

**INVITATION TO BID (ITB)
FOR REHABILITATION OF
40' X 62' NORTHWOOD EQUIPMENT SHED**

**FOR
GRAND FORKS COUNTY
IN NORTHWOOD, ND**

BIDS MUST BE MAILED OR HAND DELIVERED TO:

GRAND FORKS COUNTY FINANCE AND TAX DIRECTOR
151 4TH Street South
PO Box 5726
Grand Forks ND 58206

NO LATER THAN 10:00 A.M. ON WEDNESDAY JUNE 26, 2024
FAXED BIDS SHALL NOT BE ACCEPTED
FOR ADDITIONAL INFORMATION CALL 701-780-8248

GRAND FORKS COUNTY COMMISSIONERS

ADVERTISEMENT FOR BIDS FOR REHABILITATION OF
40' X 62' NORTHWOOD EQUIPMENT SHED

NOTICE TO BUILDING CONTRACTORS:

By the order of the Board of County Commissioners of Grand Forks County, North Dakota, I hereby give notice that sealed bids will be received by the undersigned at the office of the County Director of Finance and Tax up until 10:00 o'clock a.m., June 26th, 2024, at which time bids will be publicly opened and read on the 6th floor County Office Building for 40' x 62' NORTHWOOD EQUIPMENT SHED, as per specifications prepared by and available at the office of the County Highway Department, 1700 N Columbia Road, Grand Forks ND 58203. The project will be considered at the regularly scheduled July 2nd Commission Meeting.

Construction generally entails:

- One rehabilitated equipment storage building – 40' wide x 62' long x 14' high, steel framed (remain in-place), insulated, steel panel interior & exterior
- Concrete floor with drain, boiler floor heat, & unit heater
- Water service, septic system, electric service & propane gas services
- Electrical wiring
- Office & bathroom addition

In compliance with Section 11-11-28 of the North Dakota Century, bids to be opened and considered must be accompanied by a bond. A bid shall be accompanied by a separate envelope containing a bidder's bond in a sum equal to five percent of the full amount of the bid, executed by the bidder's as principal and by a surety company authorized to do business in the State as a guaranty that the bidder will enter into the contract if it is awarded to him and he will furnish the necessary bond. Also, to be included with the envelope containing the bid bond shall be the contractor's license.

The Board reserves the right to reject any or all bids, in whole or in part, and to waive any technicalities.

Bids must be enclosed in a sealed envelope, with a separate envelope for the bidder's bond and contractor license both addressed to the County Director of Finance and Tax and Marked on the outside what the bid is for. The County Auditor is located at 151 4th Street South and the mailing address is P.O. Box 5726, Grand Forks, ND 58206.

Dated at Grand Forks, North Dakota, this 21st day of May, 2024

Debbie Nelson
County Director of Finance and Tax
Grand Forks, North Dakota

(Publish May 25 & June 1)

LEGAL NOTICE

**SECTION ONE
PERFORMANCE SPECIFICATIONS**

1.0 GENERAL

Intent of this solicitation is to secure bids for rehabilitation and construction of an Equipment Shed in Northwood, ND. The building is located at 407 34th St NE, (County Road 12) Northwood, North Dakota for the Grand Forks County Highway Department. See included site plans.

1.01 Description:

- A. Provide rehabilitation construction for a 40' x 62', 2,480 square-foot building with approximately 14-foot high walls, 6-inch reinforced concrete floor, existing & salvaged metal framed weather-tight building. Building shall be suitable for storage of road maintenance trucks and equipment. Building shall meet or exceed performance and dimensional criteria and other requirements of this specification. Building shall be constructed utilizing the existing & salvaged concrete foundation and metal framed structure, with new metal sheeting inside and out, concrete floor with floor heat with propane boiler, unit heater, dimensional lumber, and electrical, with an addition of an office and bathroom. There shall be one 18' wide x 14' high insulated overhead doors, and two 3' wide walk-in insulated doors, with a septic & drain field system, a floor drain holding tank system, and with miscellaneous concrete pads.

1.02 Bid Package Requirements and Conditions:

- A. Owner reserves the right to consider bids and options for buildings varying in minor respects from any specific requirement herein, but judged to meet the intent of this specification. Owner reserves the right to waive minor irregularities and to reject any or all bids.

B. Definitions:

- a. Term "Owner" means Grand Forks County.
- b. Term "Contractor" means vendor awarded contract with Grand Forks County.
- c. Term "City" means the City of Northwood

C. Bid Guaranty:

- a. Bids must be accompanied by a bidder's bond, in a sum equal to five percent of full amount of bid, executed by Bidder as principal and by a surety company authorized to do business in the State of North Dakota. If within 10 days after notice of an award, successful Bidder fails to sign a contract with Owner,

Principle and Surety shall forfeit to Owner the bidder's bond accompanying bid on which there is a default. **Bond shall be in a separate envelope from bid.**

- b. All bonds, except the awarded contractor, shall be returned to bidders when Owner has determined to whom contract is to be awarded. Bond of responsible Contractor submitting best bid shall be retained until contract has been awarded and executed properly. Bond of other Contractors submitting bids shall be returned after contract has been awarded and executed.

D. Related Work:

- a. Site Inspection: The County Engineer recommends that all Contractors inspect the site prior to bidding so that the Contractor fully understands the scope of the project. Questions about the project shall be directed to Nick West at (701) 780-8248 or nick.west@gfcounty.org.
- b. Pre-bid Meeting: There shall not be a pre-bid meeting.
- c. Permits, Fees, Rules and Licenses:
 - i. Building Permit: The County has obtained preliminary approval from the City. The Contractor shall coordinate with the County to secure a building permit from the City, and follow all requirements. The County shall pay all associated fees. (see attached)
 - ii. Sanitary Sewer: Shall be septic system. The City does not require a permit. System is designed to state standards.
 - iii. East Central Regional Water District: The Owner shall obtain the membership & permits and pay the fees. The Contractor shall coordinate with the County and District.
 - iv. Power (City): The Contractor shall obtain an electrical utility permit from the City, and coordinate the disconnection, temporary connection & permanent reconnection. The County shall pay all associated fees. (see attached)
 - v. The Contractor shall assist in coordinating between the utility companies and the Owner and Contractor shall be required to abide by the permit requirements.
- d. Materials: Contractor shall provide materials that have a proven track record, and shall be responsible for all products, components, accessories and methods used in constructing this building. It shall be the Contractors responsibility to prove that any material that deviates from a specified material, is equal in quality, workmanship, components, features, warranty, etc.
- e. Minimum printed code standard requirements of the following organizations for material quality, fabrication, and installation procedures shall be met or exceeded, for applicable methods employed in building construction. Latest

published version of the following code publications shall be referenced for design and construction of this facility.

