

Forest County
County Park Managers Cabin

INVITATION TO BID

dpeters@co.forest.wi.us

715-478-3475

Dear Contractor:

Please review the attached plan and specifications. If any additional work is required, it must be done with a change order signed and dated by the contractor and Forestry Administrator. The bid must be signed and dated by the contractor. All contractors shall submit a certificate of insurance with a \$300,000.00/\$100,000.00 minimum limit. All contractors to have Workman's Comp. Contractor shall supply all sub contractors' names and contact information. There will be a maximum of 4 payment requests, with a 10% retainer until the job is completed and inspected. **All bids to be turned in to the Forest County Forestry Office at 200 East Madison, Crandon, WI in a sealed envelope marked Manager's Cabin Bid, by 4:30 PM February 20th, 2015.** Successful Bidder will be notified by February 27, 2015. All Construction to be completed by May 29, 2015. The County has the right to accept or reject any and/or all bids and accept the bid most advantageous to Forest County

Forest County Forestry

200 East Madison

Crandon, WI 715-478-3475

Veterans Memorial Park Manager's Cabin

Specifications

Dirt work: Tear out old concrete slab and debris. Add 12" of a well graded gravel material with a maximum aggregate size of 1". Install 4" of clean top dirt around perimeter of building and make all disturbed areas ready to seed.

Concrete: Pour a 5" slab with 6x6 wire mesh and a 10"x10" perimeter beam with 2- 5/8" rebar. 10' covered porch area to have a 2" slope in 10'.

Plumbing: Rough in, install, and hook up all plumbing and sewer as per plan. Sewer to be run to existing holding tank. Water to be run from existing well.

List of plumbing fixtures.

1. 4' fiberglass shower module.
2. 1-white porcelain toilet.
3. 1-white porcelain bathroom sink with a good quality chrome faucet.
4. 1- 8" deep two bowl stainless steel sink.

Dish washer and clothes washer hook ups. 1- 30 gallon electric water heater to be installed into the laundry area. A floor drain in the laundry area. 1- outside faucet on the north side of the building. All plumbing needs to be installed so it can be winterized.

Electrical: 200 amp service. Baseboard heat in all rooms. Outlets to code in all rooms.

List of electric fixtures.

1. Bathroom fan/light.
2. Vanity lights.
3. Range hood to be vented outside.
4. 4-6" can lights in each of the kitchen, vending, and office/registration rooms.
5. 3-6" can lights in the covered porch.

All other rooms to have a standard ceiling light. 1-outlet on each exterior wall. 2-outlets on the covered porch wall. 1-outside light on the kitchen exit door. 1-outside dusk to dawn light on the covered porch gable end.

Building, Exterior: As per plan. 2x6 treated bottom plate. 2x6 studs 16" on center. 7/16" osb exterior wall sheathing. Tyvek or equal house wrap, taped. 8" Premium Smart side. Aluminum soffit and fascia over 2x6 sub fascia. 6/12 commercial roof system. With a trayed ceiling in the registration area. 24" on center with 5/8" osb t&g roof sheathing. Synthetic roof underlayment with Classic rib steel, vented ridge and all trims. The exposed lvl on the porch area to be wrapped in aluminum.

