

# **PROPOSAL-Pensaukee Fire Department Building**

Date: May 11, 2021

Name: Town of Pensaukee

Billing Address: 4684 Brookside Rd  
Abrams, WI 54101

Phone: 920-826-2010

Jobsite Address: 4710 Brookside Rd  
Town of Abrams, WI 54101

**Project Summary:** The Town of Pensaukee is accepting bids for work at our fire department which consists of a 4,875 sq. ft. New Building and Remodel of the Existing 2,400 sq. ft. Building. Work commencement will be as soon as possible with completed by end of 2021 or negotiated approved deadline.

When: Sealed bids will be accepted until 12PM Tuesday June 4th at the town hall. Any bids received after that time will be rejected. The town board and building committee will open and review the bids at the June regular monthly town board meeting on June 8, 2021 at 6:00 p.m. at the town hall, 4684 Brookside Road, Abrams, Wisconsin 54101.

## **GENERAL CONDITIONS**

### **TERMS**

1. The term "Owner" as used in this contract is understood to be the Owner of the property or its agent as noted above and in execution of this document.
  - a. By signature of company agent or tenant of the Owner is an authorized representation that the agent or tenant represent he/she has the authority to enter into this contract on behalf of the Owner.
2. The Owner represents that "Jobsite address" as noted herein is the physical location for the work to be performed. Additionally, the Owner represents they do hold, or will hold title to the real estate prior to construction commencing.
3. Prices are to be firm and materials can be paid for up front in order to lock in pricing.

### **PLANS**

1. Architectural and engineering design services for construction drawings and state submittals are included.
2. All structural engineering shall be completed by a registered engineer.
3. **It is assumed that the existing building framing conforms to the commercial building code. Any discovery of nonconformance will require further investigation at an additional cost to the Owner of which is not included in this proposal. We have not done an evaluation of existing conditions structural adequacy unless specifically noted.**
4. Mechanical and electrical construction documents are to be provided by mechanical contractors with Owner approval of MEP plans.

### **CIVIL DESIGN**

1. Civil design shall include storm water management plans, permits, site utilities.

### **PERMITS**

1. Architectural, engineering services, and permit fee as needed for State approved drawings by selected contractor.
2. Local building permits by selected contractor
3. Site plan review fee by contractor.
4. Electrical and mechanical permits, State and local by the individual MEP contractors.

5. Any municipal assessment charges for street or other upgrades to be paid by Owner.

- NOTE:** All concrete will be placed in a professional manner, according to industry standards.
- NOTE:** All concrete will be saw cut or tooled to help control future cracking.
- NOTE:** Any discrepancies from the State review of the engineering, architectural design or State approval will be reviewed with the Owner and may result in additional charges.
- NOTE:** Any additional storm sewer design required by the municipality involved will be an additional charge to the Owner.
- NOTE:** Construction site storm water discharge inspection and monitoring to be done by others. (If excavating is not in contractors' contract.)
- NOTE:** An exact exterior and interior color match on additions and remodel projects is not guaranteed.

### **PROJECT MANAGER**

1. Contractor assumes the role of Project Manager and as the General Contractor in this proposal, qualified supervision throughout the project shall include a Project Manager, Superintendent, On-Site Foreman and In-House Service's Expediter. Workmanship shall be completed in a professional-like manner in accordance with industry standard practice.
2. **Superintendent will assist with Owner-direct hired subcontractors for scheduling purposes. All Owner subcontracted work and workmanship is not the responsibility of contractor.**

### **SURVEY AND LAYOUT**

1. The contractor shall have existing property corners/limits staked and private utility locations marked before General Contractor is to start construction.
2. Construction staking for building structure, parking area, and property limits to be professionally laid out. Digger's Hotline shall be notified by the proper trades for any underground digging.

- NOTE:** It is the responsibility of the Owner to locate any private underground utilities that were not publicly recorded. Relocating of any unmarked utilities may deem an additional charge.

### **TEMPORARY REQUIREMENTS**

1. The contractor may furnish temporary job office and job identification sign if needed.

### **UTILITIES**

1. All utility charges not provided in Winter Conditions for temporary or permanent service (electric, water, water meter, gas, phone, data service, security system, or fire protection system) from the utility company or municipality including utility usage during construction to be paid by Owner.

**TEMPORARY TOILETS**

1. Temporary sanitation shall be included for all trades for the duration of the project by the contractor.

**CONSTRUCTION CLEAN UP**

1. At projects' end, the contractor will have the complete project professionally cleaned, including windows and doors.

**DUMPSTERS**

1. Waste and construction debris clean-up will be provided by the contractor. A dumpster will be located at the site during construction. Disposal for construction debris to be included.

