

Hannen Lake Park Shop Building Addendum #1



Date: February 1, 2023

To: All Contractors Bidding

Project: HANNEN LAKE PARK SHOP BUILDING PROJECT # BCC012023

Bid Date: Bids Received by Monday, February 13th at 2:00pm local time

To Whom it May Concern:

Please make the following corrections or changes to the bidding documents. These items shall supersede, modify and/or change all statements or drawings to the contrary in the plans and specifications and shall take precedence over these documents. Bidders shall base their bid on the plans and specifications as modified by the changes herein specified.

Clarifications:

Item #1: Regarding Alternate Bid #1 in-floor heat

- Bid Package #6 mechanical contractor provides and installs foam board insulation for a complete in-floor system.
- Bid Package #6 mechanical contractor provides and installs one condenser and two mini split air handlers as noted on the revised drawings.
- Bid Package # 7 electrical contractor provides and installs power as needed.

Item #2: Regarding Bid Package #1 03200 Concrete Reinforcement & 03300 Cast-In-Place Concrete

- Contractor notes revisions on site plan
- Contractor notes revisions on mechanical plan
- Reinforcing bar #4 at 36" on center each way in all concrete slabs on grade

Item #3: Regarding Bid Package #2

- Contractors may bid out material and labor separately

Item #4: Regarding Bid Package #4. Bid Package #4 is two separate bid package options

- Bid Package #4A: General Requirements, Gypsum Wallboard Systems
- Bid Package #4B: General Requirements, Painting
- Tiling and Resilient Wall Base will be owner provided and installed, contractors need not bid

Item#5: Drawing Revisions

- Site Plan: Added existing grades
- Mechanical Plan: Mud sump removed

Item#6: Regarding Bid Package #5 02250 Sewage Treatment System

- Revised specifications and revised drawings

SECTION 00015 - TABLE OF CONTENTS

INTRODUCTION

00005	Title page
00015	Table of Contents

DIVISION 0 – BIDDING REQUIREMENTS, CONTRACT FORMS AND CONDITIONS OF THE CONTRACT

00200	Notice to Bidders
00500	Bid Form

DIVISION 1 – GENERAL REQUIREMENTS

01002	Summary of Work
01005	Administrative Provisions
01300	Submittals
01400	Quality Control
01600	Material and Equipment
01700	Contract Closeout

DIVISION 2 – SITEWORK (Bid Package# 1 & 5)

02220	Building Area Earthwork (BP1)
02250	Sewage Treatment System (BP5)

DIVISION 3 – CONCRETE (Bid Package# 1)

03200	Concrete Reinforcement
03300	Cast-in-Place Concrete

DIVISION 4 – MASONRY

(Not Required)

DIVISION 5 - METALS

(See Division 13)

DIVISION 6 – WOOD AND PLASTICS (Bid Package# 2)

06400	Plastic Laminate Casework and Countertops
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DIVISION 7 – THERMAL AND MOISTURE PROTECTION (Bid Package# 3)

07200	Thermal Insulation
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DIVISION 8 – DOORS AND WINDOWS (Bid Package# 2)

08110	Steel Doors and Frames
08350	Sectional Overhead Doors
08531	Vinyl Windows
08710	Door Hardware
08800	Glazing

DIVISION 9 – FINISHES (Bid Package# 4A & #4B)

09250	Gypsum Wallboard Systems (BP4A)
09900	Painting (BP4B)

DIVISION 10 – SPECIALTIES

(By Owner)

DIVISION 11 – EQUIPMENT

(Not Required)

DIVISION 12 – FURNISHINGS

(Not Required)

DIVISION 13 – SPECIAL CONSTRUCTION (Bid Package# 2)

13121	Pre-Engineered Timber Column Structure
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DIVISION 15 – MECHANICAL (Bid Package# 6)

(Design Build)

DIVISION 16 – ELECTRICAL (Bid Package# 7)

(Design Build)

END OF TABLE OF CONTENTS

SECTION 00500 Bid Form

Contractor Name

Bid Form

We, the undersigned Bidder, having examined the documents and visited the site, familiarized ourselves with all conditions and the Owner's operations likely to be encountered affecting the cost of the work, and having the qualifications required to perform this work, do hereby propose to perform everything required, furnishing all labor, materials, tools, equipment, supervision and insurance to complete the Hannen Lake Park Shop Building in strict accordance with the drawings and specifications designated as project number BCC 012023, dated January 4, 2023, for the following sum:

