

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

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Telephone: 515-961-6169

Bid Form

Project: Annett Nature Center Lodge, Bid Package #3 Framing & Roofing

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 28 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 #3 Framing & Roofing

FRAMING:

Size: 84' X 40'

Wall Height: 9'

Owner will supply materials

Exterior Walls framed with 2" X 6" lumber, sheeted with 1/2" OSB

Interior bathroom walls framed with 2" X 6" lumber

All other interior walls framed with 2" X 4" lumber

Truss in the main room will be vaulted 3/12 inside, 6/12 outside, with an 8' cantilever on the west side

9 door frames, 4 double, 5 single

Truss over the remainder of the building will be common 6/12 truss with an 8' cantilever on the west side

8-8'X6' windows

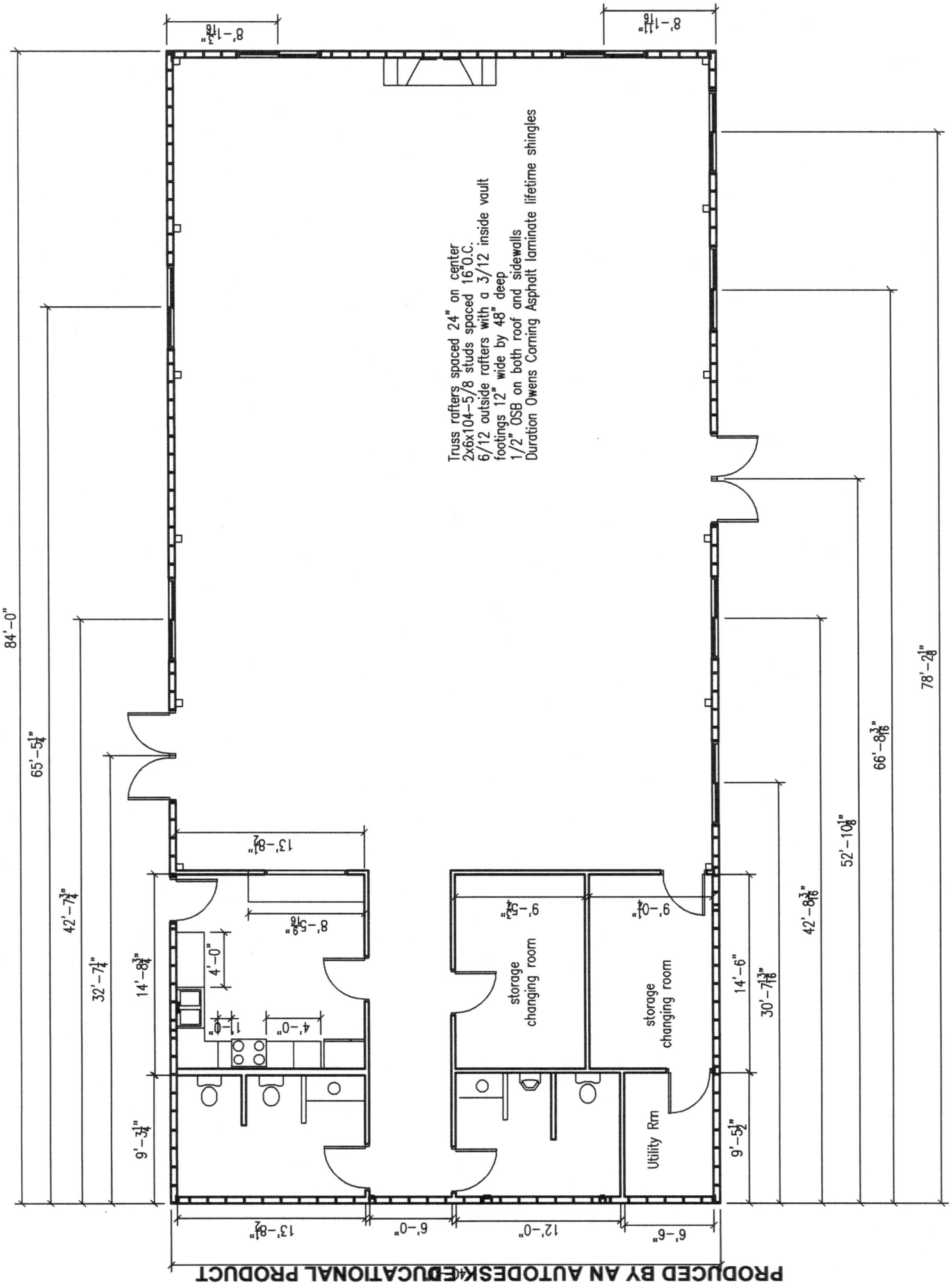
Building to be framed, sheeted and wrapped with windows installed

Truss to be place and sheeted

Roof sheeted with 1/2" OSB

Overhang on the gable ends will be 22-1/2"

Facia finished with 1"X6" cedar



ROOFING:

6/12 pitch

Owner will supply materials to include:

Roofing underlayment, 6 rolls synthetic felt

48 squares of architectural shingles

Roof vents

112' Drip edge

180' Gutter apron

Transition

Weather guard

Nails

COMPLETION DATE: January 1, 2020

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.