**EQUIPMENT**

1. All equipment required (for the duration of the project) for construction and safety by contractor portion of contract is included.
2. Equipment and labor to unload customer equipment or materials at jobsite is not included in proposal.

**SAFETY**

1. Contractor must place a high priority in prevention of accidents and providing a safe work site.
2. Prevention of work site accidents is of the utmost importance.

**POOR SOILS & SOIL TESTING**

1. Unless a soil boring report indicated otherwise all design shall be based on 2000 P.S.F. soil bearing capacity. Any unforeseen object, contamination, dewatering of excessive water (high water table, extreme weather, etc.), or additional compaction due to poor soils beneath the ground surface will be reviewed with the Owner and may result in additional charges.
2. Any unforeseen underground rock removal may result in additional charges to the Owner.
3. Allowance of \$1,500.00 in proposal for onsite soil compaction testing of backfilling foundations.

**CONCRETE TESTING**

1. Allowance of \$1,000.00 is included in proposal for concrete testing for interior floor slab and foundations.

**INSURANCE**

1. Insurance by contractor to include the following:
  - General Liability
  - Builders Risk
  - Workman's Compensation
  - Professional Liability

**BONDING**

1. Contractor shall identify its bonding company and provide verification of separate performance and payment bond capacities.

## **WARRANTY**

1. Contractor will make any repair, replacement or correction that is determined to be necessary by reason of faulty workmanship or material defects, which appears within three (3) years from occupancy or as permitted by manufacturer's warranty. This provision applies to work done directly by contractor. All subcontractor work will provide a minimum of one (1) year warranty on equipment, materials, and labor, longer if defined in the manufacturer's warranty. Final invoice will be paid in full to contractor for any warranty to be in effect. Warranty period will take place starting on the day the Owner takes occupancy.
2. All subcontractor work will provide a minimum of one (1) year warranty on equipment, materials, and labor, longer if defined in the manufacturer's warranty.

## **SITEWORK**

### **DEMOLITION, ASBESTOS, AND HAZARDOUS MATERIAL REMOVAL**

1. Any removal of asbestos or other hazardous materials is the responsibility of the Owner or approved contractor.

### **CONCRETE DEMO**

1. Cut and remove concrete as needed for plumbing trenches.
2. Remove concrete by existing (2) catch basins and demo existing catch basins.

### **EXCAVATION**

1. Demo existing fire department training center including foundation removal and backfill.
2. Pump and remove (2) existing holding tanks, excludes any drain fields if present.
3. Remove existing apron and excavate and backfill (2) stoops.
4. Excavate and backfill foundation including 6" of 3/4" base course under slab.
5. Stone under aprons and blend grade 10' into existing.

### **Excludes**

1. Permits, asbestos testing or removal, utility disconnects, private utility locates, staking or layout, density testing, unsuitable soils, erosion control, any parking lot work, sewer, water or storm sewer, any interior building demo to also exclude concrete sawing, removal or catch basin removal, curb cut, curb closing, any driveway work.

### **ASPHALT PAVING**

1. Patch the existing blacktop upon installation of concrete apron at the existing building.

### **LANDSCAPING**

1. By Owner.

## **CONCRETE**

### **REINFORCEMENT**

1. All concrete to have reinforcement placed and tied per engineered specs and State approved drawing.

### **CAST IN PLACE INTERIOR CONCRETE**

1. 4,875 sq. ft. slab to be 7" average thickness with 6 mil vapor barrier. (NOTE: All flooring must have vapor barrier).
2. Reinforcing to include #4 (1/2") rebar at 24" on center each way throughout entire slab.
3. Repour plumbing trenches and reinforce as needed in existing building.
4. Supply and install 170 LF x 10" x 10" deep heavy-duty trench drain.
5. 880 sq. ft. of 6" concrete topping will be poured over the top of C-decking. (Concrete will be reinforced with fiber mesh)
6. (24) 6" diameter concrete filled schedule 10 steel guard posts shall be installed 4'-0" above finished encased in concrete below grade.
7. All interior flatwork to be 4000 PSI.
8. Supply and install polypropylene joint filler at foundation and floor slab to meet energy code requirements.
9. Approximately 4,875 sq. ft. of concrete slab will have a combination sealer / curing compound ASTM C 309 or owner approved equivalent applied.
10. Soft Cut Saw – After interior concrete begins to set the interior flatwork shall be cut with a soft cut saw to reduce shrinkage cracks of the concrete.

### **CAST IN PLACE EXTERIOR CONCRETE**

1. (1) exterior concrete aprons at 54' x 5' x 7" at west elevation.
2. (1) exterior concrete aprons at 48' x 5' x 7" at east elevation.
3. (1) exterior concrete aprons at 61' x 5' x 7" at east elevation.
4. Pour (4) stoop pads at exit doors.
5. Pour (1) transformer pad to WPS specifications.
6. All exterior concrete to include #4 (1/2") rebar 24" on center each way.
7. All exposed concrete slabs will have a Lithium based; densifying sealer applied.
8. All exterior flatwork mix to be 4000 PSI.