- i. Air Conditioning and Refrigeration Institute (API).
- ii. American Institute of Steel Construction (AISC).
- iii. American Concrete Institute (ACI).
- iv. American Institute of Timber Construction (AITC).
- v. American Iron and Steel Institute (AISI).
- vi. American Welding Society (AWS).
- vii. American Plywood Association (APA).
- viii. American Softwood Lumber Standard (ALSC).
- ix. American Society of Testing and Materials (ASTM).
- x. International Building Code (IBC).
- xi. State and/or Local Building Codes.
- xii. Uniform Plumbing Code and State Plumbing Code.
- xiii. National Electrical Code (NEC) and State Electrical Code.
- xiv. State Fire Code.
- xv. International Mechanical Code (IMC) and State Boiler Rules.

1.03 Award and Execution of Contract:

- A. Contractor's Qualifications: Full name and address of business organization shall be stated and parent company identified if a subsidiary. Contractors shall specify branch office or other subordinate element which shall perform, or assist in performing on any business partnerships, and state in which Contractor is incorporated or licensed to operate.
- B. Bid package of successful Contractor shall be incorporated into project contract. Bid package shall become a part of subsequent contractual documents. Failure of Contractor to accept this obligation may result in cancellation of any award. Any damages accruing to the Owner, as a result of Contractor's failure to contract, may be recovered from Contractor.
- C. The successful Contractor shall enter into a contract for performance of work proposed in this Invitation To Bid. Failure by successful Contractor to execute a Contract and file a successful Contract Bond shall be considered cause for annulment of award and forfeiture of Bid Guaranty to Owner. Award may be made to next best bid, or work re-advertised.
- D. Contract shall incorporate all applicable provisions of this ITB.
- E. Owner shall accept one prime bid. Bids shall be evaluated according to quality, performance, and price. Owner reserves right to reject any or all bids.
- F. Owner reserves the right to, in its sole discretion, to award contract to another Contractor if low bidder fails to enter into a contract.

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- G. All costs attributable in preparation of a bid or any presentation required to supplement or clarify bid are borne by Contractor.
- H. All Bids remain valid for a minimal period of 30 days subsequent to ITB closing date, unless an extension is agreed to by both parties.
- I. To be eligible for award of project, Contractor shall meet all requirements of this ITB.
- a. Contractor shall be licensed to do business in the State of North Dakota.
 - b. Amount of the bid shall not exceed license limit.
- J. Insurance: The Contractor shall furnish a certificate of insurance of the following minimum kinds and amounts:
- a. Workman's compensation – Statutory
 - b. Public Liability: Type of Policy: Comprehensive General
 - i. Limits of Liability
 - 1. Bodily Injury Liability - \$1,000,000 Each Person
\$1,000,000 Each Occurance
 - 2. Property Damage Liability - \$1,000,000 Each Occurance
\$1,000,000 Aggregate
 - ii. Coverage to be provided:
 - 1. Operations of Contractor
 - 2. Completed Operations
 - iii. Property Damage Liability includes:
 - 1. Damage due to collapse
 - 2. Broad Form Property Damage
- K. The Owner shall obtain builders risk insurance.
- 1.04 Submittals: Furnish following information as proof of conformity to design and performance criteria requirements of this specification.
- A. Indicate manufacture's or contractor's warranties available for all products and installations being proposed.
 - B. Owner is not responsible for errors, omissions, or deviations from original proposed material lists discovered during construction of this facility.

C. Construction phase:

1. The General Contractor shall provide plans of all structural and building items being utilized in this project prior to ordering material. The electrical contractor shall submit plans of the electrical layout. At a minimum the plans shall include:
 - i. Side Elevations
 - ii. Floor Plan
 - iii. Lighting, Ceiling Fan and Outlet Layout
 - iv. Fixture Schedule
 - v. Electrical Panel Circuit Schedule
2. Following construction, provide Operation and Maintenance Manuals including manufacturer's instructions, as-built drawings, warranty information and other operation and/or maintenance information for all necessary equipment.

D. Each Bid must be submitted on enclosed Bid Form. Lump sum bid price must be submitted for all labor, materials, and equipment required to build the facility described in this ITB. Quantities are intended to describe general scope of work and are not fixed quantities, unless noted otherwise.

E. Sealed Bids shall be received by Grand Forks County at time and place stated on cover of this bid package at which time bids shall be publicly opened and read. Any bid received after that time is deemed non-responsive and shall not be opened.

F. Bidder's bond shall be placed in a separate envelope, and this envelope shall be attached to the outside of the envelope containing the bid. Bids shall be sealed and endorsed "2024 Northwood Equipment Shed". Late bids shall be returned unopened.

G. No Bids shall be accepted by oral communications, telephone, electronic mail, telegraphic transmission, or facsimile transmission.

1.05 Inquiries:

- A. All communications regarding information concerning this ITB shall be made to: Nick West, (701) 780-8248, nick.west@gfcounty.org
- B. Changes to ITB shall be issued by written addendum and mailed, emailed or faxed to parties requesting ITB. Such addenda issued prior to time that Proposals are received shall be considered part of ITB. Contractor shall be required to consider and acknowledge receipt of such in their Bid Form. It shall be the Contractor's responsibility to verify with the Owner if an addendum has been issued, as the Owner may not know which Contractors are considering bidding the project.

1.06 Negotiations:

- A. Contractor shall include name, address, and telephone number of person in Contractor's organization authorized to negotiate contract terms and render binding decisions on contract matters.
- B. Owner reserves the right to waive minor irregularities.
- C. Owner reserves the right to reject any and all Bids.

