

Siding Replacement Swisshelm Village 2 Apartments Invitation for Bid 2025

Site Address:

304 Laudenbach Ct. St. Cloud, MN 56301

The Housing & Redevelopment Authority of St. Cloud, MN
1225 W St. Germain Street
St. Cloud, MN 56301
(320) 202-3147

September 9, 2025

SWISSHELM VILLAGE 2 APARTMENT SIDING REPLACEMENT

The Housing and Redevelopment Authority of St. Cloud, MN (HRA) is accepting sealed bids from qualified individuals or firms to replace siding at Swisshelm Village 2 Apartments located at 304 Laudenbach Ct. in St. Cloud. Bids will be received by the Housing and Redevelopment Authority of St. Cloud, MN, 1225 W St. Germain, St. Cloud, MN 56301 until **1:00 pm Thursday, October 9, 2025**, at which time they will be publicly opened. Provide complete price (including all labor and materials) for the project. The HRA reserves the right to accept or reject any or all bids. In addition, the owner reserves the right to reject select components of the bids and/or accept select components of the bids. The award will be made to the lowest responsible and responsive bidder whose bid meets the requirements of the invitation for bid. The bidder may be asked to provide proof of experience, sufficient technical and financial capacity, and trade references upon request. The successful bidder will enter into a formal contract. **MUST USE HRA BID FORM.**

The bidder shall be held to have examined the premises and site and specifications and to have satisfied themselves as to the condition of the premises, obstructions, the actual levels and other factors necessary for carrying out the work before the delivery of their bid. The bidders shall also acquaint themselves with the character and extent of the Owner's operations in the area of the work, so that they may plan their services accordingly. No allowances or extra payment will be made to a contractor for or on account of costs or expenses occasioned by failure to comply with the provisions of this paragraph or by reason of error or oversight on the part of the bidder or on account of interference by the Owner's or other Contractor's activities. It shall be expressly understood that the Owner's operations will take precedence over any other activity.

It is the intent of the HRA that the proposed contract be commenced as soon as possible & work to be started fall of 2025 & substantially completed by spring of 2026. The HRA reserves the right to reject any and all qualifications submitted and to waive any informality in submittals received whenever such rejection or waiver is in the interest of the HRA.

A non-mandatory pre-bid meeting will be held at 9:00 am on Tuesday, September 23, 2025 at 304 Laudenbach Ct. St. Cloud, MN 56301

Questions related to this bid or information on bid submission should be directed in writing to address below or by email to:

Paul Soenneker, Project Manager at psoenneker@stcloudhra.com

Bid Submission Date:

Bids must be received no later than **1:00 pm on Thursday, October 9, 2025**

Bid Submission:

Please provide Sealed Bid to:

The Housing and Redevelopment Authority of St. Cloud, MN
Attention: Paul Soenneker
1225 W. Saint Germain Street
St. Cloud, MN 56301

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Construction Agreement

Definitions:

Build America, Buy America Act (BABAA) – Requirements instituted by the Bipartisan Infrastructure Law of 2021 mandating domestic preference that all iron and steel, manufactured products, and construction materials are produced in the United States.

Construction Materials – Those articles, materials, or supply – other than an item of primarily iron or steel; a manufactured product; cement and cementitious materials; aggregates such as stone, sand, or gravel; or aggregate binding agents or additives – that are or consist primarily of: non-ferrous metals, plastic and polymer-based products, glass, lumber or drywall.

Manufactured Product – Items assembled out of components, or otherwise made or processed from raw materials into finished products. Manufactured products must be manufactured (assembled) in the United States, and the cost of components that were mined, produced, or manufactured in the United States must be greater than 55 percent of the total cost of all components of the project.

Manufacturer's Certification – Documentation provided by a Manufacturer, certifying that the items provided by Manufacturer meet the domestic preference requirements of BABAA.

It is the responsibility of the vendor to ensure that the bid is received by the date and time specified above. Late bids will not be considered.

All Material submitted by the vendor in response to this IFB become the sole property of the HRA upon receipt of the bid.

Condition of Bid:

All costs incurred in the preparation of a bid responding to this IFB will be the responsibility of the vendor. During the evaluation process, the HRA reserves the right to request information or clarification from the vendor to allow for correction of errors and omissions.

The HRA is a Fair Housing Agency, and any contractor entering HRA property must comply with Fair Housing Laws. The HRA is an Equal Opportunity Employer. Respondents agree that they will not be discrimination as to race, sex, religion, color, age, creed, or national origin in regard to obligations, work and service performed under those terms of any contract ensuing from this IFB.

This agreement is for services related to a project that is subject to the Build America, Buy America Act (BABAA) requirements under Title IX of the Infrastructure Investment and Jobs Act ("IIJA"), Pub. L. 177-58. Absent an approved waiver, all iron, steel, manufactured products, and construction materials used in this project must be produced in the United States, as further outlined by the Office of Management and Budget's Memorandum M-22-11, Initial Implementation Guidance on Application of Buy America Preference in Federal Financial Assistance Programs for Infrastructure, April 18,2022.