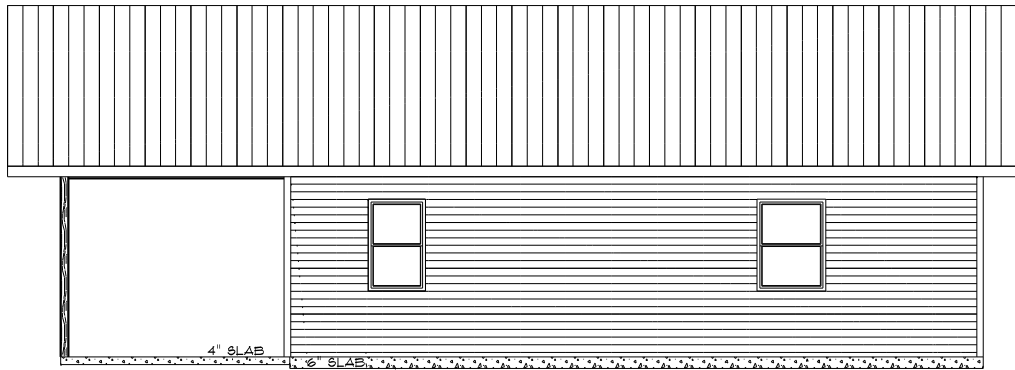
Building, Interior: As per plan. 2x4 treated bottom plates. 2x4 studs 16" on center. 1x6 end-matched #2 prefinished pine paneling t&g on all interior walls and ceilings including the covered porch ceiling. Prefinished pine casing and base. 6 panel pine interior doors. Sliding 6 panel pine closet doors. Include all lever knobs on the swinging interior doors and handles on all the closet sliding doors. Great Northern cabinets or equal for the kitchen, vanities, and reception area. Formica counter and vanity tops.

Floor covering: Mid grade Linoleum in the kitchen, hall, bath, vending, and reception area. Carpet in the 2 bedrooms.

Windows and Doors: Windows to be aluminum clad exterior/wood interior double hung windows with screens. Doors to be clad framed steel insulated with windows with lever knobs and deadbolts. The kitchen door to the exterior to have an aluminum clad storm and screen door with a ½ window opening. All exposed finished interior wood will have two coats of clear poly.

Fiberglass Insulation: R 19 in the walls and R 38 in the attic. 3 ½" fiberglass insulation in all interior walls.

Misc: County to have all permits. One year warranty on all materials and labor. County to receive a certificate of insurance before any work is to start. County not liable for any materials left lying around the job sight. Contractor to keep a clean and safe job sight at all times. County to pick colors of the doors, windows, soffit & fascia, and siding. All materials to be submitted to County for review, and approval, prior to installation.



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

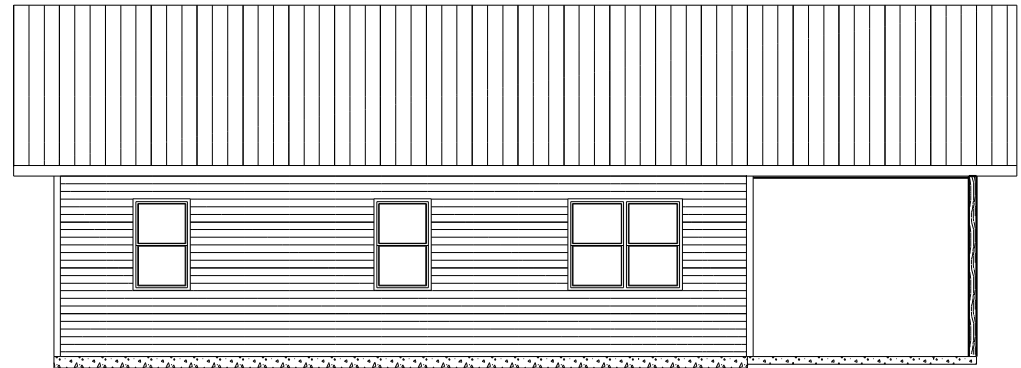
SCALE: 1/4" = 1'-0"

6/12 PITCH
24" OVERHANGS
20" HEELS



EAST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

NOTES: DO NOT SCALE OFF DRAWING. PLANS ARE FOR GENERAL GUIDE ONLY. FOLLOW WRITTEN DIMENSIONS ONLY. CONTRACTOR SHALL CHECK AND VERIFY ALL WRITTEN DIMENSIONS. IT IS THE RESPONSIBILITY OF EACH OWNER, BUILDER, SUBCONTRACTOR, AND LABORER TO COMPLY WITH ALL MATERIAL AND EQUIPMENT MANUFACTURERS AND SUPPLIER'S WARRANTIES, INSTRUCTIONS, AND SPECIFICATIONS. USE RECOGNIZED STANDARDS OF CONSTRUCTION AND INSTALLATION. FULLY COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS AND LAWS. ARGONNE LUMBER & SUPPLY INC. GIVES NO WARRANTIES WITH RESPECT TO THE DRAWINGS, CONSTRUCTION OR ANY MATTER IN CONNECTION THEREWITH.