Bid Packet #	Total Sum:
Bid Package #1	
Bid Package #2	
Bid Package #3	
Bid Package #4A	
Bid Package #4B	
Bid Package #5	
Bid Package #6	
Bid Package #7	

We propose the following alternates. Alternates will be added to the base bid at Owner's option:

Alternates

No.1

		Add	Deduct
Description	Provide 3 zones of in-floor heating system in lieu of radiant tube heat and forced air	\$	\$
	<hr/>	<hr/>	<hr/>

No. 2

Description	Provide R-21 Fiberglass Insulation in lieu of spray foam insulation in all exterior walls.	\$	\$
	<hr/>	<hr/>	<hr/>

No. 3

Description	<hr/>	\$	\$
	<hr/>	<hr/>	<hr/>

For information only, we offer the following breakdown of the above total price:

HANNEN LAKE PARK SHOP BUILDING

Schedule of Values BID PACKAGE #1

DIV. 2: Site Work, DIV. 3: Concrete

Note: All labor, materials and equipment are tax exempt. The following breakdown is for administrative use only.

February 13, 2023	Material	Labor	Total
General Requirements			
Building Area Earthwork			
Concrete Sidewalk & Approaches			
Concrete Floor Slab			
		Total:	

HANNEN LAKE PARK SHOP BUILDING

Schedule of Values BID PACKAGE #2

DIV. 6: Wood & Plastics, DIV. 8: Doors and Windows,
DIV. 13 Special Construction

Note: All labor, materials and equipment are tax exempt. Contract is design build lump sum. The following breakdown is for administrative use only.

February 13, 2023	Material	Labor	Total
General Requirements			
Finish Carpentry - Cabinets & Countertops			
Joint Sealants			
Hollow Metal Doors & Frames			
Door Hardware			
Insulated Overhead Doors with Openers			
Vinyl Windows			
Glazing			
Pre-Engineered Timber Column Structure			
		Total:	

HANNEN LAKE PARK SHOP BUILDING

Schedule of Values BID PACKAGE #3

DIV. 7: Thermal Insulation

Note: All labor, materials and equipment are tax exempt. The following breakdown is for administrative use only.

February 13, 2023	Material	Labor	Total
General Requirements			
Thermal Insulation			
		Total:	

HANNEN LAKE PARK SHOP BUILDING

Schedule of Values BID PACKAGE #4A

DIV. 9: Gypsum Wallboard Systems

Note: All labor, materials and equipment are tax exempt. The following breakdown is for administrative use only.

February 13, 2023	Material	Labor	Total
General Requirements			
Gypsum Wallboard systems			
		Total:	

HANNEN LAKE PARK SHOP BUILDING

Schedule of Values BID PACKAGE #4B

DIV. 9: Painting

Note: All labor, materials and equipment are tax exempt. The following breakdown is for administrative use only.

February 13, 2023	Material	Labor	Total
General Requirements			
Painting			
		Total:	

HANNEN LAKE PARK SHOP BUILDING

Schedule of Values BID PACKAGE #5

DIV. 2: Sewage Treatment System

Note: All labor, materials and equipment are tax exempt. The following breakdown is for administrative use only.

February 13, 2023	Material	Labor	Total
General Requirements			
Mechanical – Sand Filter Septic System			
		Total:	

HANNEN LAKE PARK SHOP BUILDING

Schedule of Values BID PACKAGE #6

Note: All labor, materials and equipment are tax exempt. The following breakdown is for administrative use only.

****Provide description and quantity of all equipment provided.**

February 13, 2023	Material	Labor	Total
General Requirements			
Mechanical – Plumbing			
Mechanical – HVAC			
		Total:	

HANNEN LAKE PARK SHOP BUILDING

Schedule of Values BID PACKAGE #7

Note: All labor, materials and equipment are tax exempt. The following breakdown is for administrative use only.

**** Provide electrical panel layout**

**** Provide electrical lighting layout**

February 13, 2023	Material	Labor	Total
General Requirements			
Electrical – Lighting			
Electrical – Distribution			
		Total:	

Addenda to specifications are included in the above price and receipt thereof is acknowledged as follows:

Addenda No. _____, _____, _____, _____, _____, _____, _____.
(Insert numbers of addenda received, if any).