### **CONCRETE WALLS**

1. 295 LF of 24" wide x 12" deep foundation footings.
2. 295 LF of 10" wide x 4'-0" tall foundation wall.
3. 30 LF of 24" wide x 12" deep foundation footing with (2) runs of rebar for interior masonry footing.
4. Foundation wall to include a 5 1/2" floor ledge for proper tie in of floor to wall.
5. (3) Concrete stoops with full depth frost wall and footing complete with 5" poured top.
6. All 4'-0" foundation walls reinforced with (4) runs of rebar continuous.
7. Concrete pilasters as per the building manufacturer requirements.
8. All pilasters include rebar crib reinforcing as required.
9. All foundation footings reinforced with (2) runs of rebar continuous.
10. All footing mix to be 4000 PSI.

11. All wall mix to be 4000 PSI.

## **MASONRY**

### **BLOCK & BRICK**

1. 175 LF of interior smooth 8" block to a height of 11'.
2. 38 LF of 8" smooth block run up to the height of 21' to the underside of roof deck for 3-hour fire barrier.
3. Provide all reinforcement and concrete filled cores per engineer specs.

## **METALS**

### **STRUCTURAL STEEL**

1. Provide (2) I-beams for support of mezzanine decking.

### **STRUCTURAL STEEL / EXISTING ROOF REINFORCEMENT**

1. Provide and install structural C-channel and install additional purlin equally spaced for snow load requirements on existing building.
2. Reinforce existing columns and frames as required.

### **STEEL JOIST / DECKING**

1. Provide C-Deck for mezzanine.

### **HANDRAILS / RAILINGS / STAIRS / LADDERS / CANOPIES**

1. (1) set of prefabricated steel stairs with open grate steel steps with a total rise of approximately 11' (maximum 7" per riser). Steel stair set comes complete with an open grate steel top landing as needed per State and local code requirements.
2. (1) set of steel handrails to meet all ADA requirements.
3. Provide 72 LF of metal pipe, safety guard rail system to meet all State and local code requirements for mezzanine area with rolling gate.
4. A steel rung ladder will be installed for access to roof equipment. Safety enclosure cage is not included around ladder. Ladder includes hinged expanded metal security panel.

### **STEEL HEADERS AND LINTELS**

1. Provide all steel lintels per plan.

## **WOODS AND PLASTICS**

### **BUILDING DEMO WORK**

1. Demo interior of existing building as needed.

### **CARPENTRY MATERIAL STEEL STUDS**

1. Building Size (Interior Buildout) 40' x 60'.
2. The interior framing shall be framed to full height with 3 5/8" x 20-gauge steel studs at 16" on center with base and top track and sound batt

- insulation at private office and toilet rooms.
3. Plumbing walls for restrooms shall be framed with 6" x 20-gauge steel studs at 16" on center with base and top track.
  4. Provide and install steel truss jacks with 1/2" plywood at existing building front entrance.

#### **GUARD POST COVERS**

1. (24) steel guard posts shall be covered with poly shields.

#### **CABINETS**

1. Laminate squared window sills for offices.
2. Upper and lower laminated cabinets with laminate countertops in kitchen, wash/decon, offices.

### **THERMAL AND MOISTURE PROTECTION**

#### **BUILDING INSULATION**

1. 4" fiberglass insulation for soundproofing in the interior walls and restroom walls up to 12' height.
2. Steel building walls to be insulated with 9 1/2" banded liner insulation system with Thermal Break Tape WMP-10 commercial blanket insulation with a white reinforced vapor barrier.
3. Entire roof to include thermal spacer blocks above all purlins to enhance the overall R-value of the roof system.
4. Steel Building roof insulation shall consist of a 2-layer banded liner insulation system for fall protection for a total of 12" of insulation. The bottom layer between the roof purlins shall consist of 8" fiberglass batt insulation with a continuous vapor barrier. The top layer shall consist of a 4" fiberglass batt insulation placed over the roof purlins. Approximate R-value of 38.
5. All overhead and service door frames to be insulated with 4" batt insulation thus preventing condensation on steel frames.

#### **GROUND CONTACT INSULATION**

1. Foundation is to be insulated with 1 1/2" ground contact insulation around the entire perimeter from footing to grade.

#### **ROOF / WALL / INTERIOR PANELS**

1. Roof system for front entrance canopy to consist of standing seam 26-gauge galvalume steel, choice of standard color with 20-year warranty.
2. Provide all roof trims, rake, eave, and ridge cap.
3. 29-gauge steel liner panel to be supplied and installed on walls in new addition to ceiling.

