



Stephen Akers Architect, LLC

Design-Build Project Instructions for:

ALTERNATE BID for the Reconstruction of the MONTGOMERY COUNTY HIGHWAY GARAGE Crawfordsville, IN

August 2, 2017

Notice to Bidders

Sealed Design-Build bids shall be received at the offices of the Montgomery County Auditor, 100 E. Main Street, Crawfordsville, IN, 47933, for the Alternate Bid for the Reconstruction of the Montgomery County Highway Garage located at 818 Whitlock Avenue in Crawfordsville until 2:00 pm local Crawfordsville time on August 25, 2017. Bids received after this time shall be returned unopened. The sealed bid envelope should be addressed to the Montgomery County Commissioners, considered as the Owner, marked with "Alternate Bid for the Reconstruction of the Montgomery County Highway Garage" and labeled with bidder's name and address. Bids shall be opened and read aloud at the Commissioners' meeting at 8:00 am on Monday, August 28, 2017.

The Design-Build Project Instructions and their accompanying Design-Build Site-Floor Plan may be examined at:

Montgomery County Commissioners
110 W. South Boulevard
Crawfordsville, IN 47933
(765) 361-2623

Stephen Akers Architect, LLC
311 East Main Street
Crawfordsville, IN 47933
(765) 376-4965
Email: steve.akers@att.net

Contact Stephen Akers at 765-376-4965 or at steve.akers@att.net for a pdf version of the documents, or if there are any questions.

Each bid shall be accompanied by a certified check or acceptable bidder's bond made payable to the Owner in a sum of not less than five percent (5%) of the total amount of the highest aggregate bid, which check or bond shall be held by the Owner as evidence that the Bidder will, if awarded the contract, enter into the same with the Owner upon notification from him to do so within ten (10) days of said notification.

Approved performance and payment bonds guaranteeing faithful and proper performance of the work and materials, to be executed by an acceptable surety company, will be required of the Design-Builder at the time he executes his contract. The bond will be in the amount of 100% of the Contract Price and must be in full force and effect throughout the term of the construction contract plus a period of twelve (12) months from the date of substantial completion.

Bids may be submitted on Bidder's standard proposal forms. Bids shall include all information requested by Indiana Form 96 (Revised 2013). Under Section III of Form 96, the Bidder shall



submit a financial statement. The Owner may make such investigations as deemed necessary to determine the ability of the Bidder to perform the work, and the Bidder shall furnish to the Owner all such information and data for this purpose as the Owner may request. The Owner reserves the right to reject any bid if the evidence submitted by, or investigation of, such Bidder fails to satisfy the Owner that such Bidder is properly qualified to carry out the obligations of the Agreement and to complete the work contemplated therein.

The Owner reserves the right to reject any bid, or all bids, and to waive any and all informalities in bidding. Any bid may be withdrawn prior to the above scheduled time for the opening of bids or authorized postponement thereof. No bid may be withdrawn after the scheduled closing time for receipt of bids for at least sixty (60) days.

It is the intent of the Owner to award a contract to the lowest responsible bidder. All applicable laws, ordinances, and the rules and regulations of all authorities having jurisdiction over the construction of the project shall apply to the Project throughout.

Each Bidder is responsible for inspecting the Project site and for reading and being thoroughly familiar with these instructions. The failure or omission of any Bidder to do any of the foregoing shall in no way relieve any Bidder from any obligation with respect to its bid.

Pre-Bid meeting

A Pre-Bid meeting will be held at 10:00 am on Friday, August 18, 2017, at the Commissioners' office at 110 W. South Boulevard, Crawfordsville. Prime contractors and subcontractors are invited to attend.

Bid Submission and Consideration

Bids shall be representative of the products, systems, and details indicated in these instructions.

The Design-Build Site-Floor Plan attached with these bidding instructions is for basic reference only. The Design-Builder shall include with his bid his own drawings and specifications illustrating compliance with the design parameters included in these bidding documents. In addition to price (or prices), proposals shall indicate the manufacturers and descriptions of the major construction products, including the descriptions of the post-frame structure.

Project Description

On July 24, 2017, Gibson Commercial Construction was awarded the work to construct the portion shown on the attached Site-Floor Plan as Base Bid, the new 80' x 160' unheated post-frame structure to be constructed over an existing floor slab. The work covered under this bidding scope will include the Alternate Bid for the construction of a new 60' x 112' heated post-frame service shop addition to the Base Bid structure. This work will be only the shell of the building and its foundation and concrete slab.



All new work shall be executed via Design-Build, whereas the Design-Builder shall be responsible for procuring a design professional registered in the state of Indiana to serve as the Designer of Record. Plans for construction shall be prepared by such professional, shall meet the latest versions of the Indiana Building and Energy Codes, and shall be submitted to the Indiana Department of Homeland Security for the issuance of a Construction Design Release.

In general, the **Base Bid** work by Gibson Commercial Construction already includes:

1. The 80' x 160' post-frame structure. Height of structure to be 20' from floor level to underside of roof trusses.
2. Concrete slab to fill in the floor space remaining between the existing slab and the new building perimeter.
3. Dress up exterior perimeter of building with stone provided by Owner.
4. Metal roofing, exterior wall panels, and trim components.
5. Overhead doors with power operators.
6. Pedestrian doors.
7. Fire protection sprinkler system, including a new fire line from the water utility's existing service at Whitlock Avenue.
8. Heated enclosure for the sprinkler riser and an emergency generator.
9. Three-phase electric service.
10. Interior light fixtures and receptacles.
11. Exterior light fixtures.
12. Fire alarm system.
13. Security/CCTV system.

