

INVITATION TO BID

NOTICE IS HEREBY GIVEN: **That sealed bids will be received at the Warren County Conservation Board at the Annett Nature Center, 15565 118th AVE, Indianola, IA 50125, until 2:00 p.m., October 18, 2019.** Bids received after this time will not be accepted. Bids will be publicly opened and read aloud at the above noted time. All bidders are welcome to attend.

Target dates: start work November 2019, complete work as soon as reasonable. See bid packages for details

Warren County – Annett Nature Center Lodge for general building, Septic system, framing & roofing, and HVAC

Project consists of multiple Contractor packages:

Bid Package #1 Floor

Bid Package #2 Septic System

Bid Package #3 Framing & Roofing

Bid Package #6 HVAC

Drawings and specifications governing the proposed work have been prepared by Shive Hattery Architecture & Engineering, West Des Moines, IA. Bidding Documents will be available on October 10, 2019. Specifications and Bid Forms for the project are available at the Annett Nature Center, 15565 118th AVE, Indianola, IA 50125, or from the office of the Assistant to the Warren County Board of Supervisors, 301 N Buxton ST, Indianola, IA 50125, Alternately, Bid Documents can be viewed at warrencb.org. Project Documents will be loaned to qualified bidders.

Bid security in the amount of 10% of the total bid must accompany each Bid in accordance with the Instruction to Bidders. The successful bidder shall be required to furnish a Performance Bond and a Payment Bond, each in an amount equal to the Bid, guaranteeing faithful performance of the Contract. No bidder may withdraw its bid for a period of sixty [60] business days after the date and hour set for opening of bids.

A public hearing was conducted at the regular Conservation Board meeting to be held at the Annett Nature Center, 15565 228th AVE, Indianola, IA 50125 on Wednesday, October 9, 2019, 6:00 p.m. on the proposed plans, specifications, form of contract, bid results, and award recommendations.

The award of the contract may be made by Warren County to any responsive, responsible bidder or bidders offering suitable supplies, equipment and/or service at the lowest price taking into consideration the quality of material or service in the best interest of Warren County. The right is reserved to reject any and all bids, or any part thereof, and to waive informalities, and to enter into such contract as shall be deemed in the best interest of Warren County.

For further information, contact:

Jim Priebe

Warren County Conservation Board

15565 118th AVE

Indianola, IA 50125

jimpriebe@warrencb.org

Telephone: 515-961-6169

Bid Form

Project: Annett Nature Center Lodge, Bid Package #2 Septic System

To: Warren County Conservation Board
15565 118th AVE
Indianola, IA 50125

Dear Warren County Conservation Board,

Contract Price

1. I propose, as contractor, to furnish all labor and materials required for the above Project and to construct the Project in strict conformity with all plans, Invitation to Bid, other specification and drawings provided by the Project Owner and any laws, statutes, ordinances, rules, or regulations of any governmental agencies or public authorities relating to the Project for the sum of \$_____.

Time of Completion

2. I agree to execute a Contract for the Project, deliver the bonds required by that Contract, commence actual work on the Project within the times specified in the contract documents issued in connection with the Project, and to complete the Project within 60 working days, excluding Saturdays, Sundays, and legal holidays, after commencement of actual work on the Project unless delayed by any of the causes mentioned in the form of Contract issued in connection with the Project.

Examinations and Investigations

3. I acknowledge that I have performed the following:
- A. Carefully examined the drawings and specifications for the Project as provided by the Project Owner.
 - B. Carefully examined all documents issued in connection with the Project, including: Code Review
 - C. Examined the job site on which the Project is to be constructed, and have
 - D. Determined to my own satisfaction all conditions or limitations that exist or that may arise affecting the Project and all difficulties that may be encountered in the construction of the Project.
 - E. Made this bid on the basis of the above examinations, inspections, and determinations, and not on the basis of any representations or promises made to me by Warren County Conservation Board or by any agent of Warren County Conservation Board

Submission of Security

The following documents are attached and incorporated to this Bid Form:

10% Bid Security

Bidders Signature:

Date:

Bidders Printed Name:

Bidders Address:

Bidders Contact Number:

Bidders Email Address:

Warren County Conservation Board
Annett Nature Center Lodge

Bid Package #2 Septic System

COMPLETION DATE: April 1, 2020

ONSITE WASTEWATER SITE EVALUATION FOR SEPTIC SYSTEM Pages with report 4 REPORT # 5204
 OWNER NAME: Warren County Conservation Board PROPERTY ADDRESS: Parcel ID 31000140882
 OWNER ADDRESS: David Youngblut

PHONE # 515-402-8127 LEGAL DESCRIPTION: Warren County
 LOT SIZE: _____ acres
 NO. BEDROOMS: NA AVE. DAILY FLOW 50 PEAK DAY DESIGN FLOW 1200 gallons STRUCTURE X NEW EXISTING
 BUILDER: _____ PLUMBER: _____

THE TREATMENT SITE SHALL BE PROTECTED FROM ANY AND ALL TRAFFIC, AND ANY SOIL DISTURBANCES. DISTURBING THE TREATMENT SITE SHALL VOID THIS RECOMMENDATION.

THE USE OF THIS DESIGN TO OBTAIN THE ONSITE WASTEWATER COUNTY CONSTRUCTION PERMIT AND THE CONSTRUCTION OF THE ONSITE SYSTEM IS AN ACCEPTANCE OF THE CONDITIONS ON PAGE 2 OF THIS REPORT.

The owner and contractor are responsible for verifying that the system layout is within the property boundaries. James Carroll has not verified the property and easement boundaries.

The conservation board is planning to construct a lodge. The lodge can seat up to 200 people for a meal or 300 people for a meeting.

The estimated peak day water use meal- 200 x 6 = 1,200 gallons or meeting- 300 x 2.5= 750 gallons.

The minimum size septic tank is 2 times peak day or 2,400 gallons. I recommend 2 single compartment 1,250 gallon septic tanks in series with an effluent filter in the outlet of the second tank.

See the attached drawing of the site. The level area is where the lodge is being placed and has been graded. The remaining site slopes down to the north. The soils are not suitable for laterals.

Due to the variable day uses I recommend 2-750 gallon each peat/coco filters. see attached design.



SOIL LOADING RATE	0	gpsf.	BASED ON SURFACE AREA OF TRENCH BOTTOM.		
WATER TABLE/CONFINING AT	2	FEET	2-FOOT WIDE TRENCH	0	FEET
MAXIMUM DEPTH OF TRENCH	0	INCHES	3-FOOT WIDE TRENCH	0	FEET
			16-INCH WIDE CHAMBER	0	FEET

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
 DATE: 7/5/19 REG. NO. 11328 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019.

James A. Carroll
 James A. Carroll P.E.
 Number of Pages With Report 4

Soil Probe Number

Confining Layer Location (*)

1	DGB, Sil	2	3	4	5
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6

Depth in Feet

Textures S-Sand, SL-Sandy Loam, L-Loam, SiL-Silty Loam, Si-Silt, SCL-Sandy Clay Loam, SC-Sandy Clay, CL-Clay Loam, SICL-Silty Clay Loam, SIC-Silty Clay, C-Clay, FS-Fine Sand.

Color DYB-Dark Yellow Brown, DB-Dark Brown, YB-Yellow Brown, Y-Yellow, B-Brown, VDB-Very Dark Brown, GB-Gray Brown, G-Gray, LG-Light Gray, DG-Dark Gray, PB-Pale Brown, BY-Brownish Yellow, BK-Black, Wh-White, RB-Reddish Brown, R-Red.

Other MSt-Moderate Structure, WSt-Weak Structure, MaSt-Massive Structure, Ls-Loose, HVY-Heavy, Lt-Light.
The use of this design to obtain the onsite wastewater county construction permit and the construction of the system is an

