



City of Saco
Bid Solicitation
Foss Rd Restroom Building

The City of Saco is soliciting bids for the installation of a new bathroom/mechanical building located in the Foss Rd Parking Lot, Saco. Bids must be submitted **on the bid response form** in a sealed envelope marked **“Foss Rd Restroom Building”**. Bids will be accepted until **1:00 PM on Monday, June 10, 2019** at the Finance Office at Saco City Hall, located at 300 Main Street, Saco, Maine, 04072. There will be a public opening of all bids received at that time. Please email or call to schedule an appointment for a site visit at this location.

Any questions regarding the bid specifications should be directed to Don Roth, Facility Manager by emailing DRoth@sacomaine.org or by calling (207)710-5041 ext. 361 or (207)292-8325.

The attached bid response form must be completed and included with your bid. Failure to submit a complete bid package will nullify your bid. The City of Saco reserves the right to accept or reject any or all bids or negotiate with a bidder following the bid opening without right or recourse by bidders, if it is in the best interest of the City to do so.

The City of Saco is sales tax exempt.

Reviewed and approved by:

Kevin L. Sutherland, City Administrator

5/23/19

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Bid Specifications Foss Rd Restroom Building

The City of Saco has evaluated several prefabricated restroom building systems. The attached schematic meets the needs of the owner. Slight deviations in overall dimensions may be approved by owner, provided that ADA requirements are met for the two (2) unisex restrooms. The building shall have approximately seventy (50) square feet for a mechanical/storage room incorporated along the interior wall as shown in the schematic.

SCOPE OF WORK FOR DESIGN/BUILD

- Provide architectural design of building including; floor plan, elevation, foundation and finish schedule.
- The vendor shall be responsible for the install of the building and making sure the site is clean, so it is ready for walkways and any landscaping.
- The chosen vendor will supply two (2) copies of a maintenance manual with all possible cut sheets from all manufacturers furnishing products used in the new building that requires routine maintenance.

QUALITY ASSURANCE

- American Concrete Institute
 - ACI-318-05, “Building Code Requirements for Reinforced Concrete”.
- American Society for Testing and Materials.
 - ASTM C33 Concrete Aggregates
 - ASTM C150 Portland Cement
 - ASTM C260 Air-Entraining Admixtures for Concrete
 - ASTM A185 Steel Welded Wire Fabric for Concrete Reinforcement
 - ASTM C494 Chemical Admixtures for Concrete
 - ASTM A615 Deformed and Plain Billet Steel Bars for Concrete
- ANSI/ASCE/SEI 7-10 Building Code Requirement for Minimum Design Loads in Buildings and Other Structures.
- International Building Code 2015 Edition.
- Fabricator must be producer member of NPCA.

- Concrete Reinforcing Institute, “Manual of Standard Practice”.
- Building fabricator must have a minimum of 5 years’ experience manufacturing precast concrete restroom buildings.

DESIGN REQUIREMENTS

- Structural design calculations that are prepared and sealed by a professional engineer, licensed to practice in the state where the project is located, shall be submitted after approved layout by customer.
- Building will be constructed of steel-reinforced concrete. Roof, floor and wall panels must be produced as single component monolithic panels. No roof, floor, or vertical joints will be allowed, except in the corners. Floor and walls may be produced as a single component. Walls shall be placed or poured on top of floor panel. Roof will be attached to walls with welded connections.
- The building shall be designed to meet the following loading requirements:
 - Floor Live Load – 150 PSF
 - Roof Live Load (snow) – 150 PSF
 - Wall Wind Load (130 MPH) – 45 PSF
- The new building shall have a minimum of six (6”) inch floor, four (4”) inch roof and four (4”) inch wall thickness.
- Gable roof: Roof panel shall overhang a minimum of six (6”) inches. The pitch of the roof shall be 3/12. The roof shall extend six (6”) inches on all sides to prevent water intrusion. Roof to come standard with a metal or simulated metal ribbed finish in color selected by owner. An option to have a simulated cedar shake finish should be included.
- The building shall be pre-assembled in the factory and shipped as 1-piece, or assemble prefabricated finished panels on-site by the selected manufacturer.