1.07 Time of Completion:

- A. Contractor awarded the project shall have the project completed by **December 15, 2024**.
- B. For each calendar day that the works remains incomplete after December 15, 2024, the Owner shall deduct \$1,000 from any money due to the Contractor.
- C. Contract award shall begin immediately after selection committee has reached a decision on successful Contractor.
- D. General contractor shall be responsible for coordinating all construction activities of all trades throughout the project. General contractor shall provide the Owner a construction schedule at the pre-construction meeting, which shall be held prior to start of the project.

1.08 Payment for Work:

- A. Partial payment may be requested by the Contractor once each month. Owner and Contractor shall review percentage of work completed and pay accordingly. Ten percent (10%) retainage shall be held back and paid within 60 days after building is completed and approved by the Owner. The Owner would pay invoice price for materials on hand.
- B. The Contractor shall provide signed lien waivers from all suppliers and sub-contractors prior to the 10% retainage being released.

1.09 Warranty:

- A. Contractor shall provide as part of the Bid Package a minimum one-year warranty covering all materials, labor, equipment and workmanship. Bid package shall list building components, and electrical equipment with minimum one year warranty. The warranty period shall start when the project is completed by the Contractor and accepted by the Owner.
- B. Electrical subcontractor must coordinate all work efforts with General Contractor to adhere to all manufacturers' guidelines so warranties are not jeopardized.

1.10 Condition of Work:

- A. Contractors must inform themselves of the conditions relating to construction of project and employment of labor thereon. Failure to do so shall not relieve a successful Contractor of any obligation to furnish all material and labor necessary to carry out provisions of contract.

1.11 Contract Coordination:

- A. General Contractor shall provide coordination for all subcontractors and trades. All Contractors are required to comply with General Contractor's directions in order that the project is completed satisfactorily. Contractors must employ such methods or means as shall not cause an interruption or interference with work of any other Contractor.
- B. All costs incurred due to lack of coordination of work are the responsibility of the Contractor not following construction schedule. Contractor not following schedule or employing methods or means that cause interruption of or interference with work of any other Contractor, shall incur all costs for extra work caused by delaying construction sequence.

SECTION TWO**CONSTRUCTION CRITERIA****2.0 GENERAL**

- 2.01 Contractor shall keep fully informed with, and observe and comply with all Federal, State, and local laws and ordinances, including legal requirements governing safety, health, sanitation, and performance of contract in general.
- 2.02 Questions and change order requests regarding construction of building shall be approved by Owner. Owner shall conduct construction inspection and oversight.
- 2.03 Earthwork and Excavation: The Contractor shall perform preliminary site preparations. The Contractor shall provide excavation and structurally compacted conditioned backfill for concrete slabs and utility trenches. The Contractor shall provide granular materials required for construction of building. Contractor must verify with Owner the height of finish floor and concrete slab elevations. The intent is to maintain the same finish floor elevation as existing.
- 2.04 Final cleanup, finish grading, and site restoration: Contractor shall be responsible for cleanup of site during and after construction is completed. Contractor shall provide for all final grading.
- 2.05 Contractor shall take precautions and be responsible for all aspects of safety and shall provide protection to prevent damage, injury, or loss to:
- A. Employees on the project site and other persons who may be affected.
 - B. Materials and equipment, whether in storage on or off the site, under care, custody or control of Contractor or Contractor's subcontractors.
 - C. Property at site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures, culverts, yard materials, landscaping, and utilities not designated for removal, relocation, or replacement in course of construction.
- 2.06 The Contractor shall furnish and submit to the Owner for evaluation, a complete set of plans and specifications for the building prior to construction activities and ordering of materials.

**SECTION THREE
BUILDING DESIGN CRITERIA**

3.0 GENERAL CONTRACTOR

3.01 Existing Building (approximate dimensions):

Width: 40-feet
Length: 62-feet
Wall Height: 14-feet

3.02 Building Structural Requirements

- A. The existing concrete foundation and metal frame structure shall remain in-place and reused. The Contractor shall make minor structural modifications to support the addition of office, bathroom, doors, and the new exterior sheet metal and addition of interior sheet metal.
- B. The two new doors for the office and bathroom on the west wall of the shed, shall require the modification of the horizontal structural support beams. (see attached picture)
- C. Building shall meet or exceed the following minimum structural design criteria, or as designed by the structural engineer:
 - a. Roof Live Load: 30 pounds per square foot or as per current International Building Code or per local building code whichever is greater.
 - b. Wind Load: 110 miles per hour or as per current International Building Code or per local building code whichever is greater.
 - c. Snow Load: 46 pounds per square foot or as per current International Building Code or per local building code whichever is greater.
 - d. Dead Load: 6 pounds per square foot on top chord and 6 pounds per square foot on bottom chord or as per current International Building Code or per local building code whichever is greater.
- D. The office and bathroom addition shall be framed with 2x6 dimensional lumber, 8-foot walls. The foundation shall be cast-in-place concrete, depth shall be determined by building code.

3.03 Concrete Foundation and Slabs:

A. Concrete Specifications:

- a. Concrete shall have a minimum compressive strength of 4,000 PSI at 28 days. Maximum 1" aggregate, air entrained 5% to 8%, with a maximum slump of 4 inches. This mix would be comparable to NDDOT AE3. The Contractor shall provide a copy of all redi-mix concrete delivery tickets to the Owner, prior to payment.
- b. Concrete shall utilize a proven mix design. Concrete Mix design may contain fly ash up to a maximum of 30% replacement of cement.
- c. Concrete shall be designed and placed with a maximum water cement (w/c) ratio of 0.45. Water content shall include all mixing water and free water on surface of aggregate, but shall not include water absorbed by aggregate. Fly ash shall be included in cement content by actual weight for determination of the w/c ratio.
- d. Contractor shall start concrete curing process as soon as the curing cover can be placed without marring the concrete. Curing shall be accomplished using a wetted fabric or a liquid membrane cure. Curing shall occur for a minimum of 72 hours. The liquid membrane cure shall be of high quality and color approved by owner. Curing membrane shall be evenly sprayed on top of the concrete floor and outside slabs. The membrane shall be installed as per manufactures recommendations. The contractor shall furnish owner with manufactures certificate of color, lot number and coverage spread rate before used by the Contractor.

