekly or periodic progress reporting to the City.
 - Manage subcontractors, coordinate inspections.
 - Maintain and submit any required grant compliance documentation, inspections, audits.
- Closeout & Warranty
 - Complete punch list, correct defects.
 - Provide as-built / record drawings.
 - Provide warranty documentation per Exhibit B (materials and workmanship).
 - Transfer all operation manuals, warranties, and maintenance documents to the City/owner.
 - Use an allowance of 6% for contingencies.

CITY OF SPRINGFIELD, MINNESOTA

SPRINGFIELD ECONOMIC DEVELOPMENT AUTHORITY

BID SUBMISSION FORM

Single-Family Home Construction – 217 Central Street, Springfield, MN 56087

1. CONTRACTOR INFORMATION

Field	Information
Company Name	
Mailing Address	
City / State / ZIP	
Phone Number	
Email Address	
Minnesota Contractor License #	
Federal Tax ID / EIN	

2. BASE BID PROPOSAL

The undersigned Contractor proposes to furnish all labor, materials, equipment, supervision, permits, insurance, and services necessary for the complete construction of a new **single-family home** at **217 Central Street, Springfield, Minnesota**, in accordance with **Exhibit A (Building Plans)** and **Exhibit B (Specifications)**, **or equivalent modular home build**, including all applicable codes and grant requirements.

TOTAL BASE BID AMOUNT (Lump Sum Amount in numbers):

\$ _____

Total Base Bid (written in words):

(This price shall include all components, allowances, materials, and work described in Exhibits A and B.)

3. ALTERNATE BID ITEMS

Alternate Description	Add / Deduct (+/-)	Alternate Bid Amount	Notes
Alternate #1 – Traditional Footing with Block Foundation	☐ Add ☐ Deduct	\$ _____	Provide cost difference from traditional footing with ICF form.
Alternate #2 – Heat Pump Water Heater (Electric, sized for residence)	☐ Add ☐ Deduct	\$ _____	Provide cost difference from standard tanked water heater.

4. SUBCONTRACTORS

List all known subcontractors anticipated to be used for this project. Attach additional pages if necessary.

Trade / Work Type	Company Name	Contact Person	Phone / Email
Excavation / Concrete			
Framing / Carpentry			
Plumbing			
Electrical			
HVAC			
Roofing / Siding			
Drywall / Painting			
Flooring			
Cabinets / Countertops			
Other			

5. PROJECT SCHEDULE

Estimated timeline based on City's anticipated award date of May 12th, 2026:

Milestone	Proposed Date / Duration
Contract Execution	
Mobilization/Start of Construction	
Foundation Completion	
Framing / Weather-Tight	
Rough-Ins Complete	
Drywall / Insulation Complete	
Interior Finishes/ Exterior Work Complete	
Substantial Completion	
Final Completion	

6. ACKNOWLEDGEMENTS AND CERTIFICATIONS

By signing below, the Contractor certifies and agrees to the following:

1. The undersigned has reviewed all bid documents, including **Exhibit A (Plans)**, **Exhibit B (Specifications)**, all attachments, and site maps.
2. The bid amount includes all labor, materials, equipment, overhead, profit, and applicable taxes necessary to complete the project.
3. The Contractor acknowledges and commits to comply with all **requirements of the State of Minnesota grant funding**, including **audit, reporting, and record retention** obligations.
4. The Contractor certifies that neither it nor any subcontractor or supplier listed in this proposal are **debarred, suspended, or otherwise excluded** from participation

under the **State of Minnesota debarment list** or any other applicable federal or state exclusion list.

5. The Contractor agrees to comply with all **City of Springfield ordinances**, state of MN building codes, and permitting and inspection requirements.
6. The bid shall remain valid for **90 calendar days** from the date of submission.
7. The Contractor agrees to execute a contract in the form provided by the City and a Responsible Contractor Form if selected.

8. EQUIVALENT MODULAR HOME BUILDS REQUIRE A DETAILED BUILDING PLAN AND SITE PLAN SUBMITTED WITH THIS BID AS WELL AS GENERAL CONTRACTING FEES SPLIT OUT AS A LINE-ITEM ALTERNATE.

Company Name: _____

Authorized Representative Signature: _____

Printed Name: _____

Title: _____

Date: _____

Contact for Bid Submissions:

Amber Dale, City Manager

City of Springfield

2 E. Central Street

Springfield, MN 56087

Phone: (507) 723-3500

Email: amber.dale@springfieldmn.org (questions only)

****Please label envelope "SEALED BID - HOUSING"****