SUBMITTALS:

- Engineering calculations designed and sealed by a professional engineer, who is licensed to practice in the state where the project is located, should be submitted for approval.
- Full set of plans, calculations and bills of materials shall be submitted for approval.
- Product literature shall be provided for all plumbing, electrical and miscellaneous installed fixtured demonstrating compliance with these specifications.
- At project completion, the building supplier shall furnish two sets of complete maintenance manuals and final as-built plans to the City.

PRODUCTS/MATERIALS

- Concrete: Steel-reinforced, 5000 PSI minimum 28 day-compressive strength, air-entrained (ASTM C260).
- Portland Cement shall be Type I, II or III per ASTM specifications.
- Fine aggregate shall consist of natural sand per ASTM specifications.
- Course aggregate shall consist of 1/2" maximum well graded crushed stone per ASTM.
- Welded wire fabric shall meet ASTM specifications.
- Reinforcing steel: ASTM A615, grade sixty (60) unless otherwise specified.
- All reinforcement shall be free of loose rust, oil or other items that may reduce a good bond. If present, this material must be removed before placement.
- Sealant/caulking: All joints between panels shall be caulked along the exterior and interior surface of the joints. Exterior sealant shall be DOW Corning 790 silicone sealant or equal. Interior sealant shall be SIKAFLEX – 1A elastic sealant (paintable) or equal. Exterior caulk reveals to be 3/8" by 3/4" deep so that sides of the joint are parallel for proper caulk adhesion. Back of the joint to be taped with bond breaking tape to ensure adhesion of caulk to parallel sides of joint and not the back.

ACCESSORIES:

- Doors and Frames: Shall comply with Steel Door Institute “Recommended Specifications for Standard Steel Doors and Frames” (SDI-100), and as herein specified.
 - The buildings shall be equipped with 3’-0” x 7’-0” x 1-3/4”, 18-gauge galvanized/insulated CECO metal door with 16-gauge galvanized frames.
 - Doors will have a flush top cap. Doors and frames shall be factory bonderized and painted with one coat of rust inhibitive primer, and one coat of enamel paint; color to be selected by owner.
- Door Hardware:
 - Hinges: Stanley FBB191 (32D) (ANSI A5112) 4 1/2” x 4 1/2” satin stainless-steel finish, 3 per door.
 - Lock Set: Corbin Satin Stainless Steel with Newport handles, or equal.
 - Threshold: Pemco 171A mill finish aluminum, or equal.
 - Door Sweep: Nylon brush door sweep, ANSI/BHMA certified. Sweeps shall have an integral drip edge to repel water from base of door. Sweeps shall be approved for UL 10C positive pressure and suitable for use with fire doors up to three hours.
 - Drip Cap: Aluminum drip cap with minimum projection of 2 1/2” shall be furnished.
 - Door Holder: Norton Series 8501 or equal.

PLUMBING:

- Waste and vent piping: ABS or PVC plastic.
- Water piping: Copper tubing Type L, hard drawn. Provide a gate or ball valve at the inlet end of the water line. Size water lines to provide flushing action based on a nominal water pressure of 40 psi.
- Provide a main shut-off valve and drain in the service area.
- Toilet: Type 304 stainless steel, wall hung, with siphon jet action. Provide back spud for concealed flush valve connection.

- Flush valve shall be concealed closet flush-o-meter, constructed of rough brass with water saver flow of 1.6 gallons per flush. Furnish valve with integral vacuum breaker and wall mounted push button.
- Lavatory: Type 304 stainless steel, ADA compliant, 20” wide x 18” front to back x 6” deep.
- Faucet: Will be pneumatically operated pushbutton valve. Valve to be non-hold open type with a vandal resistant pushbutton requiring less than 5 lbs. pressure to activate.
- Hose bib provided on outside of building and in mechanical area.
- Floor drains: Provide a floor drain in each room of the building.
- Plumbing shall be installed in mechanical room for installation of janitorial slop sink.
- Hammer arrester to be installed on water line.