B. Concrete Slab:

- a. Concrete slabs (interior and exterior) shall be at least 6 inches thick, reinforced with #4, Grade 40 deformed rebar or equivalent fiberglass deformed rebar, at a maximum spacing of 24-inches on center in both directions. Rebar shall be placed on blocking or chairs approximately 2 inches from bottom of concrete. The interior concrete shall be sloped to drain towards the floor drain.
- b. The office & bathroom walls shall be anchored to the foundation with 10-inch cast-in-place anchors. Anchors shall be at least 1-foot from each corner, and spaced 6-feet apart or less.
- c. Joints shall be sawed to a depth of 2 inches within 24 hours after placement. Maximum joint spacing shall be 12 feet each way. Verify locations of control joints with owner before placing floor concrete.

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- d. Outside slab shall have a broom finish. Inside slabs shall have a smooth steel trowel finish.
 - e. Inside slab shall be furnished with a floor drain system, see below.
 - f. The Contractor shall form the concrete floor under the overhead door so the bottom of the door shall meet the concrete floor, providing a weather-tight fit.
 - g. Place and properly mechanically compact a minimum of 10-inches NDDOT Class 5 or 13 aggregate or recycled crushed concrete & 2-inches sand under all concrete.
 - h. The exterior concrete slabs shall be provided with a 1/2" expansion material and tied to inside/building concrete slab with rebar, where the exterior slab is in direct contact with the building slab.
 - i. The front (east) slab shall be regraded so the water runs away from the building.
 - j. The finish floor elevation of the office & bathroom addition shall match the top elevation of the existing shed concrete foundation. (will require a step into the addition)
 - k. Foundation Insulation: Insulation around the outside of foundation (existing and addition) and under interior slabs shall be extruded polystyrene (XPS), suitable for underground application.
 - i. The outside perimeter of the existing building and office & bathroom addition shall be insulated. The Contractor has the option to insulate one of two following preapproved methods, or approved equivalent:
 1. Utilize R-10 for 48-inches vertical. The corners shall be R-15 for 5-feet each way.
 2. Utilize R-10 for 24-inches vertical and then 24-inches horizontal away from the building. The corners shall be R-15 for 5-feet each way.
 3. All foundation insulation shall be covered and protected with a metal flashing.
 - ii. The interior concrete slab (of main shed and office & bathroom addition) shall have 1-inch thick R-5 insulation, suitable for below grade applications, between the granular base and the concrete slab. The insulation shall have sufficient compressive strength to withstand the construction process and the weight of the concrete slab without damage.

C. Concrete Foundation Repair

- a. The existing concrete foundation shall remain in-place and be reused.
- b. The Contractor shall repair (approximately 10 each) all cracks, scales or spalls. The Contractor shall remove any loose or damaged concrete and seal all cracks. Damaged areas shall be repaired with an epoxy grout.

3.04 Roof and Wall Specifications:

- A. The exterior walls shall be finished with steel sheeting, two toned in color, the bottom three feet shall be dark green, the remaining wall and roof shall be off-white.
- B. The Owner shall select the final colors for roof, walls, trim, fascia, gutters & downspouts.
- C. All exterior steel shall be 26 gauge or heavier 36" wide panels, or approved equal, full length on walls and roof. Panels shall have a minimum of 5/8" ribs 9" on center, or approved equal, and shall overlap each other to form a water tight joint. All steel shall be installed with neoprene washers and screws furnished by steel supplier for this purpose. All screws shall be colored same as steel colors. All steel shall be screwed as per steel suppliers or Engineers recommendations, whichever is greater. All screw locations shall be predrilled or similar procedure to eliminate an indentation.
- D. The exterior walls and roof, of the office & bathroom addition, shall be sheeted with 7/16 OSB or plywood, or approved equal.
- E. The exterior walls and roof, of existing shed and addition, shall be completely covered with a vapor barrier house wrap. The wrap shall be a weather barrier made of a continuous, nonwoven, non-perforated sheet of high-density polyethylene (HDPE) fibers that are not fused together, to form a strong uniform web. The wrap shall be DuPont Tyvek or approved equal.
- F. The exterior roof, of the addition, shall be sheeted in 7/16 OSB or plywood, or approved equal and covered with a synthetic roof membrane, membrane shall be installed per manufacture recommendation and compatible with metal roofing.
- G. All foundation insulation shall be covered and protected with a metal flashing.

3.06 Gutters and Down Spouts:

- A. The building and addition shall be constructed with gutters along both the north and south sides of building; color shall be selected by Owner.

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- B. The downspouts, of main shed, shall be located on the east ends of the building. Thus the gutters are required to drain the entirety of the 62-foot run. Downspout location for the addition shall be determined in the field.
 - C. Gutters shall be 6-inch in width and downspouts shall be 3" x 4". Gutters and downspouts for the addition only can be standard residential size.
 - D. The gutter/downspout system, of main shed, shall drain into a 6-inch 150-foot long PVC Sch 40 drain pipe system that runs easterly, and drains into the CR 12 road ditch.
 - a. On the north side of the shed, in the same trench as the 6-inch PVC, shall be 100' of 4" perforated drain tile.
 - b. The 6" PVC system and 4" tile shall connect into a 12" corrugated metal culvert with a flared end. The County shall supply the 12" culvert and flared end, the Contractor shall install it.