We will make changes or do additional work only on written order from the Owner's Representative. Failure to do so will relieve Benton County Conservation of any financial responsibility for such changes. We agree to start and complete the work in accordance with the Construction Schedule or the alternate construction schedule we have submitted.

We hereby designate the address given below as the legal address to which all notices, directions, or other communications may be served or mailed.

Name _____
Street _____
City _____ State _____ Zip _____

Bid Expiration

This proposal shall remain firm for 45 calendar days (Saturdays, Sundays, and holidays included) from bid due date.

This bid is submitted in the name of:

By: _____
(Signature) (Title)

Signed and sealed this ____ day of _____.

Project Description: 012023 Hannen Lake Park Shop Building.

Schedule

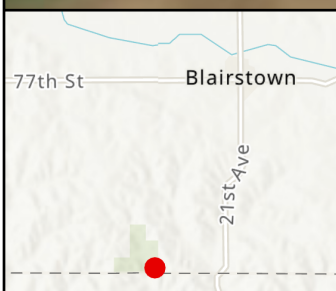
Contractor submits their proposed schedule for completion of
work to meet the required milestone dates:

Description	Date
Out for Bids	January 10, 2023
Bids Due – 2:00 P.M.	February 13, 2023
Award Contract	Within 30 days of Bids Due
Start Construction	April 1, 2023
Complete Construction	December 1, 2023

Signed _____ Company _____

Title _____ Date _____

The site plan shows a proposed building with a main footprint of 80' x 64' and a smaller 25' x 20' addition. The building is divided into an OFFICE, BOARD/ED, UTILITY, and HEATED SHOP area. The main building is labeled FF 100 and has two FD (Fire Department) access points. The building is situated on a lot with a 45' wide frontage and a 5' wide side setback. The building is located 50' from the Fuel Barrels, 75' from the septic tank sewer pump, and 75' from the Proposed Sewage Treatment System. The building is also 120' from the Utility Pole and 75' from the Water line. The building is located on a lot with a 99.08 elevation at the top left corner and a 99.17 elevation at the bottom left corner. The building is also 99.00 at the bottom right corner. The building is located on a lot with a 100 existing elevation at the top right corner.



Maxar, Microsoft, Esri, NASA, NGA, USGS, Iowa DNR, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

- 0 10 20 Feet



Mechanical Notes - Hannen Lake Park Shop

Notes:

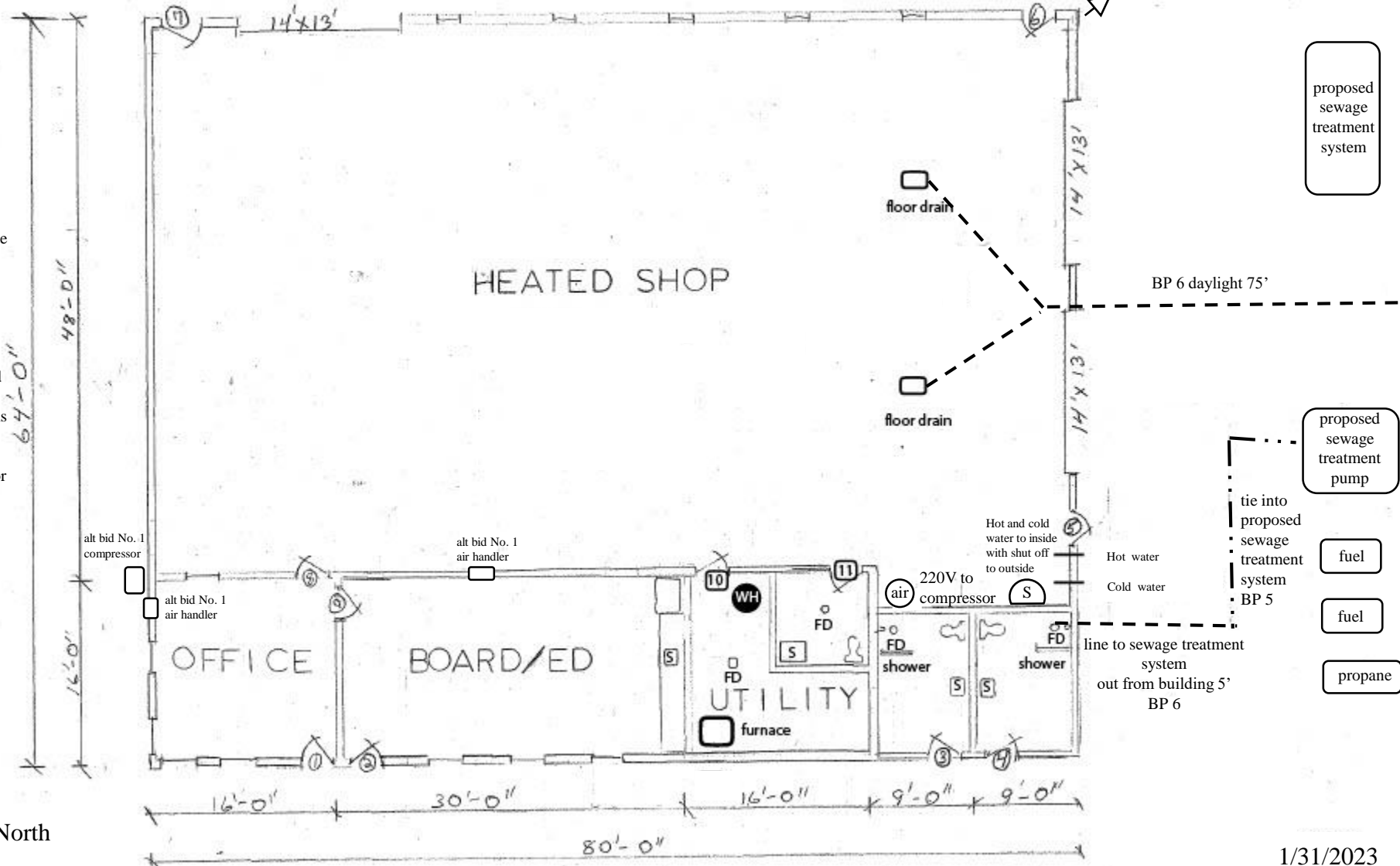
-all utilities under concrete shall be backfilled and compacted to 95% standard proctor

