

Request For Proposals
Design/Build of Commercial Cold Storage Building
IRON COUNTY

Issued By: Board of County Commissioners of the County of Iron

Effective: February 10, 2026

Project Representation: Lynette Lorenz
Iron County Courthouse
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Proposal Deadline: April 3, 2026 at 2:00 p.m.

Proposal Opening: April 7, 2026 at 8:00 a.m.

Acceptance of Proposal: (tentative) April 14, 2026

SECTION I
Information:

The County of Iron has a parcel of real estate located in the City of Crystal Falls, County of Iron and State of Michigan, described as:

A parcel of land located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 29, Township 43 North, Range 32 West and more fully described as follows:

Commencing at the Center one-quarter corner of Section 29 marked by an iron bar; thence South 50° 02'01" West a distance of 1075.58 feet to a rebar pin located on the South right-of-way line of Ski Hill Road marking the POINT OF BEGINNING; thence South 32° 22'29" West a distance of 155.04 feet to a rebar pin; thence continuing South 32° 22'29" West a distance of 53.96 feet; thence North 57° 37'31" West a distance of 209.00 feet; thence North 32° 22'29" East a distance of 50.44 feet to a rebar pin; thence continuing North 32° 22'29" East a distance of 140.65 feet to the intersection of the South right-of-way line of Ski Hill Road marked by a rebar pin; thence South 68° 47'44" East along the South right-of-way line of Ski Hill Road a distance of 45.08 feet the Point of Curvature; thence on a curved right-of-way line to the right with a chord bearing of South 63° 12'38" East a radius of 484.36 feet and a chord distance of 94.28 feet to the Point of Tangency; thence 57° 37'31" East a distance of 70.94 feet to the POINT OF BEGINNING and containing 1.0 acres of land. (hereinafter "Site") *651*

The County of Iron seeks the construction on the **site** of a Commercial Cold Storage Building, 100 foot by 60 foot, 14 foot height ceilings, with two drive through electric overhead doors of 10 foot width and 12 foot height, a cement floor and with electrical service/lighting and outlets. Building to be situated on the **site** with elevation and landscaping on the **site** to preclude surface water runoff into the building.

All permits and certificates to be in place at the expense of successful applicant and electrical services shall be energized and in working order before final inspection by a representative of the County of Iron.

The proposal shall be for a set and not to exceed total price that the County of Iron will pay for the Design/Build of the Commercial Cold Storage Building.

SECTION II Deliverables

The "Design/Build of Commercial Cold Storage Building" deliverables are requested to have a turn key Commercial Cold Storage Building delivered to the County of Iron include the following:

1. Detailed engineered site and building plans by a duly licensed individual in the State of Michigan;
2. A list of name and address of contractors/subcontractors to perform the services to provide the Design/Build Commercial Cold Storage Building;
3. A date for submission of plans, commencement of construction and completion date for the Design/Build of Commercial Cold Storage Building;
4. All activities shall meet all requirements imposed by local, county, state and federal levels of government;

5. All permitting, construction supervision, inspections and final occupancy approvals to be the responsibility of the successful applicant.

SECTION III
Proposal Outline

Your organization is invited to submit a written proposal describing the benefits that the County of Iron will derive by selecting your organization for the providing of "Design/Build of Commercial Cold Storage Building". Please submit the proposal as follows:

1. Transmittal Document;
2. Executive Summary;
3. Your proposal for meeting County needs and stated deliverables; and
4. A statement signed by an authorized official of your organization, indicating the total price to be paid by the County of Iron.

SECTION IV
Organization Background

1. Provide general information about your organization related to size, history, number of staff and growth over the last five (5) years;
2. Describe the compliance of your organization to provide the stated deliverables and plans to meet or exceed the standards set forth herein;
3. Provide a summary of any pending lawsuits against your organization and what judgments have been entered against your organization or its employees in the past five (5) years;
4. Identify the leadership team that would be assigned to this Design/Build Commercial Cold Storage Building and their relevant professional experience;
5. Provide a description of how your organization intends to capitalize the operation necessary to provide the service required in this request for proposal; and

6. Provide a "Design/Build Commercial Cold Storage Building" Contract which would be proposed by your organization if the County should desire to proceed.

SECTION V
Proposal Format And Timetable

Please submit seven (7) copies of your proposal and any additional documents you wish to provide. Your proposal and additional documents should be delivered to the project representative in a sealed envelope clearly marked on the outside, "Design/Build Commercial Cold Storage Building" on, or before April 3, 2026 at 2:00 p.m.

Each proposal shall be considered binding and in effect for a period of ninety (90) days.

The County reserves the right to reject proposals or parts thereof, the right to waive any irregularities, inconsistencies and bidding provisions or take whatever action that is in the County's best interest as determined by the Board of County Commissioners of the County of Iron.

Thank you in advance for your organization's consideration of this request for proposal. Should you have questions, or need additional background information, please do not hesitate to contact the project representative.