3.07 Interior:

- A. Insulation: The walls and ceiling shall be insulated with closed cell spray foam. The walls shall be a minimum of 2.5" thick, and the ceiling shall be a minimum of 4" thick. The Contractor has the option, in the addition area only, to utilize an equivalent R-value of fiberglass insulation.
- B. The interior walls of the shed, entire length, shall be finished with white ribbed metal liner sheeting. The interior ceiling of the shed shall be left exposed with insulation.
- C. The interior walls and ceiling of the addition shall be finished with white metal liner sheeting. With appropriate J-channels, edging and trim.
- D. Addition Only: The ceiling/attic shall have proper attic ventilation, and vented soffits. Fascia and soffits shall be covered with maintenance free metal. Vented soffits shall be vented between each truss with an attic vent chute. Trusses shall be designed for 2-foot overhang.
- E. Office & Bathroom area: The Contractor shall build and finish the office and bathroom additions. The basic spec is for the bathroom to have an elongated tall toilet, utility sink with faucet, floor drain, three 36" walk-in doors, a window, two baseboard heaters (one in bathroom and one in office), and a minimum 4-gallon electric water heater.

- 3.08 Doors and Windows: The color of the doors shall be white. Any scratches or scuffs resulting from installation shall be touched-up to restore door to original painted finish. Doors shall be maintenance free and prefinished. The office outside door shall have a window.

A. Overhead Doors:

- a. Building shall have one overhead door, 18'x13'9" opening. The County would desire to try and make the vertical height 14' if possible without too much reconfiguration, but 13'9" would be minimum. Doors shall be Raynor ThermaSeal TM 300 or approved equal. Door faces east. Doors shall be 3-inch thick, minimum R-24 insulation, 26-gauge steel, white in color, proper Ubar stiffening as needed, with four 24" x 8" insulated windows, galvanized 3-inch track, torsion spring with minimum 25,000 cycle life, heavy duty rollers, weather-stripped jambs and headers.
- b. Door shall be equipped with a Liftmaster Model T or approved equal, minimum ½ horse power, industrial trolley type operators, 115 volt, single phase, open/close/stop push button station. Door shall have three (3) 3-button radio-frequency remote transmitter and receiver system, photoelectric safety system and any other safety device required by code and necessary control wire. Wired by the electrician.
- c. Overhead door jambs and trim shall be completely wrapped with maintenance free metal.

B. Exterior Walk-In Doors:

- a. There shall be two exterior insulated walk-in doors, 36" wide and 6'8" tall, steel door. Doors located on the south side of the building, and south side of addition.
- b. Exterior door and frame shall be a maintenance free Plyco Series 92 commercial door or approved equal. The doors shall have full thermal break, painted 16 gauge steel frame door with 24 gauge smooth steel plane, 3 fixed pinned hinges. Panel drilled to receive standard 2-3/4" backset with face plated plunger style lockset. Door shall be complete with threshold and header. Door shall have polyurethane foam core insulation and a minimum R value of 13. Door shall be supplied with deadbolts – Titan ANSI A156.5 grade rating or approved equal. The door to the office shall have a window.
- c. All exterior doors shall have a deadbolt and keyed to match the Countys key. Lever-type commercial door handles shall be utilized.
- d. Doors shall be supplied with a mechanical surface mounted door closer.

C. Windows: The office shall have a window, approximately 3-foot square, that can be opened, and with a screen. Overhead doors have windows, see above.

3.09 Site Preparation Specifications:

- A. The existing shed floor and front (east) driveway is asphalt, depth is unknown, the Contractor shall remove the asphalt and excavate to a depth of 18-inches, (built back with 6-inches concrete, 2-inches sand and 10-inches gravel). Shed floor finish elevation to remain the same. Option: contractor can haul asphalt chunks to County yard in Grand Forks.
- B. All excavated or removed material shall become the property of the Contractor and hauled off-site.
- C. The Contractor shall haul in, place and compact 10-inches Class 5 aggregate base and 2-inches leveling sand under all concrete.

3.10 Workmanship:

- A. The Contractor shall do all construction in a workman like method following the latest construction practices and shall cooperate with the owner, City and/or Owner's representatives. Any construction that does not meet this specification or, approval of the Owner, shall be removed and replaced at the Contractor's expense.

4.0 UTILITY CONNECTIONS AND PERMITS**4.01 Electrical Service:**

- A. One 200 Amp, 120/240V/1Ø service shall be required for this facility. The main distribution panels shall have a 200A main circuit breaker with a minimum 24k AIC rating to serve as main disconnect switch and be service entrance rated. Panel shall have a minimum of 40 circuits. 200A main circuit breaker shall have a 200A frame with an 80% trip rating. Provide ¾" fire-retardant painted plywood backboard for mounting of electrical panel. Provide a panel directory mounted on inside of panel door. The panel shall be located such that future circuits can easily be added, particularly for the office/bathroom.
- B. The Contractor shall verify with Owner the location of all electrical components including: main distribution panels, ceiling fans, outlets, switches and light fixtures.
- C. Each duplex outlet shall be on its own 20-amp circuit.
- D. At a minimum the bid shall include:
 - a. One main panel
 - b. Two commercial ceiling fans with ground level variable speed control.
 - c. Light switches adjacent to walk-in doors to control light fixtures
 - d. Power to overhead door, controls & required safety features.

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- e. External duplex: (4 total) NE corner, SE corner, SW corner, and one on the north wall of bathroom adjacent to the holding tank.
 - f. Internal duplex: one on east wall (south of overhead door), two on north wall, two on south wall, four on west wall, one in bathroom, four in office (one each wall) (14 total)
 - g. Lighted exit sign at exterior walk-in doors with battery backup, (2 total)
 - h. Power ran to fuel tank, and wire/connect fuel pump and meter, west wall (tank, pump and meter supplied by Valley Petroleum separately)
 - i. Power to propane boiler & thermostat
 - j. Power to propane unit heater & thermostat
 - k. Welder Outlet, 240v, 50 amp, (adjacent to panel)
 - l. Air Compressor Outlet, 240v, 30 amp (adjacent to panel)
 - m. Pressure Washer, 240v, 20 amp
 - n. Bathroom baseboard heater, 240v (48")
 - o. Office baseboard heater, 240v (60")
 - p. Power to 4-gallon Water Heater
 - q. Cell Phone Booster, with exterior antenna, HiBoost, 68 dB, 8,000 sq ft, or approved equal.
 - r. New meter socket
 - s. Holding tank high water alarm system
 - t. Underground service (approximately 165-feet horizontally)
 - u. Lighting as described below.
- E. Lighting: All lights shall be LED, UL listed suitable for wet outside conditions, cold weather starting, 120 volt, 5000K (cool) color temperature.
- a. External – three external lights shall be installed. One light over each exterior walk in door (< 1600 lumens, downlight not flood), one over the overhead door (< 5000 lumens). The lights shall be controllable with a photocell sensor, and manual indoor switches.
 - b. Internal – The minimum lighting requirement shall be 50 foot candles per square foot. The electrician shall determine the spacing and number of lighting fixtures. The office, bathroom & shed shall be separately controlled.
- F. The Contractor shall obtain the electric connection permit or service application from the City, however the fees associated shall be paid by the County and not part of the bid. The Contractor shall coordinate with the City the temporary & permanent service and for service/metering requirements.
- G. The Electrical Subcontractor shall be responsible for coordinating with the Owner and the City in getting power to the building and for service/metering requirements required by the electric provider. Contractor shall provide a lever by-pass meter socket or similar. The City shall provide the meter.