ARGONNE LUMBER & SUPPLY
1595 HWY 32 & 55 NORTH ARGONNE, WI 54511

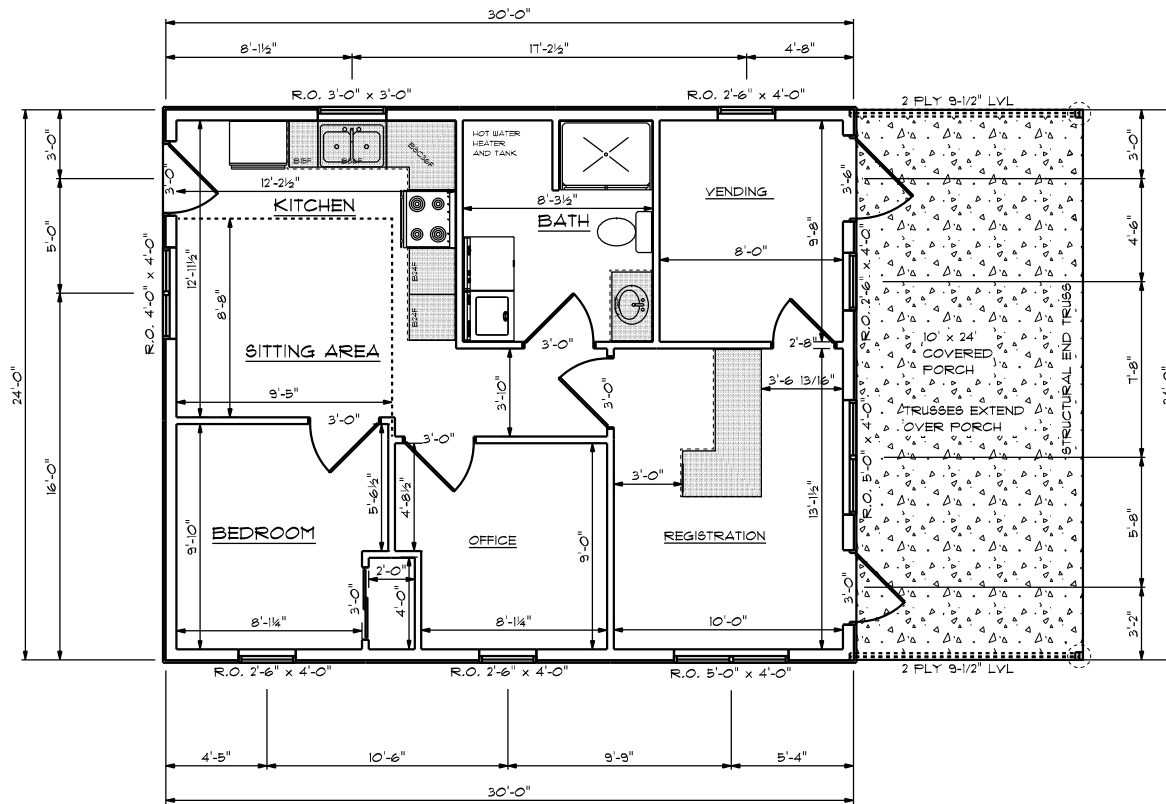


RESIDENTIAL DESIGN
PHONE 715-649-3231
FAX 715-649-3248

PROJECT:
FOREST CO. FORESTRY DEPT.

DATE: 01/12/2015
DRAWN BY: KELLY HEIDENREICH
REV. 249

SHEET #
1



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

STUD TO STUD DIMENSIONS

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RESIDENTIAL DESIGN
 PHONE 715-649-3231
 FAX 715-649-3248

PROJECT:
 FOREST CO. FORESTY DEPT.

DATE: 01/16/2015

DRAWN BY:
 KELLY HEIDENREICH

REV. 3H3

SHEET #
 1