#### **SOFFIT / FASCIA**

1. Vented aluminum soffit and fascia included for front entrance canopy.

## GUTTER / DOWNSPOUTS

1. 65 LF of 26-gauge architectural style gutter with box type downspouts.

## SEALANTS

1. All control joints, windows, door edge control joints and mechanical penetrations to be properly sealed. Excludes all saw cut and control joints in floor.

## DOORS AND WINDOWS per specifications below or owner approved equivalent.

**DOORS / FRAMES / HARDWARE** – Locksets to be Schlage AL series or owner approved equivalent. Panic hardware to be Von Duprin 99 series or owner approved equivalent. Surface closures to be LCN 4000 series or owner approved equivalent. Key plan to be determined with contractor in a Schlage S123 keyway.

Room	Door				Frame Type	Hardware	Fire Rating	Comments
	Width	Height	Type	Window				
Training Room - Ext	3'	7'	B	Full View	2	6, 10, 13, 18	--	--
Training Room	6'	7'	G	Half	1	7, 17, 19, 20	--	--
Kitchen	3'	7'	G	--	7	--	--	Pull Handle
Wash / Decon	3'	7'	A	--	1	4, 6, 7, 17	F-3	--
Office	3'	7'	G	Half	1	1, 17	--	--
Hallway - Ext	3'	7'	B	Full View	2	6, 10, 13, 18	--	--
IT	3'	7'	G	--	1	3, 17	--	--
Unisex	3'	7'	G	--	1	7, 17	--	--
Unisex	3'	7'	G	--	1	7, 17	--	--
Garage - Ext	3'	7'	A	Narrow	1	1, 6, 10, 17	--	--
Garage/office	3'	7'	A	Narrow	1	1, 6, 17	F-3	--
EMR Storage	3'	7'	A	--	1	3, 6, 17	--	--
SCBA	3'	7'	A	Narrow	1	1, 6, 10, 17	--	--
Mech/Jan	3'	7'	G	--	1	3, 6, 17	--	--

**NOTE: Solid core wood doors will be prefinished by door supplier.**

## DOOR FINISH SCHEDULE

DOOR FINISH SCHEDULE								
Door Type		Frame Type		Window		Hardware Notes	Fire Rating	
Key	Description	Key	Description	Key	Description		Key	Description
A	Hollow Metal	1	Hollow Metal	W-1	6' X 36"	1. Entry Leverset 2. Passage Leverset 3. Storage Leverset 4. Privacy Leverset 5. Exit Only Lock 6. Closer 7. Wall Stop 8. Overhead Stop 9. Floor Stop 10. Weather Stripping 11. Kick Plate 12. Push/Pull Handles 13. Panic Hardware 14. Security Entry Key Pad 15. Cylinder Lock 16. Latch Guard 17. Butt Hinges 18. Continuous Hinge 19. Closer w/HD 20. Push/Pull	F-1	20-Minute
B	Aluminum Full Glass with ADA Bottom Rail	2	Black Anodized Aluminum	W-2	22" X 36"		F-2	50-Minute
C	Stainless Steel	3	Stainless Steel	W-3	Full View		F-3	90-Minute
D	Fiberglass	4	Fiberglass	W-4	9 Lite (Plyco Only)		F-4	3 or 4 Hour
E	Plyco #92 with Thermal Break	5	Wood Jam with 3" Wood Trim					
F	Plyco #88	6	Timely Frames					
G	Solid Core Wood (Maple)	7	Pocket Door Frame					
H	Raise Panel Wood (Maple)							
I	French Style Wood (Maple)							
J	Hollow Metal Polyurethane Foam Filled							

## ALUMINUM DOORS / FRAMES / GLAZING

**EXTERIOR DOORS** – Frames to be 16 gauge galvanized and doors to be 18 gauge galvanized insulated.

- (2) 3070 glass entrance package complete with 1" tempered clear Solarban ® 60 solar control low-E glass (or equal)] insulated glass, closer, deadbolt lockset and perimeter weather stripping, black anodized aluminum finish.

2. Exterior sidelites to match door.
3. Exterior top transom lites to match door.

### EXTERIOR WINDOWS

1. 1" tempered as needed to meet code low-E insulated glass will be set in black anodized thermally broken aluminum frames.
  - (1) 9' x 5' east elevation.
  - (1) 18' x 8' east elevation.
  - (1) 16' x 2'-6" south elevation.
  - (1) 16' x 2'-6" north elevation.