base bid:

-radiant tube heat in shop and forced air heating and cooling system in office, board room, and restrooms

-alt bid 1:

provide 3 zones of in-floor heating system in lieu of radiant tube heat and forced air



BENTON COUNTY DEPARTMENT OF HEALTH AND LAND USE

P.O. BOX 327

VINTON, IA 52349

PHONE: (319) 472-3119

SEWAGE TREATMENT SYSTEM PROPOSAL

Hannen Lake Park Shop Building

1949 Benton Iowa Rd, Blainstown, Iowa

ESTIMATED FLOW

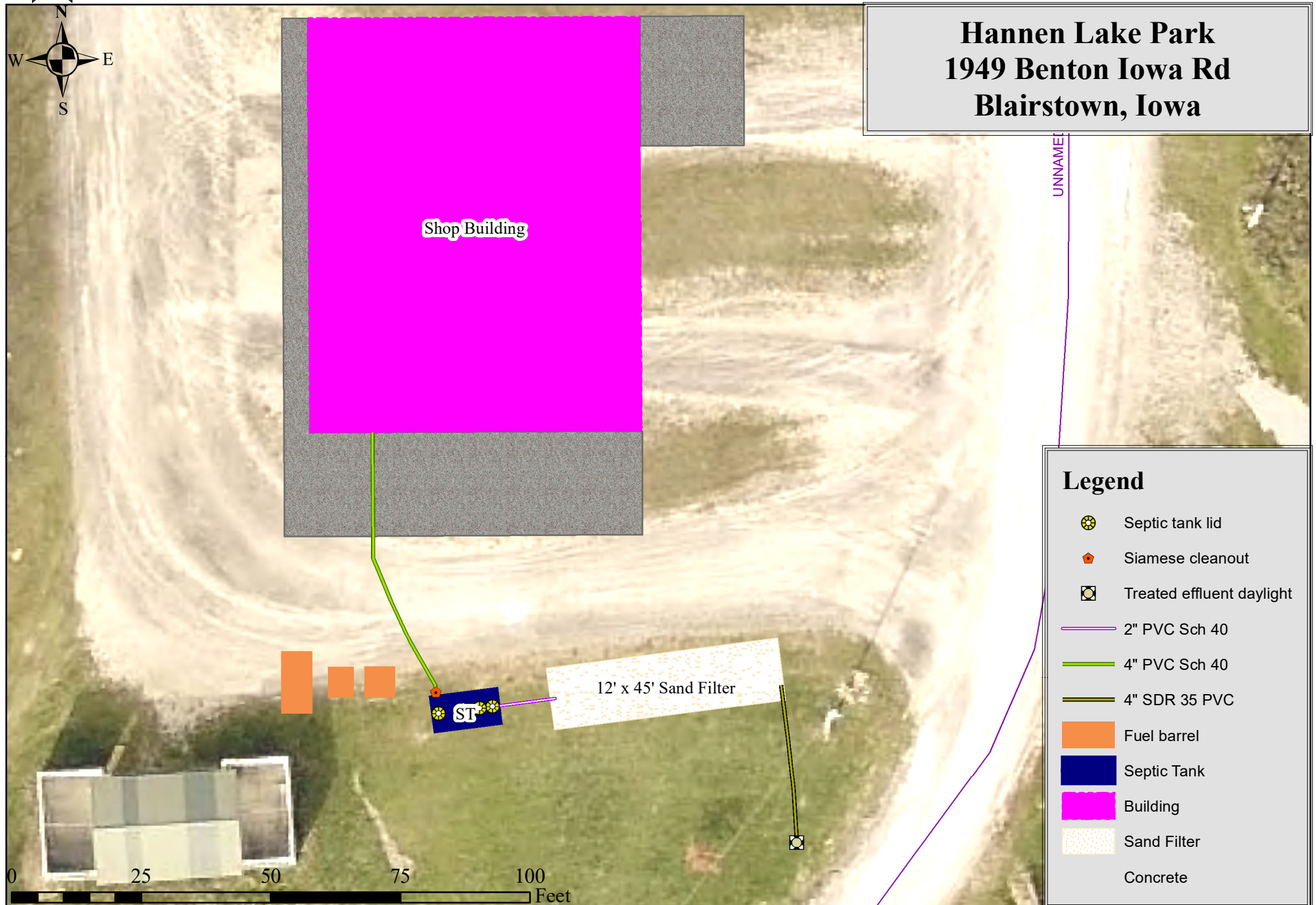
The Hannen Lake Park Shop Building consists of a heated shop, office, board/educational room with a kitchenette, employee restroom, and public restrooms with showers. Hannen Lake Park currently has one full-time and two seasonal employees, but it was requested to plan for two full-time and three seasonal employees to allow for future growth if needed. It is estimated that there would be a maximum of 15 non-employees utilizing the board/educational room in one day. Benton County Conservation has indicated that there may be 40 guests a day utilizing the beach on a weekend with about half of them utilizing the restrooms and/or showers. Using the estimates of nonhousehold domestic sewage flow rates from 567 IAC 69 Appendix A for similar sources of use, the flow for this building is estimated to be 495 gallons per day.

PROPOSAL

A 1,750 gallon three-compartment septic tank and a 540 square-foot sand filter are being proposed. A siamese cleanout shall be installed on the building sewer line outside of the building in a location where they are not prone to being damaged. The first two