

BID PACKS;

CONSTRUCTION MANAGER SHALL PROVIDE FOR ALL SUBCONTRACTOR USE - General building permit, special inspections, testing, temporary sanitary facilities, waste disposal containers, ground snow removal, temporary construction entrance, construction water source, office trailer, survey layout of foundations and elevation, temporary heat after building is enclosed.

ALL SUBCONTRACT (S) TRADES SHALL PROVIDE – Drinking water, daily clean-up, waste removal to roll off container, permits, fees and licensing if required, secure material storage, extension cords and all necessary tools and equipment for a complete installation, roof and floor snow removal, temporary heat and cover until building is enclosed for your work.

MATERIALS ONLY BIDS (M) – Shall include field measuring prior to fabrication, delivery to jobsite, 7.275% sales tax, material returns for unused material at 100% credit and free pick up or shipping.

02300 EARTHWORK (S) – Includes perimeter silt fence, catch basin protection, stripping sod and dispose of offsite, strip and stockpiling topsoil (protect stockpile), cut and fill to subgrade, foundation excavation, backfill and compaction, import and place 6" sand cushion for floor slabs, exterior slabs and sidewalks, F & I 10 mil vapor barrier, final grade topsoil to 6" depth minimum at +/- 1/10", remove excess soils from site.

02500 UTILITIES (S) – Includes connect water line to existing waterline, provide curb stop, install waterline into building mechanical room and provide valve, disinfect, test for bacteria. Connect sanitary sewer from building foundation wall to drainfield connection. Underground bore beneath existing parking lot.

02600 SEPTIC SYSTEM (S) – Includes percolation testing, design certification, stripping septic site, piping, sand, rock, gravel, cover topsoil, seeding, holding tank, pump, disconnect, control box, alarm, shut-off, testing and certification.

02900 LANDSCAPING (S) – Includes final preparation of all disturbed areas for sod, sod, water sod during installation, provide 30 days maintenance of sod, including fertilizing and mowing.

03300 CONCRETE (S) – Includes concrete footings, reinforcing, floor slabs, stoop slab, exterior slabs and sidewalks concrete sealer on exposed slabs. Provide alternate price for poured foundations, fireplace foundation, stoop foundation, reinforcing, foundation insulation and heat and cover for foundation construction.

03400 POLISHED CONCRETE (S) – Includes polishing and sealing concrete floors as shown on finish schedule. Temporary power connection if required.

04200 MASONRY (S) – Includes stone veneer, mortar, precast sills, lintels and column caps, fireplace hearth stone, water resistive barrier behind stone, flashing and weeps. Provide alternate price for masonry foundations, fireplace foundation, stoops, reinforcing, core fill, bond beams, foundation insulation and heat and cover for foundation construction.

05500 STEEL FABRICATION (M) – Includes columns, anchor bolts, beams, lintels.

06000 ROUGH AND FINISH LUMBER (M) – Includes framing lumber, LVL's, trusses, stairs, sheathing, blocking, Simpson style connectors, baseplate anchor bolts, water and air resistive barriers, interior paneling and trim, baseboard trim, 15# tar paper for roof, delivered to the jobsite, tax included.

06100 CARPENTRY (S) – Installation only of 05500 Steel Fabrication, 06000 Rough and Finish Lumber, 06400 Architectural Woodwork, 08100 HM Doors and Hardware, 08500 Wood Windows (and window sill flashing), 10000 Toilet Partitions and Accessories.

06400 ARCHITECTURAL WOODWORK (M) – Includes SSM materials for window sills.

07200 INSULATION (S) – Includes insulation in roof and walls, attic ventilation baffles, vapor barrier in roof and walls, adequate accessories and sealant at outlets, switches and other penetrations.

07400 METAL PANELS (S) – Includes high temperature underlayment, metal panels, trim, continuous, ridge ventilator, cupola, drip edge, roof to wall flashing, plumbing vent stacks (4 ea.), window sill flashing (material only).

07600 CEMENT BOARD SIDING AND TRIM (S) – Includes cement board siding, battens, trim, nails, flashing at precast concrete sills; window and door heads; wall base, fill all nail holes, caulk all cement board to cement board joints.

07900 CAULKING (S) – Includes wall to foundation joint, sidewalk to foundation (and stone) joint, exterior and interior HM door frames, windows, vanity tops, window sills.

08100 HM DOORS AND HARDWARE (M) – Includes door frames, leafs, hardware and temporary cylinders. Includes temporary cylinders for aluminum entrance doors and Concession coiling door.

08300 COILING STEEL DOORS (S) – Includes coiling door, door hoods, track and weather-stripping. Install temporary cylinder provided by others. Concession coiling door to Picnic Area is insulated.

08400 STOREFRONT ALUMINUM WINDOWS AND DOORS (S) – Includes storefront aluminum framing, glazing, doors and hardware, caulking, install cylinders provided by others, remove all stickers and bumpers and clean glass at time of installation.