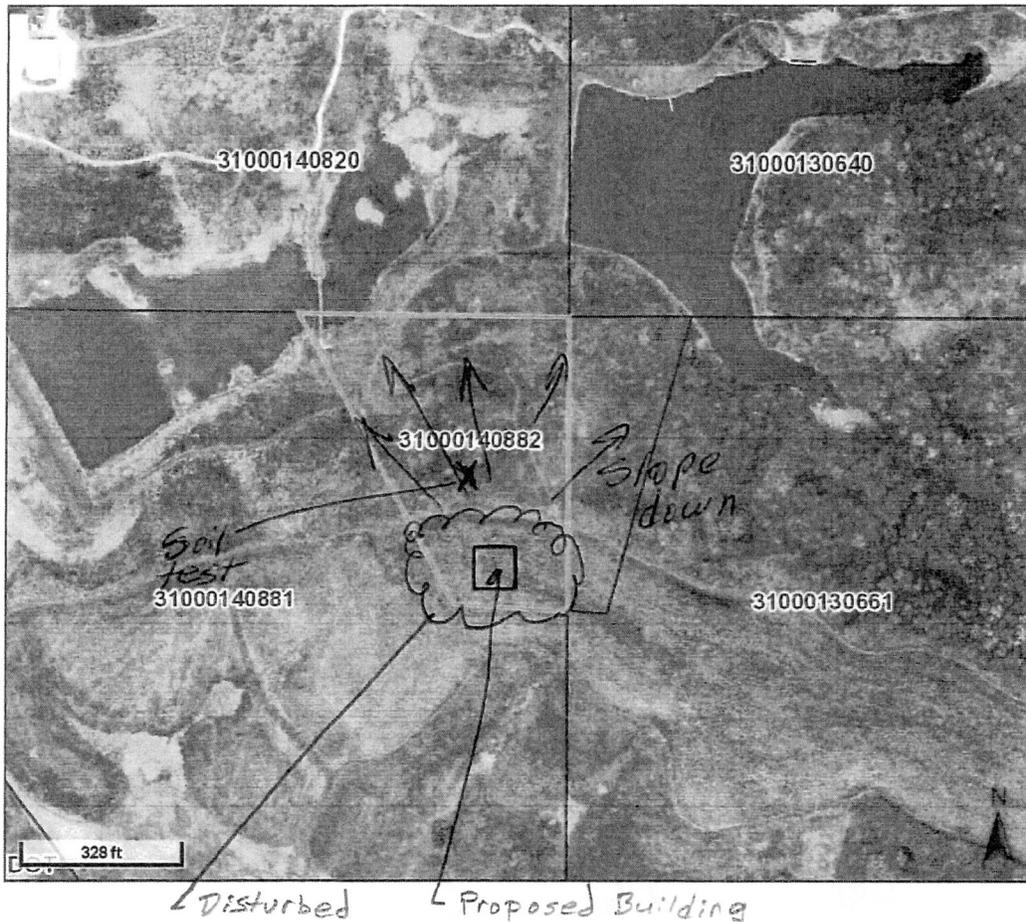
acceptance of the following conditions:

The septic system Engineer, James Carroll, has evaluated the site and located what appears to be a suitable location for an onsite septic system. However easements, floodplains, wetlands, wells, property lines, underground utilities were not marked, located or identified to the Engineer. The drawing may contain any or all of these items however they are not accurately shown. It is the responsibility of the Property Owner, Home Builder, and Septic Contractor to locate any and all of these items. The contractor is solely responsible for locating all underground utilities shown or not shown, and for the safety and protection of all such underground utilities and repairing any damage. In the event that any item is located in the proposed septic area the Engineer will be called to re-evaluate the site.

The Engineer will not be inspecting or overseeing any of the work performed by the Contractor. All work performed by the Contractor shall comply with IAC 567 Chapter 69 and County Ordinances unless specifically show/detailed in this report and design.

Engineer will not supervise, direct, control, or have authority over or be responsible for Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of contractor to comply with State and County Laws and Regulations applicable to the performance of the work. Engineer will not be responsible for Contractor's failure to perform the work in accordance with State and County requirements and the attached design, Engineer will not be responsible for the acts or omissions of Contractor, any Subcontractor, any Supplier, or of any other individual or entities performing any of the work, or the failure of any State or County Regulator in accepting the work Completed.

The Property Owner, Home Builder, and Septic Contractor agree that by using this report/design for the onsite system they shall indemnify and hold harmless the Engineer from and against all losses and all claims, demands, payments, suits, actions, recoveries, and judgment of every nature, and description brought or recovered against them by reasons of any act or omission of the said Property Owner, Home Builder, and Septic Contractor, its agents, or employees, in the execution of the work.