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- H. The Contractor shall provide for the underground service drop from the building to the new pedestal, pedestal shall be installed by the City.
 - I. The Contractor shall include all costs associated to complete the electrical system in the bid.
 - J. Electrical Subcontractor shall coordinate with prime Contractor on whether or not temporary service for construction is necessary. If temporary service is needed, then that shall be included in the lump sum bid price. The Owner shall pay the City for costs of energy used.
 - K. All electrical circuitry shall be installed in conduit according to national, state and/or local codes, whichever is greater.
 - L. All electrical equipment furnished in this project must be new from manufacturer. No refurbished equipment shall be allowed to be installed in this facility.
 - M. Disconnects and starters shall be heavy-duty rated and be labeled as to device it serves.
 - N. Receptacles and switches shall be specification grade. All devices shall match existing building in color throughout the facility.
 - O. Wiring, switches, outlets, etc shall be installed externally of interior sheet metal liner in conduit.
 - P. Electrical Subcontractor is responsible for issuing a wiring certificate with the North Dakota State Electrical Board and City inspection department and paying all associated inspection fees.

4.02 Propane Gas Service:

- A. The Owner shall obtain the propane tank and have the service line buried to the new building.
- B. The Contractor shall connect propane gas to the ceiling mounted gas unit heater and the boiler.
- C. The Plumbing Subcontractor is responsible for issuing a plumbing/gas certificate with the State of North Dakota and the City and pay all associated inspection fees.

4.03 Water Service:

- A. The Owner shall obtain the water connection permit and membership from East Central Regional Water District Users and pay associated fees.

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- B. The Contractor must be bonded, licensed and insured with East Central Regional Water District.
 - C. The obtained membership shall supply the Contractor the following materials: connection tee, corporation stop, curb stop, meter, pressure regulator, expansion tank and backflow valve. The Contractor shall install the provided materials and coordinate connection with East Central Regional Water District and the Owner.
 - D. The Contractor shall install all plumbing appurtenances and supply other valves and miscellaneous materials.
 - E. The service line shall be 1-inch 160 psi HDPE, approximately 216-feet in length. No splices allowed. Any open excavation shall be mechanical compacted backfill in maximum 1-foot lifts. The Contractor shall bore under CR 12 and under the building. Contractor shall maintain 8-foot minimum cover.
 - F. The curb stop shall be approximately in the area shown on the site plan.
 - G. The Contractor shall supply and install a completed finished turnkey bathroom. At a minimum the bathroom shall include, one minimum 4-gallon water heater (raised off the floor, with a drain pan and hose to floor drain), one utility sink with faucet and one elongated tall toilet. Floor shall have a floor drain. Appurtenances like toilet paper holder or cabinets shall be finished by the owner.
 - H. The Contractor shall provide one cold water and one hot water interior hose bib, inside the shed on west wall of the equipment area.

4.04 Sanitary Sewer / Septic System Service:

- A. Contractor shall be a licensed plumber and coordinate inspection by the City inspector.
- B. Install one floor drain, toilet and utility sink in the bathroom and tie to septic system.
- C. The sewer service shall be a septic system. The bathroom features shall connect to the septic system.
- D. The septic tank shall be a single compartment 1000-gallon precast concrete tank, with 88-feet of gravel-less chamber drain field. The tank and drain field shall be 5-feet off of property line. Install cleanouts as required by code or recommended.
- E. Shed Floor Drain: The Contractor shall furnish and install a continuous U-Drain (or approved equal) floor trench drain system along the center of the building, see building layout. The drain shall be approximately 20-feet in length, a minimum of 5-inches in overall width and furnished with a slotted ductile iron grating with a capacity of 56,000 pounds (capable of supporting a loaded tandem truck or motor grader).

- Invert shall be continuously sloped to drain. The system shall be equipped with a sand and oil interceptor/separator pits inside the building. The pits shall have removable lids for cleaning access. The system shall meet state and local codes. The concrete surrounding the trench system shall be thickened under and around and reinforcing shall be tied under and around the floor trench system to provide a full and continuous support. The floor drain pipe shall be Schedule 40 or stronger.
- F. Holding Tank: The shed floor drain shall drain into its own separate 1500-gallon holding tank. The holding tank shall be precast concrete. The Contractor shall coordinate with the electrician for a high water alarm system.
 - G. Insulation: both the septic tank and holding tank shall be externally insulated with extruded polystyrene (XPS). The insulation shall be over the top of the tanks and on all sides of the tank for a vertical height of 4-feet. The insulation shall be R-10 (2-inch). The manhole accesses shall be insulated.
 - H. All trenches shall be mechanically recompact.

5.0 Mechanical Work:

5.01 Plumbing

- A. All plumbing must be completed according to state and local codes, whichever is greater. Actual location of plumbing will be determined in the field. Reference attached floor plan for approximate location of plumbing fixtures. Verify actual locations with General contractor and Owner prior to final rough in.
- B. Furnish and install one floor drain in bathroom. Tie floor drain into sanitary sewer.
- C. See sanitary sewer service section above for further specifications.