compartments of the septic tank shall have a capacity of at least 1,500 gallons and the third compartment shall have a capacity of at least 250 gallons. It may be advantageous to have a side inlet cast into the tank to ease in the installation of the tank and to reduce the number of elbows in the building sewer line. A commercial series effluent filter such as the Tuf-Tite EF-6 should be installed on the outlet pipe of the second compartment. An appropriately sized pump shall be installed in the third compartment to provide on-demand dosing of the sand filter. An alarm shall also be installed in the third compartment to alert of a pump failure and to prevent an overflow. The sand filter shall utilize rock and aggregate approved by Benton County Environmental Health & Land Use. The sand filter shall be built similar to the attached specifications. The sand filter should be 12 feet x 45 feet and have a maximum depth of 3.5 feet. The sand filter collection pipe shall daylight in a location where Benton County Conservation determines it is suitable to have a small stream of water discharging. A rodent guard shall be installed on the end of this pipe.



Shop Building Sewage Treatment System Proposal



Distribution lines
2" Schedule 40 plastic pipe
1/4" diameter holes, 36" spacing

Cleanouts
Sweeps at end of lines
Brought together in riser

Vent

Total length 45'

Perforated length 43'

1.5'

3'

3'

3'

1.5'

3'

6'

3'

12'

Distribution inlet
2" Schedule 40 plastic pipe

Collection lines
4" SDR 35 PVC pipe, perforated

Collection outlet
4" SDR 35 PVC pipe