Overview



Legend

- Roads**
- <all other values>
 - Interstate
 - Highway
 - Ramp
 - County Gravel
 - County Level B
 - County Level C
 - City Gravel
 - City Street
 - Private Street
- Major Roads**
- County Hwy
 - State Hwy
 - US Hwy
 - Interstate
 - Water
- Corporate Limits
 Parcels
 Political Township

Parcel ID	31000140882	Alternate ID	31000140880	Owner Address	WARREN COUNTY CONSERVATION BOARD
Sec/Twp/Rng	14-75-24	Class	A		15655 118TH AVE
Property Address		Acreage	5		INDIANOLA IA 50125
District	31350				
Brief Tax Description	14-75-24 PCL M SE SE				

(Note: Not to be used on legal documents)

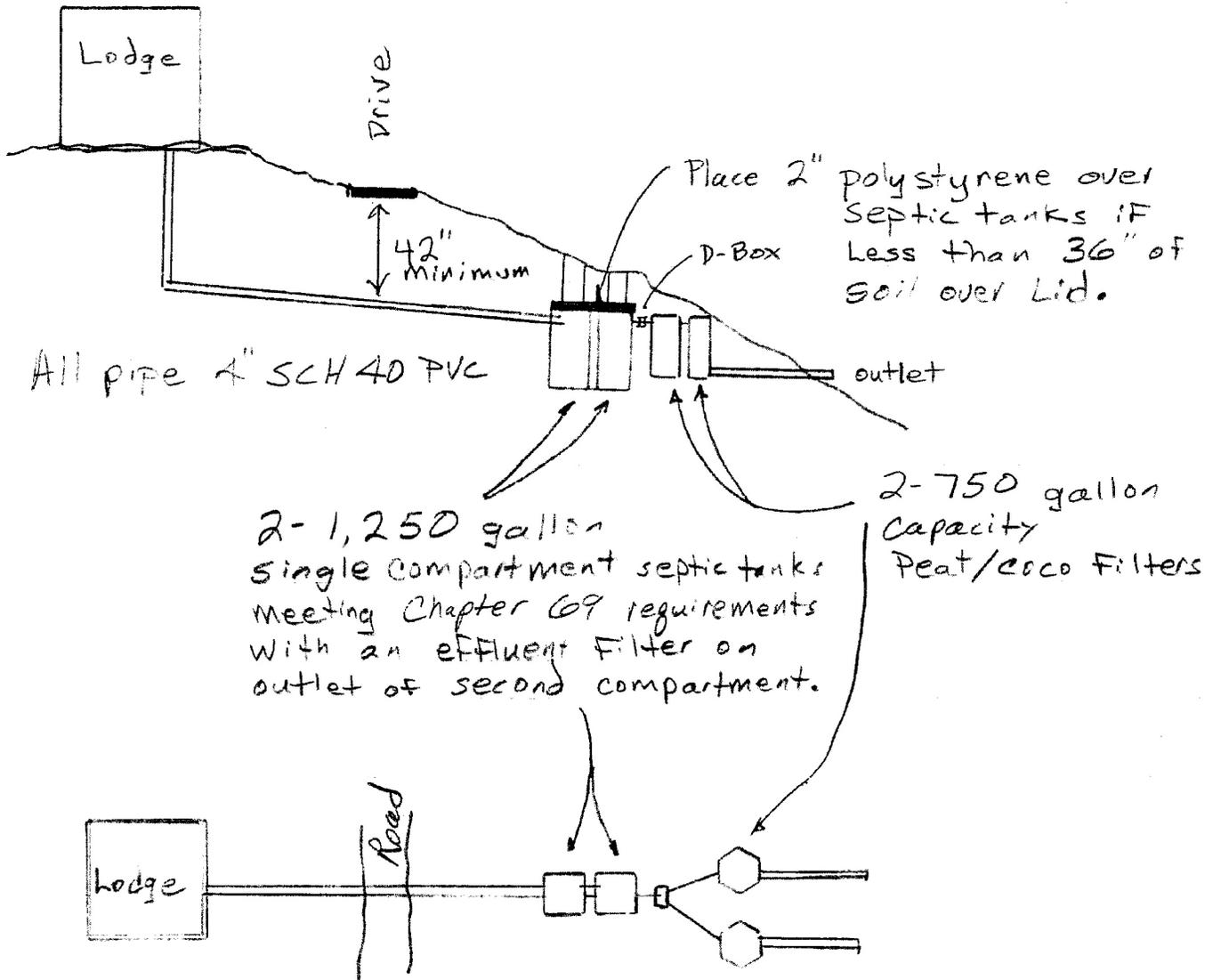
Disclaimer:

The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation. Warren County assumes no responsibility for use or interpretation of the data. Any person that relies on any information obtained from this site does so at his or her own risk. All critical information should be independently verified.

The 2,000 Foot Buffers layer is for law enforcement guidance only, and is based on the best information available at the time it was prepared. This layer should not be considered to be a complete and accurate representation of the locations of every school or child care facility, and will be changed as new information is available. The registered offender is responsible for ensuring that proposed residence is in compliance with the law, and may not rely solely on this layer. The registered offender should seek legal advice from a licensed attorney if needed.

Date created: 7/4/2019
 Last Data Uploaded: 7/4/2019 8:02:38 AM

Warren County
Conservation Board



New Lodge Building Warren Co. Conservation Board

September 3, 2019

Preliminary Code Analysis

- A. Shive-Hattery prepared a preliminary code analysis based on the floor plan provided by the Warren Co. Conservation Board. The plan gave overall dimensions and some room dimensions. Other than dimensions, other information was limited. Note – a building official reviewing this project for issuance of building permit would require substantial more information in order to determine the compliance with the applicable codes. Following is a list of items that would be needed (more may be required):
- Site Plan showing accessible parking spaces and accessible route to building.
 - Site Plan showing egress to a public way (paved)
 - Foundation Design
 - Exterior wall construction
 - Roof construction
 - Door sizes
 - Door hardware
 - Restroom layout, plumbing fixture types, and finish materials
 - Kitchen layout and finish materials
 - Lighting
 - Exit signs
 - Emergency lighting
 - Electrical distribution
 - Mechanical Systems
 - Plumbing Systems
 - Fire Alarm System
 - Fire Sprinkler System (required for occupants loads greater than 300)
 - Items needed to show compliance with the Energy Code

Code analysis is based on the 2015 International Building Code and only applies to the architectural elements of the project. All work on this project to comply with the applicable codes whether mentioned in this analysis or not included.

Chapter 3 - Occupancy

Due to the Owner given use intent of the building, the Building is classified as a **A-3 Assembly Occupancy**.

The intended use for the assembly space was to have wedding ceremonies and the like with chair only seating. With this use, the design professional is required to use 7 square feet per occupant in determining the occupant load within the space. The code does not allow any exception to this requirement. However, the professional is allowed to define the areas of seating from the area used for head of room and aisles. Signs indicating the capacity of the space need to be posted, and the adherence needs to be strictly enforced by the Owner. In not doing so, puts significant risk to the Owner, the County and somewhat the design professional.



Chapter 5 – Building Heights and Areas

Area of Proposed Building – 3,360 square feet
Allowable Stories – 2 stories
Allowable Area – 18,000 square feet

Chapter 6 – Construction Type

Proposed construction type – Type V, B

Chapter 7 – Fire and Smoke Protections

Kitchen area is an accessory use to the Meeting Room, therefore no separation or protection is required.

Chapter 8 – Interior Finishes

A-3 Occupancy – Class C rating

Chapter 9 – Fire Protection System

903.2.1.3.2 – Requires building to be equipped with an automatic fire sprinkler system if the occupant load is greater than 300 persons. Since the occupant load is less than 300, a sprinkler system is not required.

Chapter 10 – Means of Egress

Occupant Load

Assembly Room (Concentrated seating) – 1600 sf / 7sf/occ.=	229 occupants
Assembly Room (head and aisles) 800 sf/40sf/occ. =	20 occupants
Kitchen – 194 sf/200 sf/occupant =	1 occupant
Changing Rooms (2) – 126 sf/100 sf/occupant =	2 occupants per room
Utility Room – OLF 300 sf/occupant	<u>1 occupant</u>

Total Occupant Load 252 occupants

1005 Egress Sizing

252 occupants x 0.2” per occupant = 50.04”
72” provided

1006 Number of Exits required – 2

1007 Egress Configuration

1/2 the diagonal of the space. Doors out of the assembly room need to be further apart.