### OVERHEAD DOORS

1. Overhead door color is standard white.
2. (6) 12' x 14' steel doors, insulated R16, 2" track, with high lift, reverse C.A. mount and perimeter weatherseal. With lites per elevation.
3. (1) 8' x 4' anodized aluminum roll up counter door.
4. (6) J-heavy duty jackshaft operators, 1/2 hp, 115-volt, single phase with (1) 3-button operator switch.

## FINISHES

### FINISH SCHEDULE

ROOM SCHEDULE										
Room Name	Floor Finish	Base Finish	Wall Finish				Sheetrock Height	Ceiling		Comments
			North	East	South	West		Finish	Height	
Training Room	F-6	B-3	W-4	W-4	W-4	W-4	10'	C-13	10'	
Office	F-6	B-3	W-4	W-4	W-4	W-4	9'	C-13	9'	
Hallway	F-19	B-3	W-4	W-4	W-4	W-4	9'	C-13	9'	
Kitchen	F-19	B-10	W-4	W-4	W-4	W-4	9'	C-11	9'	
Mech/Janitor	F-19	B-3	W-4	W-4	W-4	W-4	--	C-2	--	
Wash/Decon	F-19	B-3	W-4	W-4	W-4	W-4	--	C-11	9'	
IT	F-19	B-3	W-4	W-4	W-4	W-4	9'	C-13	9'	
Unisex	F-19	B-10	W-4	W-4	W-4	W-4	9'	C-11	9'	

Unisex	F-19	B-10	W-4	W-4	W-4	W-4	9'	C-11	9'	
Garage	F-2	--	W-6	W-6	W-11	W-6	--	C-3	18'	Liner Panel to Perimeter
Turnout Gear	F-2	--	W-11	W-11	W-11	W-11	--	C-15	9'	
FD Storage	F-2	--	W-11	W-11	W-11	W-11	--	C-15	9'	
Emerg. Storage	F-2	--	W-11	W-11	W-11	W-11	--	C-15	9'	
Shop	F-2	--	--	W-11	W-4	W-11	--	C-15	9'	
SCBA	F-2	--	--	W-11	W-6	W-6	--	C-15	9'	
Upper Storage	F-2	--	--	W-6	W-6	--	--	C-3	9'	

## ROOM SCHEDULE KEY

ROOM SCHEDULE KEY							
Flooring		Flooring Base		Walls		Ceilings	
F-1	Existing	B-1	Existing	W-1	(Existing) (Paint Existing)	C-1	(Existing) (Paint Existing)
F-2	Exposed Concrete	B-2	Exposed	W-2	Exposed	C-2	Exposed
F-3	Stained Concrete	B-3	4" Vinyl Base	W-3	Banded Liner System	C-3	Banded Liner System
F-4	Polished Concrete (800/1000/1500 grit)	B-4	6" Vinyl Base	W-4	Painted Drywall/Light Skip Trowel	C-4	(Painted Drywall) (Light Skip Trowel) (Smooth Level 4)
F-5	Carpet	B-5	Carpet	W-5	Painted Plaster	C-5	Painted Plaster
F-6	Carpet Tile	B-6	3" Wood Base	W-6	29-Ga. Liner Panel	C-6	29-Ga. Liner Panel
F-7	V.C Tile	B-7		W-7	(Smooth) (Textured) FRP on 1/2" Plywood	C-7	(Smooth) (Textured) FRP on 1/2" Plywood
F-8	Commercial Sheet Vinyl	B-8		W-8	(Smooth) (Textured) FRP on 1/2" Gypsum	C-8	(Smooth) (Textured) FRP on 1/2" Gypsum
F-9	Quarry Tile	B-9	Quarry Tile	W-9	AC Plywood #1 _____" (Few Plugs Sanded One Side)	C-9	AC Plywood #1 _____" (Few Plugs Sanded One Side)

F-10	Ceramic Tile	B-10	Ceramic Tile	W-10	U Lay Plywood #3 _____" (Lots Of Plugs Not Sanded)	C-10	U Lay Plywood #3 _____" (Lots Of Plugs Not Sanded)
F-11	(LVT) (LVP)	B-11		W-11	Painted Block	C-11	2' X 2' USG Vinyl Covered Sheetrock
F-12	Epoxy (Flaked) (Solid Color)	B-12	Epoxy (2") (4") (6") Cant	W-12	Ceramic Tile to _____' Height	C-12	2' X 4' USG Vinyl Covered Sheetrock
F-13	Quartz Epoxy	B-13		W-13	Vinyl Wall Covering	C-13	2' X 2' Standard Revealed Edge
F-14	Hardwood Flooring	B-14		W-14	Wood Wainscot to _____' Height	C-14	2' X 4' Standard Revealed Edge
F-15	Exposed Concrete Stair Treads	B-15		W-15	PVC Corrugated Panel	C-15	Corrugated Deck
F-16	Exposed Wood Stair Treads	B-16		W-16	T&G Smooth PVC Liner (with 1/2" plywood backer)	C-16	T&G Smooth PVC Liner
F-17	Rubber Treads & Backsplash	B-17		W-17	Stay in place PVC Nuform Plastic Concrete Filled Form	C-17	Paint Exposed Wood Trusses
F-18		B-18		W-18	Paint New Structure (Columns, Girts, Concrete)	C-18	Paint Exposed Steel Structure ( Beams, Purlins, Bar Joists)
F-19		B-19	Epoxy finish- Color TBD	W-19		C-19	