Any request for substitute or "or equal" shall include the Manufacturer's Certification of compliance with the Build America, Buy America Act (BABAA) requirements mandated by Title IX of the Infrastructure Investment and Jobs Act ("IIJA"), Pub. L. 177-58.

**SWISSHELM VILLAGE 2 APARTMENT
SIDING REPLACEMENT
SCOPE OF WORK**

REQUEST FOR BID

Client: St. Cloud HRA
Telephone: (320)202-3147
Property: 304 Laudenbach Ct.
ST. CLOUD, MN 56301

Contact for Information:
PAUL SOENNEKER
ST CLOUD HRA

psoenneker@stcloudhra.com
Telephone: (320)202-3147
Fax: (320)407-0423

Bids Due: 10/09/2025

Materials + Labor

\$ _____

1. PERMITS

Spec: RS01001 PERMITS

Permits

Contractor shall be responsible for acquiring all permits and arranging all inspections as required by law. All permitted work shall be inspected and pass inspection before payment for that work is arranged.

\$ _____

2. DUMPSTER/DISPOSAL

Spec: RS01002 DUMPSTER/DISPOSAL

Dumpster/Disposal

- o Contractor shall arrange for and provide dumpsters and removal service required for the complete project. No construction related debris will be allowed to be placed in Owner's trash containers.
- o Contractor is responsible for maintaining a clean and orderly job site through the process of construction. Place work related debris in dumpsters at the end of each workday.
- o Contractors shall remove dumpsters they ordered at completion of project.

\$ _____

3. PVDF CLAD METAL

Spec: RS07463 P.V.C CLAD METAL (PROVIDE NEW)

PVDF Clad Metal

- 1) Remove & replace siding on entire apartment building & associated garages. Main portion of exterior walls to have horizontal siding installed; while gables will have transition board and vertical siding installed. Include new mounting

Client	Date	Contractor	Date
Rehab Specialist/Inspector	Date	Housing Administrator or Program Coordinator	Date

Materials + Labor--

boxes for all electrical, venting & mechanical items that are in areas where siding is being replaced. Also provide numbers for apartment building and garages that are similar to existing.

DIVISION 7 - THERMAL & MOISTURE PROTECTION

SECTION RS07463 - PVDF CLAD METAL

- o Protect landscaping, windows, doors and other external elements.
- o Install temporary barriers or tarps as needed.
- o Ensure safe access and clear work area.
- o Remove old siding and haul away.
- o Contractor shall thoroughly inspect all wood surfaces before residing and replace all defective or rotted boards to provide a durable nailing surface.
- o Provide breathable vapor barrier (Tyvek or like).
- o Install pre-formed steel siding fabricated from galvanized steel coil complying with ASTM A653, with both sides zinc-coated by the continuous hot dipped galvanizing method and finish system specified below. Product shall be formed at the factory with a nailing flange to interlock securely with successive courses.
- o Accessories: Provide starter strips, edge trim, outside and inside corner caps and other items as recommended by siding manufacturer for building configuration.
- o All accessories, including nails, must be in matching.
- o After covering the building, thoroughly caulk all joints as per manufacturer's specification, use a colored caulk (latex, butyl, or polyvinyl) to match the siding as close as possible. Note: No O.S.I. caulk permitted.
- o Material Specification:
 - o EDCO Revere, Alside or written approved equal.
 - o Horizontal Siding: 8" exposure, wood grain, 28 guage, G60 galvanized steel, 0.015" base metal thickness with ENTEX finish or manufactures's standard Kynar PVDF coating.
 - o Vertical Siding: 12" exposure in vertical board and batten style, wood grain, 28 guage, G60 galvanized steel, 0.015" base thickness with ENTEX finish, or manufacturer's standard PVDF coating.
- o Color as selected by owner from manufacturer's full range of industry colors.
- o Provide numbers on apartment building and garages that are similar to existing.

Client	Date	Contractor	Date
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Materials + Labor

Note:

4. SOFFIT - FASCIA - TRIM -

\$ _____ Spec: RS07466 ALUMINUM TRIM - INSTALL NEW

Soffit - Fascia - Trim -

- 1) Remove & replace soffit, fascia & aluminum wraps on entire apartment building & associated garages. Include post wraps, transition boards, door wraps & flashing. Also provide new door stops at all overhead garage doors.