1009 Accessible Means of Egress

Both required exits need to be accessible for persons with mobility limitations.

1010 Doors

All doors to be 36” wide.

1010.1.2.1 – egress doors to swing in the direction of the egress travel

Since the doors swing out, frost proof entrance slabs will need to be installed outside the doors.

Kitchen door can swing in, due to the occupant load being less than 50.

The two doors leading from the Assembly Room require panic devices.
Thresholds on doors to comply with ADA Standards
All door lock or latch sets to have lever-type handles complying to ADA Standards.

1017 Travel Distance to an exit is less than 200'

1028 Exit Charge

Area outside the exit is to be illuminated

1028.5 a route shall provide a direct and unobstructed access to a public way.

Chapter 11 – Accessibility

Provide paved accessible parking spaces in close proximity of the entrance.

Provide an accessible route from the designated accessible parking spaces to the accessible entrance of the building.

Restroom and Kitchen facilities to be constructed to comply with current ADA Requirements.

Entire facility to be constructed to comply with ADA Requirements.

Chapter 12 – Interior Environment

All spaces to be either mechanically or naturally ventilated.

Attic space to be ventilated.

Interior spaces to be equipped with an active or passive space heating system.

All spaces to have natural light or artificial light.

Provide access to attic space (20"x30")

Finishes in Restrooms (1210)

Floors and base – smooth, hard, nonabsorbent surface. (usually concrete is not classified as nonabsorbent.

Walls – within 2'-0" of the service sinks, urinals and water closets shall have a 4' smooth, hard, nonabsorbent surface. (gypsum wallboard does not comply with this requirement, usually ceramic tile or FRP panels are used)

Chapter 29 – Plumbing Fixtures

Required plumbing fixtures are as following

1 drinking fountain (bi-level unit to comply with accessibility requirements)

1 service sink

Female Restroom – 2 water closets w/ 1 being accessible and 1 accessible lavatory

Male Restroom - 1 accessible water closet, 1 accessible urinal and 1 accessible lavatory

Other items that might be required:

The kitchen floor and base finish to be either quarry tile to resinous coating. Base to be 6" high.

The cook top and oven in the Kitchen would require an exhaust hood with a fire suppression system.

The fireplace, depending on the type, would require additional details. Materials within 2' of the

fireplace to be fire resistant.

The utility room is probably not large enough to house the HVAC equipment and water heaters. The size of the HVAC equipment would be substantial to accommodate 252 occupants. Are the electrical panels going into this area also? It is not advised to have them in the same room.

The fire department might require a Knox Box on the outside of the building.

CODE ANALYSIS:

OCCUPANCY - A-3
AREA OF PROPOSED BUILDING - 3,390 SQUARE FEET
ALLOWABLE AREA - 6,000 SQUARE FEET
ALLOWABLE HEIGHT - 1 STORY
CONSTRUCTION TYPE = TYPE V, B
KITCHEN IS AN ACCESSORY USE
INTERIOR FINISHES TO HAVE A CLASS C RATING
FIRE SPRINKLER SYSTEM - NOT REQUIRED SINCE OCCUPANT LOAD IS LESS THAN 300
EGRESS SIZING - 249 x 0.2' = 90"
108 IN (9) EXITS PROVIDED
REQUIRED NUMBER OF EXITS (ASSEMBLY) - 2
EXITS PROVIDED - 2
EXITS REQUIRED TO BE AT LEAST 1/2 THE DIAGONAL APART BOTH EXITS TO BE ACCESSIBLE FOR PERSONS WITH MOBILITY LIMITATIONS.
ALL DOORS TO BE 36" WIDE.
TRAVEL DISTANCE TO AN EXIT IS LESS THAN 200'.
ALL SPACES TO BE EITHER MECHANICALLY OR NATURALLY VENTILATED.
ALL SPACES TO HAVE NATURAL OR ARTIFICIAL LIGHTING.
ATTIC SPACE ABOVE CEILING TO BE VENTILATED. PROVIDE 20"x30" ATTIC ACCESS HATCH.
FLOORS IN RESTROOM AND KITCHEN TO HAVE EPOXY COATING RECOMMENDED FOR USE IN FOOD PREPARATION AREAS.
BASE IN KITCHEN TO BE 6" HIGH.
WALLS WITHIN 2' OF A WATERCLOSET OR URINAL TO HAVE 4" HIGH WAINSCOT OF FRP OR CERAMIC TILE.
B-LEVEL DRINKING FOUNTAIN REQUIRED.
PLUMBING FIXTURES REQUIRED:
FEMALE - (2) WATERCLOSETS (1) LAVATORY
MALE - (1) WATERCLOSET (1) LAVATORY
ALL FIXTURES EXCEPT (1) WATERCLOSET IN WOMEN TO BE ACCESSIBLE.