5.02 Heating System:

- A. The primary heating source shall be provided by a hydronic floor heating system. The secondary heating system shall be a suspended unit heater. The office and bathroom shall be supplemented with electric baseboard heaters.
- B. The Contractor shall provide all the fittings, connectors, manifolds, hangers, piping, regulators, cut, patch, sealing, etc as required to deliver a complete and functioning system.
- C. All systems and equipment are to be installed per equipment manufacturer's recommendations and requirements set forth by the applicable State and Local codes.

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- D. Zones: The hydronic floor heating system shall be on one zone. The shed equipment area, bathroom and office shall be on one zone.
- E. Floor Tubing: Floor tubing shall be 1/2" cross-link PEX-b run through-out the entire zones. Tubing shall be spaced 6-inches on center for the first 2-feet of the perimeter, and spaced 12-inches on center for remaining area. Tubing located in front of the overhead and walk-in doors shall be spaced 6-inches on center for the first 3-feet to prevent ice buildup. Tubing shall be stapled to insulation. Single tubing circuits shall not exceed 300-feet in overall length. Tubing shall be connected to a central manifold with a stainless steel body, brass port connections, EDPM seals, integral ball valves, flow fittings & thermometers. EZRoute or approved equal, shall be provided at the slab to protect the pex tubing as it penetrates the slab. Piping shall be insulated as required per the International Energy Codes as adopted by the State.
- F. Insulation: see Concrete Slab spec. All internal concrete slabs shall be insulated.
- G. Propane Gas Boiler: Hot water shall be generated by a single wall hung condensing minimum 70,000 BTU boiler. Boiler shall be an HTP model UFT-70 or approved equal. Each zone shall be serviced via single phase inline pumps, adequately sized to deliver the required flow to each zone to satisfy the heat call. Pumps shall be B&G PL series or approved equal.
- H. Zone Control: Each zone shall be controlled via a wall-mounted digital thermostat. Each thermostat shall be controlled via a slab sensor to measure slab temperature. The sensor shall be located at least 5 feet from an exterior wall. Temperature controls shall be stand alone.
- I. Circulating Liquid: The system shall be filled with a 40% propylene glycol / 60% water solution for freeze protection. Piping & tubing shall be adequately cleaned & flushed prior to adding glycol/water solution.
- J. Appurtenances: The heating system shall have isolation valves distributed throughout for equipment & manifold isolation. Isolation valves, air vents, etc shall be readily accessible. System shall have an adequately sized air separator, expansion tank, relief valve, flow switches, low water cut-off, air bleeders, combustion air & vent pipe as per code. Air control devices shall be equal to B&G, or approved equal. Piping between the boiler and manifold shall be Type L sweat copper.
- K. Secondary heating: The secondary heating system shall be a propane gas unit heater, suspended from the ceiling. The heater shall have a minimum 85,000 BTU rating. The heater shall be a Reznor UDAS or equivalent. The heater shall have an aluminized steel heat exchanger, one-piece burner assembly, separated combustion feature to use outside air for combustion through a flue pipe, utilize an electronic spark ignitor (no standing pilot light), power vented exhaust and intake, and a separate digital wall thermostat.

BID FORM

In accordance with the provisions of the ITB, the undersigned hereby proposes to furnish all labor, equipment and materials per the enclosed specifications for the construction of an Equipment Building to be constructed at Northwood, North Dakota.

Total Bid \$ _____

Receipt of the following addenda to the RFP, by date, is acknowledged:

SIGNED: _____

FULL NAME: _____
(Please Print)