DIVISION 7 - THERMAL & MOISTURE PROTECTION

SECTION RS07466 - SOFFIT - FASCIA - TRIM: PROVIDE NEW

- o Install aluminum at areas specified above.
- o Contractor shall thoroughly inspect all wood surfaces before covering and replace all defective and rotted boards to provide a durable nailing surface.
- o Remove gutters (if any) and properly reinstall upon completion of siding job, unless otherwise specified.
- o Soffit:
 - o Product shall be Aluma-Kore Center Vent Quad Soffit as manufactured by EDCO Products or approved equal.
 - o Materials shall be aluminum panels designed to be installed by lapping and interconnecting side edges of adjacent panels and mechanically attaching through panel to supports using concealed fasteners in the side laps. Include accessories required for weathertight installation.
 - o Material shall be coil-coated aluminum sheet, ASTM B209, alloy as standard with manufacturer, with temper as required to suit forming operations and structural performance required.
 - o Product shall be Aluma-Kore Center Vent Quad Soffit as manufactured by EDCO Products or approved equal.
 - o Minimum .019" formed aluminum with smooth flat finish, ENTEX finish, or manufacturer's standard two-coat fluoropolymer, color to be selected by owner from manufacturer's full range.
- o Accessories: Provide channels, drip edges, miter corners, fascia corners and other items as recommended by soffit manufacturer for complete installation.
- o All accessories, including nails, must be in matching.
- o All

Client	Date	Contractor	Date
Rehab Specialist/Inspector	Date	Housing Administrator or Program Coordinator	Date

Materials + Labor

- accessories, including nails, must be in matching metals. No stapling fascia.
- o After covering , thoroughly caulk all joints as per manufacturers specifications using a colored caulking (latex, butyl, or polyvinyl) to match as closely as possible.

Note:

5. GUTTERS & DOWNSPOUTS - REPLACE

\$

Spec: RS07632 GUTTERS & DOWNSPOUTS - REPLACE

Gutters & Downspouts - Replace

- 1) Remove & replace all gutters & downspouts on entire apartment building & associated garages.

DIVISION 7 - THERMAL & MOISTURE PROTECTION

SECTION RS07632 - REPLACE GUTTER SYSTEM

- o Remove existing gutter and downspout system and haul away.
- o Provide new .032 gauge aluminum gutters with baked on enamel finish to manufacturer's specifications.
- o Include minimum 3' leaders at downspouts, fasteners at all joints seal with gutter seal from the inside.
- o Use floating type gutter supports with a max. of 32" between supports.
- o Gutters to be seamless
- o Downspouts to be 3" x 4" in size.
- o Owner to select color in writing.

Note:

6. ELECTRICAL - INSTALL / REPAIR

\$

Spec: RS16050 ELECTRICAL - INSTALL / REPAIR

Electrical - Install / Repair

- 1) Remove & replace exterior lights on apartment building & associated garages where currently installed on existing siding.
- 2) Remove & replace exterior outlets & covers on apartment building & associated garages where currently installed on

Client	Date	Contractor	Date
Rehab Specialist/Inspector	Date	Housing Administrator or Program Coordinator	Date

Materials + Labor

existing siding.

DIVISION 16 - ELECTRICAL

SECTION RS16050: ELECTRICAL - INSTALL/REPAIR

- o Where new light fixtures are being installed, owner to select fixtures, in writing, from readily available stock.
- o New large fixtures to be Halo WXP120LSFSUNVDBZ or approved equal.
- o New small fixtures to be Halo FE12S40FDW or approved equal.

Contractor Detail:

- ELECTRICAL

Location:

Detail:

CONTRACTOR: Detail Fixture allowance below, and include in total cost.

Fixture Allowance:

	\$	
	\$	
	\$	
	\$	

\$	Total All Items
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Client	Date	Contractor	Date
Rehab Specialist/Inspector	Date	Housing Administrator or Program Coordinator	Date

BID FORM – Swisshelm Village 2 Siding Replacement 2025

Bid for the construction of: Siding Replacement at Swisshelm Village 2 Apartment

Bid of (Company Name) _____

Address _____

To perform the work for the Housing & Redevelopment Authority of St. Cloud, MN as stated in the specifications, dated September 9, 2025, and shown on the plan sheets.

BID ITEMS:

Acknowledge all Addenda's received:

Total Price \$ _____

Cost per sheet of wall sheathing if needed to be replaced (material & labor) \$ _____

List any alternates received:

The undersigned being familiar with the specifications of the work to be accomplished and with the local conditions affecting the cost of the work, hereby proposes to complete all work as specified within the time set forth and at the price stated, including all costs for furnishing materials.

It is understood that right is reserved by the owner to reject any or all quotes, and that this quote may not be withdrawn during a period of forty-five (45) days from time of opening.

Submitted by: _____

Signature : _____

Date : _____

Swisshelm II Siding Replacement

Site: 304 Laudenbach Ct
St. Cloud, MN 56301

Include the following items in the total bid

- 1 – Trim around windows to be same width as existing & be wrapped with new aluminum
- 2 – Trim around overhead doors to be same width as existing & be wrapped with new aluminum
- 3 – Band board in the gables to separate the horizontal siding from the vertical siding
- 4 – Vertical siding to be installed on all gables on apartment building & associated garages
 - Small gables that currently have lattice or decorative trim installed (vertical on entire gable)
 - Large gables the have decorative trim above band board (vertical on area above band board)
- 5 – New siding to be white (horizontal) / white (vertical)
- 6 – No gutter covers to be installed on new gutters
- 7 – All existing brick to remain on apartment building & associated garages