GENERAL NOTES - CODE PLAN:

- 1) ALL WORK TO COMPLY WITH APPLICABLE CODES IF INDICATED ON THIS DOCUMENT OR NOT:
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRICAL CODE
2017 ICC A117.1
- 2) ENTIRE BUILDING TO BE ACCESSIBLE BY PERSONS WITH MOBILITY LIMITS. SEE ICC A117.1-2017 FOR REQUIREMENTS.
- 3) PROVIDE PAVED PARKING SPACE DESIGNATED FOR USE BY PERSONS WITH MOBILITY LIMITS. PROVIDE PROPER SIGNAGE AND MARKINGS.
- 4) PROVIDE PAVED ACCESSIBLE ROUTE FROM PARKING SPACE TO ENTRANCE INTO BUILDING. MAXIMUM SLOPE IN DIRECTION OF TRAVEL - 5%. MAXIMUM CROSS SLOPE 2%. MINIMUM WIDTH 4'-0".
- 5) BUILDING TO BE EQUIPPED WITH FIRE ALARM SYSTEM COMPLYING WITH CODE REQUIREMENTS.

GENERAL CODE REQUIREMENTS:

- 1) ALL DOORS TO BE MIN. 3'-0" WIDE x 7'-0" HIGH.
- 2) ALL DOOR LOCKSETS OR LATCHSETS TO HAVE LEVER TYPE HANDLES.
- 3) PROVIDE SERVICE SINK SOMEWHERE WITHIN THE BUILDING.
- 4) EXTERIOR DOORS TO HAVE THRESHOLDS THAT COMPLY WITH ICC A117.1-2017 REQUIREMENTS.
- 5) PROVIDE ASSEMBLY SEATING WITH "KNOX" BOX AT MAIN ENTRANCE. COORDINATE WITH FIRE DEPARTMENT.
- 6) PROVIDE EMERGENCY LIGHTING IN BOTH RESTROOMS.
- 7) PROVIDE REQUIRED GRAB BARS IN ACCESSIBLE TOILET COMPARTMENTS. PROVIDE BLOCKING IN WALL TO SUPPORT 250 LBS OF FORCE
- 8) ROOF INSULATION TO HAVE A R-30 VALUE OR GREATER.
- 9) WALL INSULATION TO HAVE A R-20 VALUE OR GREATER.
- 10) FOUNDATION TO HAVE R-8 INSULATION AROUND PERIMETER OF ALL FOUNDATIONS.
- 11) WINDOWS TO HAVE U-VALUE OF 0.28 OR BETTER AND SHGC OF 0.64 OR BETTER (ON WINDOWS NOT PROTECTED BY THE OVERHANG. WINDOWS WITH NO PROTECTION TO HAVE A SHGC OF 0.40 OR BETTER)
- 12) ALL TOILET ACCESSORIES TO BE MOUNTED IN COMPLIANCE WITH ADA ACCESSIBILITY STANDARDS.