ELECTRICAL:

- All components must meet NEC (2017)
- Provide a 100-amp breaker panel in the service area.
- All electrical wiring will be encased in conduit. All wire to be copper.
- Light Fixtures:
 - Service area: 2 each, 4-foot ceiling mounted LED, switch and motion detector installed.
 - Toilet rooms: 4-foot LED fixture, motion detector activated.
 - Exterior: 35-Watt minimum high-pressure sodium light, cast aluminum case, rated for outdoor use, vandal resistant and photocell activated.
 - One GFCI outlet located next to each lavatory.
 - Two restroom area exhaust fans with 270 CFM speed controllable, occupancy/motion sensor controlled.
 - Hand dryer: surface-mounted ADA compliant, universal type motor, with adjustable sensor operation.

SPECIALTIES:

- Stainless steel grab bars to code shall be 1 ¼” minimum exposed fastener vandal resistant design and installed at each toilet per code and ADA compliant.
- Signs to have braille, characters, and pictograms to meet ADA requirements.

FINISHES:

- Interior of building: Smooth steel form finish interior wall and ceiling concrete surfaces.
- Inside floors shall be two-component, catalyzed, water borne polyamide epoxy (gray).
- Interior walls and ceiling shall be two-component, catalyzed, water borne polyamide epoxy (white).
- Exterior of building shall be split faced block finish.
 - Option 1: Barnboard finish on exterior
 - Option 2: Clapboard finish
- Exterior walls and roof of building shall be integrally pigmented with additives conforming to ASTM C979. One (1) coating of a colored acrylic concrete stain matching integral color shall be applied to exterior wall and roof surfaces.
- Exterior of building shall be coated with one (1) coat of a clear silicone acrylic sealer and anti-graffiti coating.

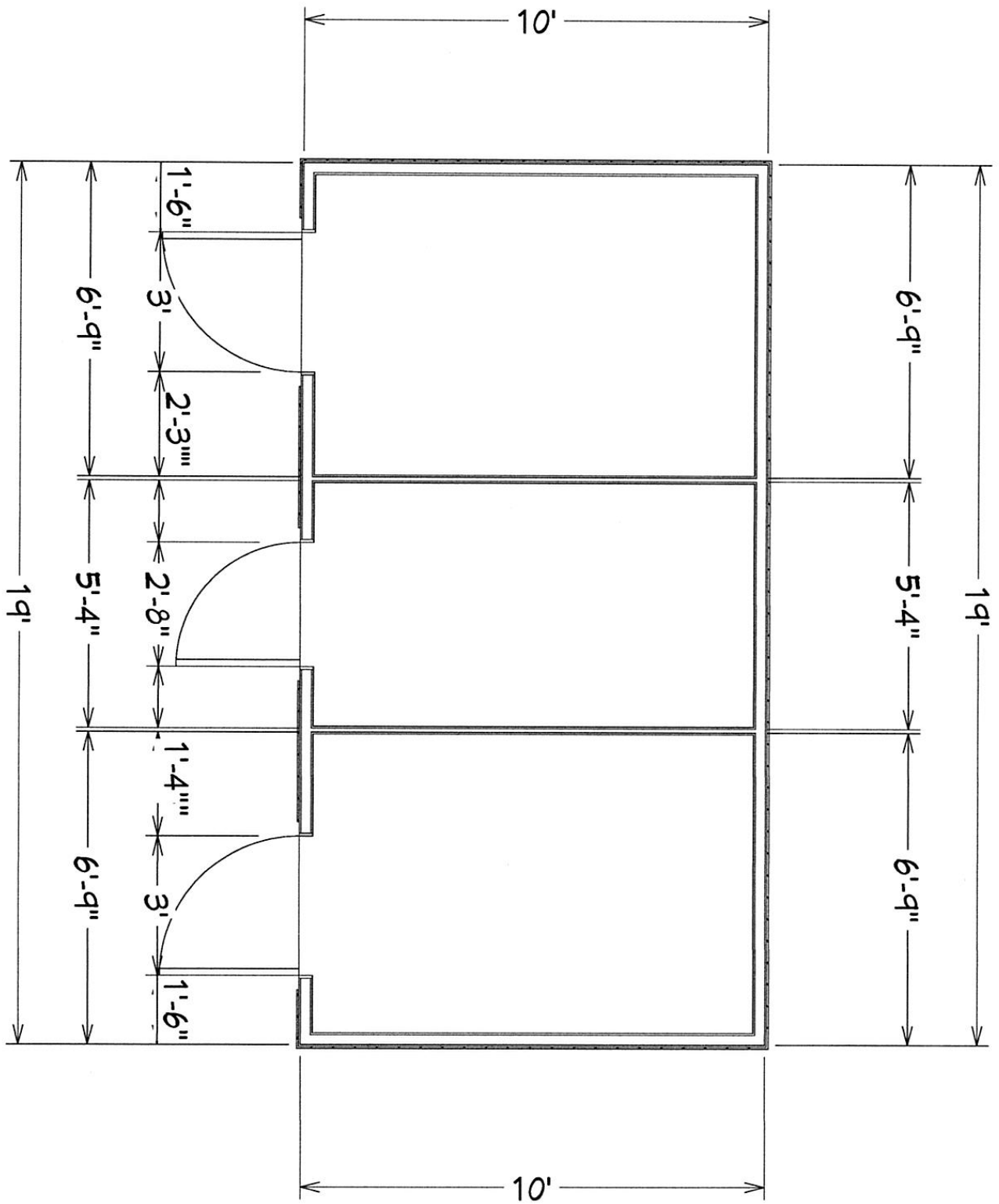
EXECUTION:

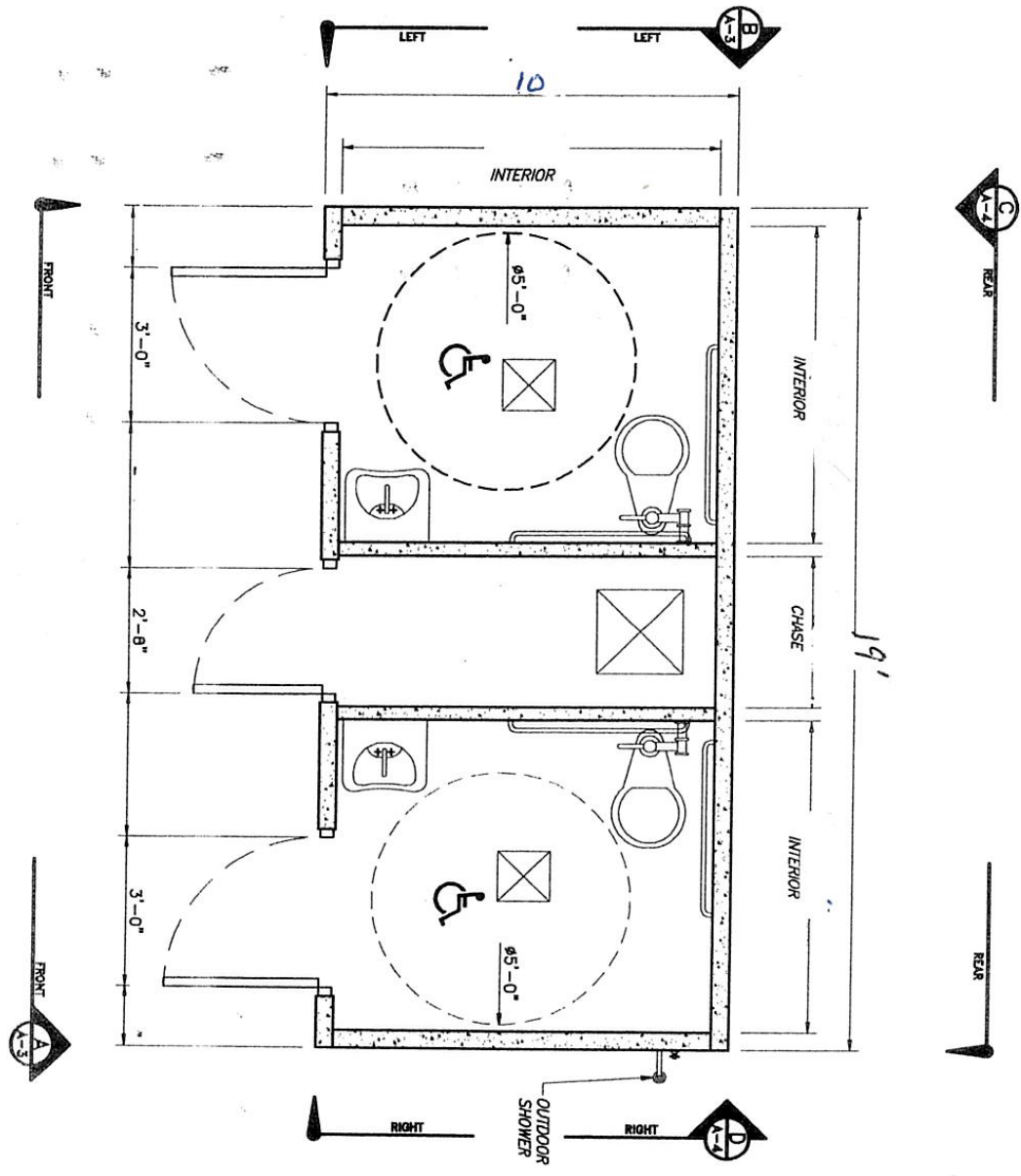
- Storage, handling and delivery:
 - Building shall be stored on proper dunnage at locations to prevent cracking, deformation or other damage.
 - The precast building shall be delivered to the job area by the Building Manufacturer on a flat bed trailer and installed on a prepared site by others.

