



Monroe County Conservation Board

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## **Bid Packet for Miami Lake Park Shower House Facility Project**

### Constructed Concrete or Prefabricated Precast Shower House Facility Building:

- Provide a shower house facility that will be a constructed concrete or a manufactured prefabricated precast concrete family style restroom/shower consisting of 5 rooms: 4 ADA family style restrooms (shower, sink & toilet, floor drains, etc.) - 1 chase area (for housing supply lines, water heaters, water lines, floor drains, etc.) *\*For example please see attached specifications, floor plans & installation guide\**.
- All floor plans & specifications should equal/follow example model (Juniper by Huffcut).
- Crane should be provided to place the shower house facility if a prefabricated precast shower house facility.

### Shower House Facility

- General Contractor should follow all steps in a modular building installation guide if a prefabricated precast shower house facility is used.
- General Contractor will be responsible for providing suitable foundation, building codes, permits and special requirements that are required/if any, mechanical rough ins (plumbing supply lines, waste line, electrical, floor drains & plumbing vent lines & final connections from utilities to/in the shower house facility).
- Slab-supporting grade should be prepared in accordance with recommendations made by geotechnical engineer (TEAM Services, Report No. 1-5079, dated December 21, 2021), including recommendations for expansive soil separation and frost protection approved desired by the Monroe County Conservation Board.
- The contractor will be responsible for all mechanical rough ins: plumbing supply lines, waste line, electrical, floor drains and plumbing vent lines. Specs for mechanical rough lines are provided if prefabricated precast shower house facility is used.
- If applicable - adequate access and level pad for crane and semis to sit side by side under their own power with a work radius of 35' from center pin on crane will be the responsibility of the contractor.
- Final onsite mechanical connections will be completed by the contractor: water supply lines, wastewater line, plumbing vent lines, electrical connection to service panel and any tightening of fittings (if a prefabricated precast shower house facility is shipped items mentioned may have been loosened during shipping and handling).

- Final caulking ridge cap & paint touch up (weather permitting), and address shipping & handling adjustments and repair will be made by manufacturer if it is a prefabricated precast shower house facility is used.

Foundation:

- General Contractor will reference and carry out recommendations made by geotechnical engineer (TEAM Services, Report No. 1-5079, dated December 21, 2021) for project construction - all interpretation & execution for construction phase of foundation work will first be reviewed by geotechnical engineer to ensure all design requirements are approved/fulfilled. *\*See attached geotechnical engineering subsurface exploration report\** Further testing may/will be completed prior construction/installation of shower house facility foundation (if prefabricated precast building it will based off of example or similar example of specs of Juniper Huffcutt Shower House Facility).
- Construct and pour a suited foundation for either Juniper Shower House Facility or constructed shower house facility and any leveling, rock, dirt required to meet requirement for site (level within 1/4").
- Rough ins for mechanicals should be in accordance of the example rough drawing provided by the building manufacturer if prefabricated precast building is used.

Water:

- After demolition of existing facility install new hydrant next to remaining concrete pad/area where building stood.
- Inspect/Replace shut off valves that control hydrants/water for park next to enclosed shelter - If necessary install pit for new valves going in.
- Run water lines for shower house facility from shut off valves area next to enclosed shelter facility to new shower house facility.
- Run 2" main line from valves/pit to water service for building (if black roll plastic 160lb psi connections on roll black plastic pipe will be secured with stainless steel clamps properly torqued or if schedule 40 pvc is used connections will be glued.)
- Install locate wire with water line.
- Install/Implement low drain area & valves for water supply for winterization at the end of the year in current pit/man hole area next to proposed build site if applicable - otherwise install pit/man hole area & valves where water lines can be drained for winterization.

### Electric:

- Install new transformer/service - 50 KVA, 400 amps.
- Shower house facility & spare circuit for Nature Center will be a 400a service.
- Install two 2" conduits to new transformer area.
- Install new 400a service panel, including rack, with two 100a breakers and one 200a breaker.
- Install feeder line to shower house facility and connection to shower house facility panel.

### Septic System/Tank:

- Install 4 Bedroom system; 1,500 gallon septic tank, 12x60 sand filter or a 4 bedroom Peat/Coco system.
- Run plumbing lines from designated septic system location to shower house facility and provide mechanical rough in for shower house facility. (If a prefabricated precast shower house facility reference the vent lines for shower house facility in the specs/floor plans/installation guide).
- Install double cleanout outside of building.
- Waste lines under the concrete need to be a minimum of schedule 40 pipe and fittings. All fittings will be designated for DWV usage. Connections will be secured using both PVC primer/cleaner and glue.
- Septic System has to be inspected and approved by ADLM Environmental Public Health.

### Concrete:

- Concrete foundation should be adequate to support a constructed shower house facility or if a prefabricated precast shower house facility should follow the example provided for building specifications in the specs/floor plans/installation guide.
- ADA Sidewalk or 5 foot wide sidewalk around the building and to the gravel drive area for accessibility.
- If a prefabricated precast shower house facility is used the foundation must be approved and recommended by the manufacturer and be in accordance with their specifications.
- Suitable amount of steel rebar must be used in the concrete, not fiberglass.

### Existing Shower House:

- Original/Existing Shower house facility will be demolished and scrapped.
- Original concrete foundation will be preserved if possible, if cannot be preserved concrete will be broken up and moved out of the way to designated location on the MCCB grounds.

Final Notes:

- All work must be acceptable to Monroe County Conservation Board and MCCB Director.
- Contractor will make all final mechanical connections after the building is placed by manufacturer.
- Bids must be submitted in a sealed envelope and returned by May 10, 2022 at the regular Monroe County Conservation Board meeting held at 6:00 pm every second Tuesday of each month in the Carmack Nature Center at 1270 635th Ave Lovilia, IA 50150.
- Project date to start no earlier than July 1, 2022.
- Completion date of total project NO LATER than May 1, 2023.
- Payment will be made after completion of project.
- Contractor is required to include 5% of total bid in a certified check, or bank draft on a solvent bank, or a bid bond as a proposal guaranty, which it is understood will be retained until the project is completed and approved.
- Contractor is required to furnish a contract/performance bond not less than 100% of the total bid amount.
- Contractor must provide certificate of insurance with the sealed bid.
- Contractor must include a minimum of 1 year warranty on all workmanship.
- Estimated total cost for project \$230,000.

Title VI Policy Statement

The County of Monroe assures that no person shall, on the grounds of race, color national origin, sex, age, or disability as provided by Title VI of the Civil Rights Act of 1964, and the Civil Rights Restoration Act of 1987 (P.L. 100.259), be excluded from or participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity. The County of Monroe further assures every effort will be made to ensure nondiscrimination in all of its committees, programs and activities, regardless of funding source.