### GYPSUM BOARD ASSEMBLIES

1. Walls are 5/8" gypsum board.
2. Walls will have light skip trowel drywall finish.
3. All windows will have a drywall finished return with a vinyl J bead edge on all 3-sides of window with laminate sills.
4. All exterior wall runs, drywall to height of 10'.
5. All interior wall runs, drywall to height of 10'

### FLOORING

1. Material and labor for all flooring per Room Schedule.  
**NOTE:** All flooring materials to be mid-grade price range.  
**NOTE:** All tile base to have aluminum tile edging cap or bullnose.

### ACOUSTICAL CEILING

1. Material and labor for all acoustical ceilings per Room Schedule.

## **STAINING/PAINTING**

1. All finished drywall / textured to include one (1) coat primer and two (2) top coats of paint. Price is based on (1) colors of paint. (Primer and paint to be back rolled on every coat).
2. All exposed plywood in mechanical and storage rooms to include one (1) coat primer and two (2) top coats of paint.
3. All hollow metal door frames to include primer and one (1) top coat of paint.
4. All hollow metal door slabs to include primer and one (1) top coat of paint.
5. All solid core wood door slabs to include one (1) coat of stain and one (1) top coat of polyurethane protectant. Prefinished by door supplier.
6. All steel handrails, railing, stairs, ladder to include one (1) coat primer and two (2) top coats of paint.
7. All interior masonry to include one (1) coat of block filler and one (1) top coat of paint.
8. Paint exterior walls on existing building on north and west elevations only. Color to match color on exterior of new building.

## **SPECIALTIES**

1. Mirrors and paper towel holders and toilet paper holders are included
2. (6) fire extinguishers and (3) cabinets are included and installed
3. An exterior key Knox Box for fire department access is included and installed
4. Men's and women's restroom signage included
5. Exterior handicap signage included
6. Install (24) turnout gear lockers

## **SPECIAL CONSTRUCTION**

### **PRE-ENGINEERED**

1. The pre-engineered building structure will be designed with the following loads:
  - 50 P.S.F. ground snow load
  - 120 MPH wind load
  - 3# per sq. ft. additional collateral load
  - (1) HVAC roof point loads of 1,500 lbs. each
2. The building size will be 65' x 75'.
3. The eave height will be 18'.
4. The roof pitch will be 1/2: 12.
5. The bay spacings will be (4) at 16'-3".
6. Girts at sidewalls and endwalls will be outset.
7. The column type will be of tapered leg design.
8. The main structural framing shall consist of continuous beam with no expandable endwall frame and no expandable side wall frame.
9. The roof framing will be steel purlins.

10. The roof system shall be 24-gauge galvalume double lok standing seam roof panel system.
11. The panels will have a net coverage of 24" per sheet and have a factory applied all weather mastic sealant factory applied at panel connection seams.
12. The 3" high crown at the panel connection seams will be mechanically seamed to insure weather tightness of the roof system.
13. The panels will be attached to subframing members by articulating concealed clip fasteners thus preventing future leaks from extreme weather condition changes.
14. High and low condition -The proposed building(s) will be reinforced for additional snow load per State of Wisconsin Building Code. **(Owner to provide general maintenance due to Wisconsin climate).**
15. The wall panels shall be 26-gauge smooth semi-concealed architectural profile panels with a KXL paint or owner approved equivalent.
16. All required flashings, subflashings, and closures shall be included to ensure a weather tight finished product.
17. Wall panels and trims will be attached with color matched self-drilling type fasteners.
18. Provide new 26-gauge side on existing east elevation, including new 6" wall insulation.
19. Provide and install McElroy 7.2 panel on new and existing.

## **MECHANICAL – Specifications below or owner approved equivalent**

**PLUMBING** – Water is currently supplied by a well from the town hall across the street. This line shall be used to feed all rooms except for the outside faucets and truck bays. A line for the outside faucets and truck bays with electrical will need to run under Brookside Road to the well across the street. There is a pump in the existing well.

