

Carlisle Lake Construction Project

The Onalaska Alliance is seeking bids from qualified contractors for construction of a maintenance/storage building, RV pad and associated utilities (electrical excluded), per project plans and specifications. **See below and drawings/plans for more details.**

Work will take place at Carlisle Lake Park in Onalaska Washington, Lewis County.
Project street address: 498 – 2nd Street West, Onalaska Washington

Carlisle Lake Park is privately owned by the non-profit organization Onalaska Alliance for Sustainable Community and is made available for use by the public.

As this project utilizes funds provided by the state of Washington, all work on this project including contractors, subcontractors and manufacturing shall be performed in compliance with Washington State rules regarding Prevailing Wages.

Schedule:

July 7, 2020	Announcement of invitation to bid.
July 14, 2020 9:00am (PST)	Voluntary pre-bid site visit with Owner Representative and interested contractor representatives to walk through project.
July 23, 2020 5:00pm (PST)	Deadline for receipt of complete and signed bid packages. By mail at: Onalaska Alliance P.O. Box 634 Onalaska, WA 98570 Or by appointment, may be hand-delivered to: Tony Briggs 787 Highway 508 Onalaska, WA 98570
July 24, 2020 through July 27, 2020	Bids reviewed.
July 28, 2020 9:00am (PST)	Winning bid announced.

Required Qualifications: Bids will only be accepted from contractors who are currently licensed by the state of Washington, have active and current Bonds, Insurance and Worker's Compensation accounts. Information will be verified using L&I Contractor Lookup website.

Permits, Taxes, etc.: Contractor will be responsible for obtaining all required permits. Owner will provide Contractor with information from preliminary discussions with permitting agencies. Contractor responsible for paying all applicable associated taxes and fees (excluding water/sewer connection fee). Contractor responsible for filing all required Prevailing Wage paperwork with L&I.

Timetable: Construction may begin as soon as contract is awarded and needed permits are obtained and must be completed in full by October 19, 2020.

Not Included: Contractor not responsible for water/sewer connection fee, electrical work, electrical permit fees, and electrical materials.

Special Instructions: All work to be performed in compliance with all applicable federal, state and local laws, codes and requirements.

Contractor required to provide Performance Bond for project.

No substitutions without prior approval of Owner.

Upon request, contractors and subcontractors shall submit color and/or material samples as well as product information sufficient for Owner approval or disapproval.

It is the Contractor's responsibility to ensure that the values proposed in the bid are sufficient (including taxes, overhead, profit, etc.) for complete and workmanlike construction.

If security concerns arise, contractor may be asked to fence portions of the construction area with security fencing and signs. Do not include this cost in bid.

For More Information: Contact Tony Briggs (360) 508-0546 email: tonyandmaryb@gmail.com

Note: Owner will attempt to provide all bidders with written responses to questions received during the bidding process.

Project Design and Specifications:

See drawings for additional details.

Trailer/RV Pad

- Pad dimensions 40 ft x 24 ft
- Trailer/RV to be driven in from the north (near playground) and parked with entry door facing out towards the parking lot. Trailer/RV can then drive straight out the other end (towards park entrance) when exiting.
- Pad construction
 - See *Site Preparation* for compacting and gravel.
 - Concrete: 6" minimum thickness. 4,500 psi. Rebar per industry standard to avoid cracking.
 - Pad sloped at 2% so water drains off the front.
- Utilities for trailer/RV on back side of pad. See *Utilities* for details.

Storage/Maintenance Building

- See drawings for additional details.
- Overall building dimensions 26 ft by 36 ft. (does not include driveway). Height 13 ft 11 inches.
- Building foundation and driveway construction
 - See *Site Preparation* for compacting and gravel.
 - Concrete “driveway” in front of doors 10 ft by 36 ft (slopes downward to become flush with gravel at road/path).
 - Concrete: 6” minimum thickness. 4,500 psi. Rebar per industry standard to avoid cracking.
- Snap Lock or equivalent ‘standing seam’ style roofing material with moisture barrier underneath plywood sheeting and layer of 30 lb. felt on top of plywood.
- 29-gauge standard for metal siding and roofing.
- Colors for roof and siding to be selected by owner
- Contractor to supply and install metal gutters and downspouts on front and back (long sides).
- Tie together downspouts and direct water towards swale at rear of building.
- Contractor to supply and install doors, door openers (2) and hardware
 - 2 roll up garage doors (standard residential grade), 12 ft height x 10 ft wide with standard latch
 - 1 man-door 36” (standard residential steel) with locking doorknob and deadbolt, with keys
 - Owner will wire electrical outlets for openers

Utilities:

- See drawings for details. Contractor responsible for verifying grade.
- Maintain approximately 4 ft separation between water and sewer trenches.
- Coordinate with Onalaska Alliance on locations for water, sewer and electric for RV, storage building and termination per plans.
- Backfill trenches with sand to 6” over top of pipe, then native soil and wheel roll to compact.
- Cut and patch two street crossings (one for sewer tie in and one for electrical. Electrical cut 30” deep, 24” wide).
- Street crossings and any area where vehicles will drive over pipes to be backfilled to within 6” of subgrade with sand, then 6” of 1 ¼” gravel to subgrade and compacted to 95% compaction by test. Street crossings then patched with asphalt.
- **Install sewer system:**
 - All materials must be sewer grade.
 - Supply and install new sewage vault with manhole cover per public utility requirements at depth to accommodate inflow from Carlisle Lake project and additional inflow for future development on adjacent property. Tie-in to existing sewer vault.
 - Sewer to follow design grade at +1%. Contractor to determine depth needed for proper fall across project area.
 - Approximately 500 feet of trenching at depth and grade to comply with Uniform Plumbing Code
 - 6” sewer pipe from existing vault to new vault
 - 6” sewer pipe from new vault to “Y” and cleanout for RV pad
 - 4” sewer pipe from Y and cleanout, continue on approx... 130ft; capped off for possible future needs.
 - 4” sewer pipe from Y and cleanout, up to RV pad (termination for RV site per national plumbing code); extend on approximately 5 ft towards Storage/Maintenance building and terminate for possible future expansion.
- **Install potable water system:**
 - All materials must be potable water grade.
 - Approximately 600 feet of trenching at depth and grade to comply with Uniform Plumbing Code
 - 1” PVC Schedule 40 water pipe throughout project

- “T” to RV pad (freeze-less hose bib); extend on approximately 5 ft towards Storage/Maintenance building and terminate for possible future expansion.
- Water to terminate per plans.
- Tie-in to district installed water meter

Site Preparation:

- “Overall site area” for storage building and RV pad encompasses approximately 100 ft x 50 ft area. This measurement does not include areas where utilities are coming from the street or extending beyond to termination per plans.
- Owner to remove standing trees prior to construction. Contractor to remove and dispose of stumps.
- Contractor to prepare (clear and grub), level, compact ground and gravel throughout “overall site area”.
 - Gravel depth 1 foot. (4 inch depth of each, bottom to top: 3” / 1 1/4” / 5/8”).
 - Subgrade for access drives, driveway, RV pad and storage building to compacted to 95%

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