08500 WOOD WINDOWS (M) – Includes wood windows, extended jambs screens and flashing tape.

09250 GYPSUM DRYWALL (S) – Includes gypsum board, taped and sanded, all necessary trim, Level 4 finish for all areas.

09300 TILE (S) – Includes ceramic wall and quarry floor tile, base, bullnose cap, grout and caulk.

09600 CARPET AND BASE (S) – Includes carpet, vinyl base, adhesive and minor floor patching & leveling.

09900 PAINTING (S) – Includes exterior cement board and exposed unfinished metals, interior gypsum board, hollow metal doors and frames, coiling steel doors, staining and sealing interior and exterior woodwork

10000 TOILET PARTITIONS AND ACCESSORIES (M) – Includes toilet and urinal partitions, toilet accessories, janitors room accessories, fire extinguishers and cabinets, interior room signs.

11400 FOOD SERVICE EQUIPMENT (S) – Includes 2 each stainless steel custom counters at Concessions coiling doors, three compartment sink with faucets, traps and drains, and \$3000 allowance for tables and shelving.

15400 PLUMBING (S) – Includes connection to sanitary sewer at building line, connection to water in Mechanical Room, purchase water meter from City, connection to gas at meter (meter by others), plumbing, water, waste, vent and gas piping, plumbing fixtures and equipment, grease trap, pipe insulation, water heater and tempering valves, hose bibs.

15800 HAVC (S) – Includes heating, air conditioning and ventilating equipment, ductwork, duct insulation, louvers, grilles and registers, exhaust piping and exterior trim, manual control dampers, thermostat, venting water heater, copper condensate lines.

16000 ELECTRICAL (S) – Includes temporary electric service and connection to jobsite trailer, underground electric from transformer to building, meter socket, CT cabinet, service panel, time clock, occupancy sensors, photo cell, interior and exterior lights, switches, outlets, pipe and wire, grounding, power for HVAC and Plumbing, rough in security and power at exterior doors, and building telephone.

Plumbing Specifications:

This is a “Design – Build” plumbing contract. The work includes all necessary plumbing drawings, riser diagrams and other design information and certification required by the Department of Labor and Industry to obtain a building permit. All code required plumbing construction whether listed below or not is to be included in the plumbing bid. The cost of DOLI review is to be included, as well as City of Ramsey plumbing permit fees. The minimum Owner requirements are as follows:

All supply, waste and vent piping, cleanouts, traps, ball valves only, hammer arresters, hangers, and brackets.

2 each ADA wall hung toilets with manual flush valves.

2 each wall hung toilets with manual flush valves.

1 each ADA wall hung urinal with carrier and manual flush valve.

1 each ADA wall hung urinal with carrier and manual flush valve.

4 each wall hung lavatories with concealed arm carriers, chrome ADA handles and insulated traps.
Provide tempering valves.

1 each fiberglass janitors sink with chrome faucet.

1 each fiberglass mop sink with chrome wall mount faucet with bucket holder.

5 each floor drains with brushed nickel covers.

Floor clean outs per code with brushed nickel covers.

Wall hung stainless steel NSF hand sink and gooseneck chrome faucet and insulated trap.

Wall hung high /low drinking fountain with cooling and bottle filler.

40 gallon natural gas water heater, .07 EF Rated, vented to outside air.

2 each Woolford keyed hosebibs.

2 each interior hosebibs.

1 each 3" diameter grease trap in floor mounted

Supply, waste and vent piping for three compartment sink. Faucet, trap and drain provided by others and installed by this plumber.

Natural gas piping for water heater and furnace, with valves, unions, dirt legs, etc.

Order and coordinate installation of the gas meter by Centerpointe Energy. Coordinate pressure and size with HVAC subcontractor.

HVAC Specifications:

This is a "Design – Build" HVAC contract. The work includes all necessary HVAC drawings, and other design information and certification required by the City of Ramsey to obtain a building permit. All code required HVAC construction whether listed below or not is to be included in the HVAC bid. The cost of City of Ramsey HVAC permit fees is to be included. The minimum Owner requirements are as follows:

100,000 BTU 95% minimum efficiency forced air upflow furnace.

5 Ton 17.5 Seer minimum air conditioning condenser / coil.

Supply and return ductwork, with manual dampers.

Baked enamel grilles and registers.

Restroom ventilation fans, sized for code air exchanges.

Concession Area ventilation fan, 500 CFM.

Electrical Specifications:

This is a "Design – Build" Electrical contract. The work includes all necessary electrical drawings, and other design information and certification required by the City of Ramsey and the State of Minnesota to obtain a building permit. All code required electrical construction whether listed below or not is to be included in the electrical bid. The cost of the State of Minnesota permit fees is to be included. The minimum Owner requirements are as follows:

120 / 240 V single phase 200 amp service panel

12 each 3 way light switches

2 each 3 way light switches for dual switching Lobby lights

4 each single light switches

4 each occupancy sensors

14 exterior duplex GFI receptacles

2 each exterior quad GFI receptacles

3 each interior duplex GFI receptacles

2 each interior quad floor receptacles

22 each interior duplex receptacles

8 each interior quad receptacles

8 LED emergency exit lights which illuminate exterior stoop

3 LED emergency exit lights

15 each compact fluorescent can lights in Lobby 103

21 each 2 lamp T8 wrap fluorescent lights in 102, 103, 104, 105, 109, 201

7 each 2 lamp T8 strip fluorescent lights in 106, 107, 108

6 each high pressure sodium lights in 010

Power wiring to furnace and AC unit.

Power wiring to 3 each exhaust fans. Interlock restroom fans with occupancy sensor. Interlock Concession area exhaust fan with light switch.

Things not included:

Water softener, iron or other mineral filters.

Humidifier

Exterior soffit lights