### **(2) Unisex Baths Consisting Of - White**

1. (1) Mansfield #32018HB high back wall hung lav.
2. (1) Delta #520 chrome lever lav faucet.
3. (1) Trap wrap.
4. (1) Pair of shut off supplies.
5. (1) Chrome P-Trap.
6. (1) Mansfield #137-160 highline elongated toilet.
7. (1) Elongated toilet seat.
8. (1) Supplies, wax ring, and closet bolts.
9. (1) 42" Chrome grab bar.
10. (1) 36" Chrome grab bar.
11. (1) 18" Chrome grab bar.

### **Wash/Decon Room**

1. (1) Aquatic #1483SG 48" fiberglass shower module.
2. (1) Delta #R10000- T13220 chrome shower faucet.

3. (1) Chrome shower drain.
4. (1) Mustee #17Wwall hung laundry sink.
5. (1) Delta #2133 faucet.
6. (1) Pair of shut off supplies.
7. (1) Trapwrap.

#### **Turnout Gear Room**

1. (1) Shier floor drain.

#### **Fire Dept Storage Room**

1. (1) Shier floor drain.
2. (1) Connection to the existing water in the North West corner of the existing building.

#### **Breakroom**

1. (1) Dayton 33 X 21 stainless steel kitchen sink single bowl.
2. (1) Delta #9113-AR-DST Essa pull down kitchen faucet with spray head
3. (1) Stainless basket strainer.
4. (1) Pair of shut off supplies.
5. (1) Dishwasher hook up- Connections to appliances by others.
6. (1) Ice maker line.

#### **Mechanical Room**

1. (1) Mustee #63 Slop sink.
2. (1) Chicago #897 faucet.
3. (1) Pair of shut off supplies.
4. (1) Shier floor drain.

#### **Engine Building**

1. (4) water hose reals
2. (4) interior blended water hose bibbs

#### **Miscellaneous**

1. (3) Outside keyed freeze less hydrants.
2. (1) 50 Gallon electric water heater.
3. (1) Relief valve.
4. (1) Water heater shelf.
5. (1) Water heater drain pan.
6. (1) Circulating line with pump.
7. (1) Load of stone for backfill.
8. (1) 36" Catch basin with Neenah Foundry cover.
9. (1) Connection to the trench drains supplied and set by others.
10. (1) HVAC condensate drain.
11. (2) 2500 Gallon holding tanks.
12. (2) Sets of locks and chains.

13. (2) Removing the existing and hauling offsite.
14. All design and state fees are included.
15. (4) air hose reels plumbed in engine building back to air compressor

## **HVAC**

### **Existing Structure**

1. Disconnect gas lines from existing unit heaters.
2. Remove and turn over to owner existing unit heaters.
3. Disconnect gas from remote building.
4. Remove furnace(s) to turn over to owner.

### **Training Room and Offices**

1. Supply and install (1) Bryant 916SB60080 Legacy 96% efficiency furnace.
2. Supply and install (1) Bryant CNFVP4812 cased evaporator coil.
3. Supply and install (1) 113ANA048000 4-ton, 13.0 seer condensing unit.
4. Supply and install the refrigeration line set.
5. Supply and install the condensing unit foundation pad.
6. Supply and install the condensation drain line.
7. Supply and install the gas supply line to the furnace.
8. Supply and install (1) 10" fresh motorized intake damper.
9. Supply and install (1) fresh air intake hood.
10. Supply and install the insulated sheet metal supply duct.
11. Supply and install the sheet metal return duct.
12. Supply and install (8) warm air ceiling supply diffusers.
13. Supply and install (2) return registers and (2) transfer grilles.
14. Supply and install (1) Honeywell True Zone control panel.
15. Supply and install (2) Honeywell motorized zone dampers.
16. Supply and install (1) Honeywell bypass damper.
17. Supply and install sheet metal to accommodate 2-zone duct layout.
18. Supply and install (2) Honeywell Vision Pro 8000 thermostats.
19. Supply and install (4) Panasonic FV-08-11VF6 exhaust fan (mechanical room, washroom, and (2) restrooms).
20. Supply and install the sheet metal exhaust duct.
21. Supply and install (4) side wall exhaust hoods.
22. Supply and install (2) Q-Mark electric wall heaters (unisex restrooms).

### **Engine Building**

1. Supply and install (2) Reznor UDAP160 low Profile unit heaters.
2. Supply and install (2) universal ceiling unit heater mounting brackets.
3. Supply and install the 6" Type-8 exhaust venting (side wall termination).
4. Supply and install the gas supply to each unit heater.
5. Supply and install (2) Honeywell T2 thermostats.