- Building Manufacturer shall provide all lifting cables and hardware needed to off-load and set new building.
- A factory representative must be present at time of building being set.
- Water, electrical, and waste site connections are to be located corresponding to the final plans. Connections will be set to allow for easy installation and hookup to the new building.
- An area large enough for a crane and tractor trailer is directly adjacent to the site area.

WARRANTY:

- Building and components shall be warranted for one (1) year from date of installation.
- The precast concrete structure shall be free of any defects for ten (10) years





Foss Rd Restroom Building Bid Response Form

Please complete the following bid response form. Amounts are to be shown in both words and figures. In the case of a discrepancy, the written word shall apply.

Total Contract Sum:

\$ _____

Total Contract Sum (in words):

_____ **Dollars**

Please include your certificate of insurance with your bid materials.

Bid quotes shall be honored for ninety (90) days.

Foss Rd Restroom Building Bidder Information Form

Please complete the following. Attach additional sheets as necessary.

Our Company is:	A corporation _____ A partnership _____ Individually Owned _____ Other:
SS or Fed I.D. No: (Submission is voluntary)	
Company Name and Address:	
Name of Principal:	
Telephone Number: Facsimile Number: E-mail Address:	
References (List Three References, with names, address and telephone numbers)	
Date of Delivery	

All sections above must be completed. All deviations from the specifications must be fully explained in writing on the following Statement of Compliance/Deviations Form.

Bidders understand that the City reserves the right to reject any or all bids, reject any or all items, and delete any item or parts of items.

Foss Rd Restroom Building
Statement of Compliance/Deviations Form

The Bidder proposes the following deviations from the Specifications, which the Bidder represents and warrants as being fully equal or superior to the requirements of the Specifications, for the reason(s) set forth fully below. If there are no deviations, please state so below.

Foss Rd Restroom Building Bidding Sheet

The undersigned, as bidder, declares as follows:

1. The bidder has carefully examined the specifications and drawings herein and understands and agrees to the terms and provisions of this bid.
2. The only parties interested in the bid as principals are named herein.
3. This bid is made without collusion with any other person, firm, or corporation.
4. No officer, agent, or employee of the City of Saco is directly or indirectly involved with the bid.
5. All deviations from the specifications must be fully explained in writing and included on the Statement of Compliance/Deviations Form provided.

Bidders understand that the City reserves the right to reject any or all bids, reject any or all items, and further, reserves the right to delete any item or parts of items.

DATE: _____

BIDDER: _____
(Company Name)

BY: _____
(Authorized Company Representative)

ATTEST: _____

Its: _____
(Title)

Signature below by the City of Saco represents acceptance of the above bidder's Bidding Sheet in accordance with the contract specifications. Upon execution by the city, this official bid form, any attached documents and such other documents (instructions, general specifications, technical specifications) shall serve as the contract.

DATE: _____

BY: _____
Kevin L. Sutherland
City Administrator

[SEAL]

ATTEST: _____