In general, the **Alternate Bid** work for this bidding shall include:

1. Disassembly of the existing 42' x 72' pole structure. All components to be removed as much as practical and stored on site as directed.
2. The 60' x 112' post-frame structure. Height of structure to be 20' from floor level to underside of roof trusses.
3. A sanitary sewer connected to the existing sewer.
4. Rough-in of domestic water from existing.
5. Installation of underslab compacted fill to allow new floor slab to match Base Bid building floor slab level.
6. Foundation (with perimeter insulation) and concrete slab.
7. Dress up exterior perimeter of building with stone provided by Owner.
8. A trench drain within the floor. Floor slab to slope to it.
9. Metal roofing, exterior wall panels, ceiling panels, and trim components.
10. Insulation for walls and ceiling.
11. Overhead doors with power operators.
12. Pedestrian doors.
13. Fire protection sprinkler system.
14. Unit heaters. (Note: Submit additional Alternate bids, one for overhead radiant heat and one for in-floor heat.)



15. Exhaust system for vehicle repair work.
16. Three-phase electric service.
17. Interior light fixtures and receptacles.
18. Exterior light fixtures.
19. Ceiling fans.
20. Fire alarm system.
21. Security/CCTV system.

The Base Bid building will be designed and constructed in anticipation of the Alternate Bid building, thus the foundation, roof structure, fire protection system, and electric service for the Base Bid building will be designed and constructed for the interface with the Alternate Bid building. Bidders for this Alternate Bid work shall coordinate with Gibson Commercial to assure all necessary interface work is provided by either Gibson Commercial or this bidder.

Miscellaneous Descriptions

Preface: The intent of these descriptions is to provide standards for competitive bidding, yet remain flexible enough to allow bidders some freedom of choice.

Post-Frame Structure: Coordinate with Gibson Commercial to provide a structure consistent in design as theirs, including foundation, posts, trusses, purlins, girts, and bracing.

Concrete Slabs: Minimum 6" thick, 4,000 psi with reinforcing.

Metal Roofing, Wall Panels, Ceiling Panels, and Trim Components: Coordinate with Gibson Commercial to provide panels and trim consistent in design as theirs, including gutters and downspouts.

Overhead Doors: Coordinate with Gibson Commercial to provide overhead doors consistent in design as theirs. Sectional factory-painted insulated steel panels, with electric operators.

Pedestrian Doors: 3' wide x 7' high hollow metal, insulated, standard hardware with lockset. Paint exposed metal.

Fire Protection Sprinkler System: Coordinate with Gibson Commercial regarding the source of water. Sprinkler system will be a dry system in the Base Bid building, and the dry system will be extended into the Alternate Bid building.

Fire Alarm System: Coordinate with Gibson Commercial to determine the extent of their scope of fire alarm system work, then extend their system into the Alternate Bid building.

Security/CCTV system: Coordinate with Gibson Commercial to determine the extent of their scope of security/CCTV system work, then extend their system into the Alternate Bid building.



Electric Service: 600A 3-phase service provided by Gibson Commercial in the Base Bid work.

Interior Lighting: Install overhead fluorescent lighting to provide 50 foot-candles average maintained throughout.

Exterior Lighting: Install one 400-watt metal halide fixture as high as practical in the center of the south side wall and north side wall.

Receptacles: Provide duplex receptacles on every post along the north side and one receptacle between overhead doors along the south side of the building. Also provide one 240v receptacle as directed by the Owner.

Ceiling Fans for the Alternate Bid Building: 60-inch diameter, install one per bay.

Foundation for Alternate Bid Building: To meet state energy code.

Insulation for Alternate Bid Building: To meet state energy code.

Vehicle Exhaust Extraction System: Equal to or better than Plymovent or MagneGrip.

Note: Each of the heating systems noted below to maintain 70 degrees F interior temperature with -15 degree F outside temperature.

Unit Heaters: Gas-fired, equal to or better than Reznor.

Overhead Radiant Heat: Gas-fired, equal to or better than Schwank.

In-Floor Heat: Gas-fired, equal to or better than Weil McLean or Burnham, 95% or higher efficiency, radiant tubing to be equal to or better than Rehau.

Potential Additional Work

The Alternate Bid work shall include all work reasonably anticipated with a project of this nature. Uncovered unforeseen conditions shall be addressed separately and may result in a change order.

Before work commences, the Owner, Architect, and the successful Design-Builder shall meet to review project conditions to determine if, in the best interests of the Owner, additional work should be considered.

Contingency Allowance

Design-Builder to include in his Alternate Bid building bid a contingency allowance of \$20,000 for the Owner to use at the Owner's discretion.



Site Visit

Pre-bid access to the site shall be available for bidders by contacting the Highway Director at (765) 362-2304.

Construction Schedule

Bidders are to include as a part of their bid a rough construction schedule identifying milestones. Consideration shall be given relative to the expediency of the work.

Taxes

This project is exempt from taxation for materials acquired.

Permits

The Design-Builder shall obtain and pay for all state and local permits required for this project.

Insurance

The Design-Builder shall be responsible for obtaining Contractor's Liability Insurance. The Owner shall be responsible for obtaining Property Insurance written on a builder's "all-risk" or equivalent policy form.

Contract Form

The Owner-Design/Builder Agreement may be the Design/Builder's Proposal Form, depending on the language and thoroughness of its terms. Terms of the Agreement shall be reviewed among Owner, Design/Builder, and Architect, and may be amended to the satisfaction of all.