6. Supply and install (1) Thermotek A2-D.600-20D 3800 cfm grade mounted makeup air.
7. Supply and install (1) Makeup air curb on concrete pad (pad by others).
8. Supply and install (1) motorized damper.
9. Supply and install the sheet metal makeup air duct.
10. Supply and install the insulation and cladding to the exposed exhaust duct.
11. Supply and install the sheet metal distribution plenum.
12. Supply and install the remote panel.
13. Supply and install the gas supply line to the makeup air unit.
14. Supply and install (1) side wall exhaust fan mounting bracket.
15. Supply and install (1) sidewall exhaust duct.
16. Supply and install the sheet metal exhaust duct.
17. Supply and install (2) Opera 6000 co/no2 detectors.
18. Supply and install three electric ceiling heaters (EMR storage, fire dept storage and turnout).
19. Supply and install three integral thermostats.
20. System test and balance.
21. System start and operations check.
22. State plans and local permit.

#### **Destratification Fan**

1. Supply and install (1) Macroair Destrat fan 12'.
2. Supply and install (1) digital wall control.
3. Electrician to wire control and fan.

#### **Exhaust for Turn-Out Gear Room**

1. Supply and install (1) Panasonic FV-20VQ3 200 cfm exhaust fan.
2. Supply and install sheet metal exhaust duct.
3. Supply and install (1) side wall termination.

## **ELECTRICAL**

### **ELECTRICAL**

1. (1) 400-amp single phase service 120/240.
2. Demo existing building (salvage fixtures for Owner).
3. Refeed recycling center power.
4. Install lighting and emergency lighting per code.
  - a. Offices and training room to have a 0 – 10 volt dimmer
5. Install receptacles as needed.
6. Install data wiring (CAT6 wiring, terminate both ends).
7. Connect 12' fan and controls.
8. Wire all MEP units as needed.
9. Wire existing fire dept equipment as needed including a 220 wired outlet in

catering/break room.

## **TERMS AND CONDITIONS**

### **OCCUPANCY**

1. The fire department will need to move into the newly completed section once complete and approved by the project manager prior to beginning work on the existing building. This will be done by the fire department/other at the towns' expense.
2. Projected timeline to move from the existing structure to the new one once approval is received will be one week. Demolition of the training center can then commence.
3. The Owner shall not take possession of the property/improvements without Design/Builders written approval or until final payment has been received for all work performed and all other obligations of the Owner have been fulfilled and a final inspection has been completed and a Certificate of Occupancy has been obtained.

### **PROJECT APPROVAL AND ACCEPTANCE**

1. Upon completion of project and prior to final invoicing, the contractor will inspect the project with the Owner or his/her representative to verify compliance with the proposal/contract and plans.
2. This proposal/contract supersedes all plan documents.

### **LIEN RIGHTS**

1. Upon completion of the project the contractor shall provide a final lien waiver to the owner stating that all contractors/sub contractors are paid in full.
2. Governing Law: This agreement shall be governed by the laws of the State of Wisconsin. Except any action for foreclosure, the sole and exclusive venue for any action arising out of the performance or interpretation of this Agreement shall be the Circuit Court of the proposed project's local county.

### **CHANGES**

1. Any changes or adjustments to duration or scope of the project must be agreed to in writing between owner or authorized representative and contractor prior to the change being implemented.
2. The contract price will be adjusted based on the approved change order amount.
3. Official change orders shall be generated by contractor for owner/authorized representative's signature.
4. All change orders shall be governed by this agreement.

### **TERMS OF PAYMENT**

1. All bids should EXCLUDE sales tax. A tax exempt form will be provided to the contractor.

2. Payments are made on the 2<sup>nd</sup> Tuesday of each month. Therefore billing needs to be turned in by the first Tuesday of the month in order to be processed for payment.

**ALTERNATES** - The town is looking for quotes to add in the following items:

- 1) Paxton or owner approved equivalent door access control for (2) doors
- 2) **Install Voice/Data Cabling** – Use category 6 or better cabling
  - a. (12) locations with (2) cables per location
  - b. (8) locations with (1) cable per location
  - c. (1) HDMI cable from floor box to television
  - d. (1) 7' floor mount data rack
  - e. (1) ladder rack to wall
  - f. (1) 48-port patch panel
  - g. Jacks, faceplates, terminations and testing included
- 3) **Paging system**
  - a. (1) 120-watt amplifier
  - b. (16) ceiling speakers
  - c. (4) pendant speakers
  - d. (1) hand held wireless microphone
  - e. Installation and testing
- 4) Install a 24kw generator, transfer switch, and emergency panel
- 5) Install a fire alarm system
- 6) **Engine Building metal ceiling**
  - a. Add full ceiling liner panel, 29 ga.
- 7) **Engine Building**
  - a. Furnish and install in-floor heating system in lieu of the heaters including all in-floor PEX tubing, (2) boilers, mechanical piping, water balancing and equipment setup.
  - b. Add 85 gallon domestic water heating tank being fed from the boilers in lieu of the 50 gallon electric water heater