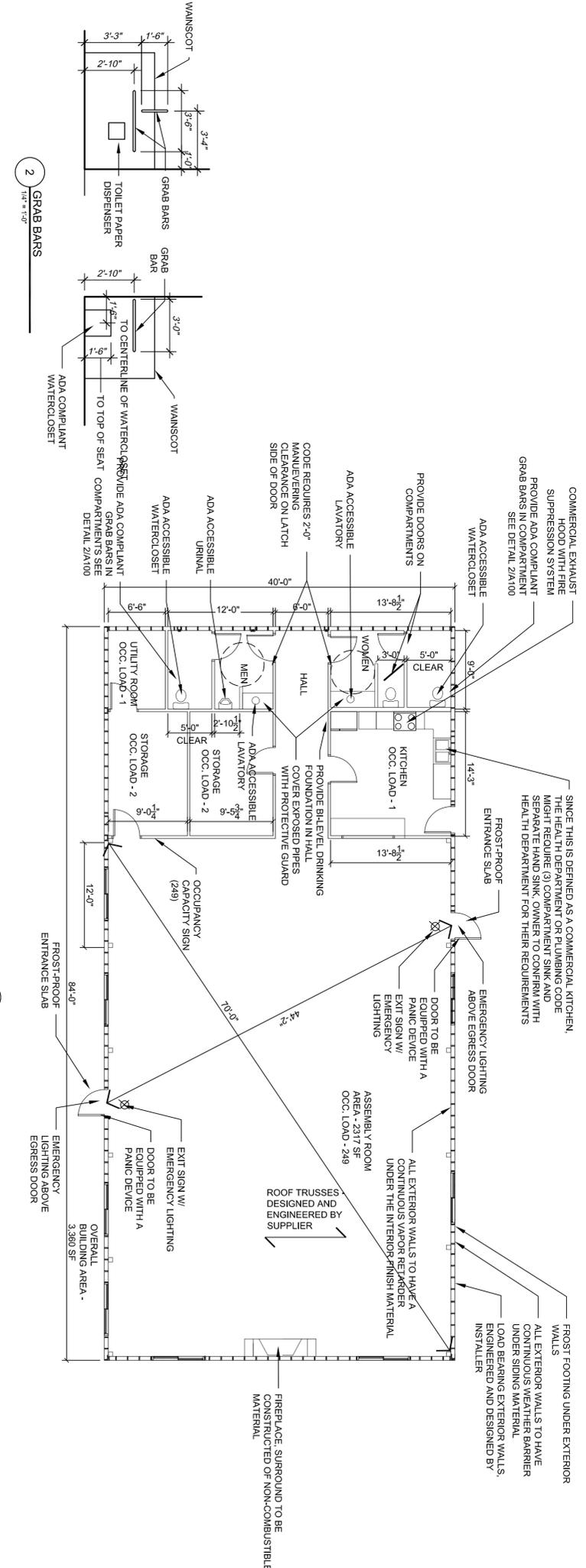
SUBMITTALS REQUIRED:

BEFORE INSTALLATION, THE FOLLOWING ITEMS ARE REQUIRED TO BE SUBMITTED TO ARCHITECT FOR REVIEW FOR COMPLIANCE TO CODE RELATED ITEMS.

SITE PLAN SHOWING ACCESSIBLE PARKING AND ACCESSIBLE ROUTE TO BUILDING ENTRANCE INCLUDING DIMENSIONS AND GRADES
DOOR HARDWARE
TOILET ACCESSORIES SHOWING MOUNTING HEIGHT AND LOCATIONS
LIGHTING PLAN

BEFORE OCCUPANCY:

NOTIFY ARCHITECT UPON COMPLETION OF PROJECT AND BEFORE BUILDING IS OCCUPIED TO ARRANGE A SITE VISIT. ARCHITECT WILL VERIFY ALL ITEMS LISTED ABOVE ARE IN COMPLIANCE WITH THIS DOCUMENT BEFORE BUILDING IS OCCUPIED.



ARCHITECT

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT ARCHITECTURAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

PHILIP PARROTT
Professional Seal
08/09/2019
06/08/1995
08/08/1995

SYMBOLS: 08/09/2019
REVISIONS: NONE
SHEETS: 3 OF 3
A100

DRAWN:	PJP
APPROVED:	PJP
ISSUED FOR:	PERMIT
DATE:	09/09/2019
PROJECT NO.:	4194230
FIELD BOOK:	1
CLIENT NO.:	1

LODGE BUILDING

WARREN COUNTY CONSERVATION BOARD
WARREN COUNTY, IOWA