TITLE: _____

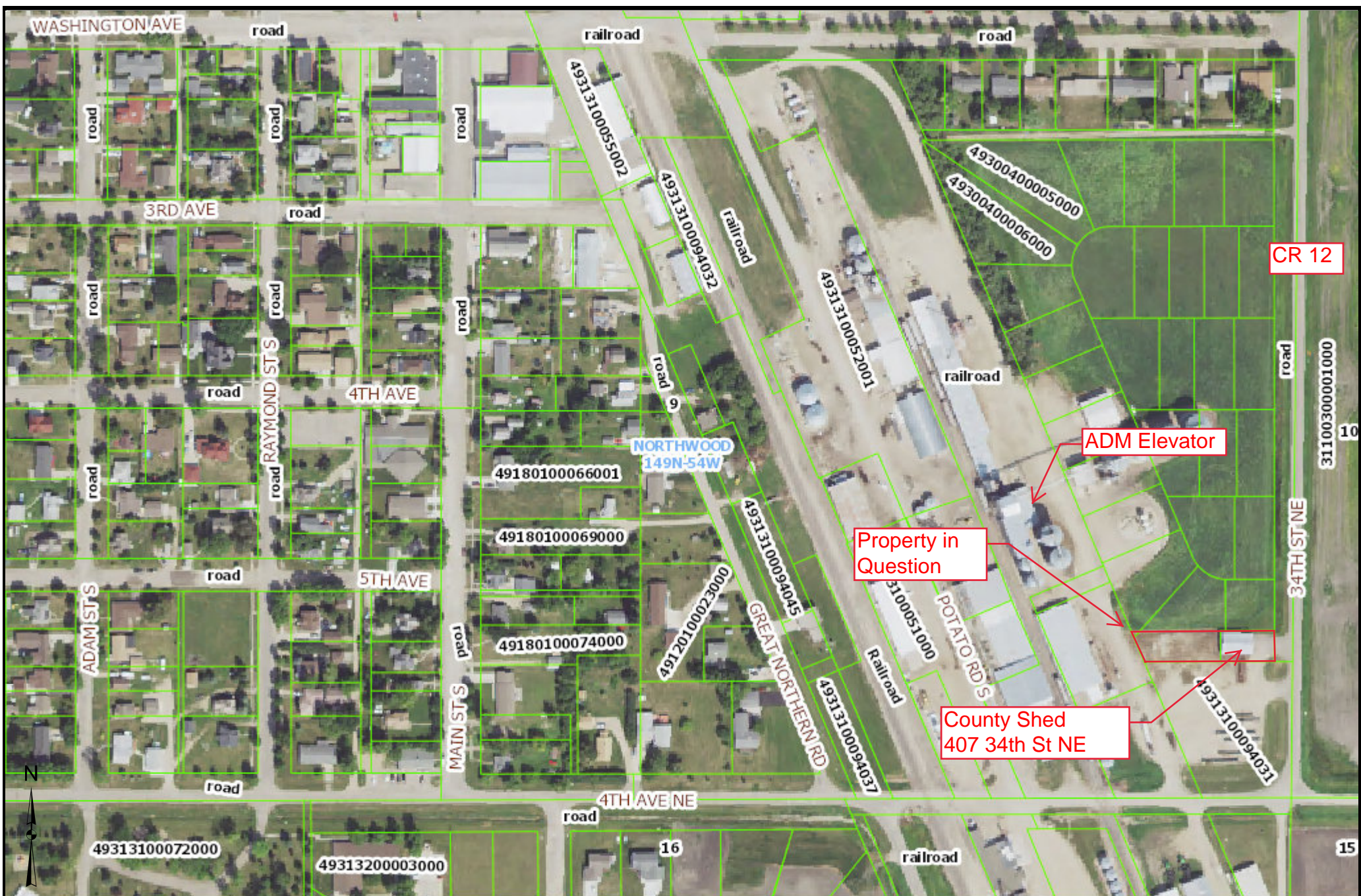
FIRM NAME: _____

FIRM ADDRESS: _____

PHONE NUMBER: _____

EMAIL: _____

Include list of three references.



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

ArcGIS WebMap

1:4,514

Date: 2/16/2024



This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

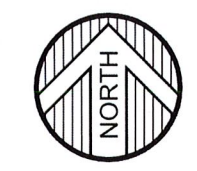
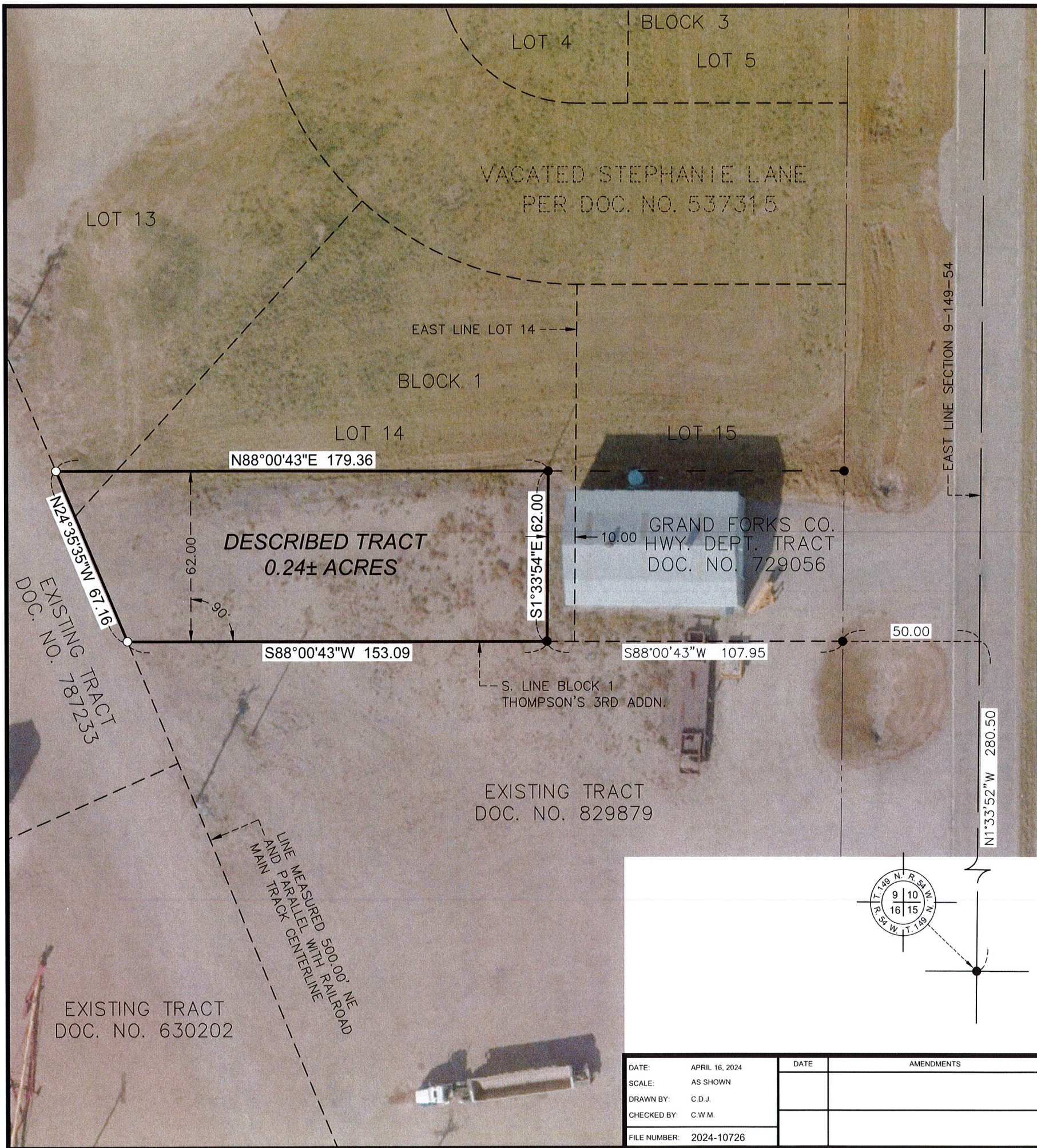
CERTIFICATE OF SURVEY

PARTS OF LOTS 13 & 14, BLOCK 1, THOMPSON'S THIRD ADDITION NORTHWOOD, NORTH DAKOTA

LEGAL DESCRIPTION:

A tract of land being all that part of Lots 13 and 14, Block 1, THOMPSON'S THIRD ADDITION TO NORTHWOOD, according to the Official Plat thereof, on file and of record in the office of the County Recorder, in and for Grand Forks County and the State of North Dakota, which said part lies to the South of a line measured 62.00 feet North of and at right angles to the south line of said Block 1; LESS AND EXCEPT the South 62.00 feet of the East 10.00 feet of said Lot 14.

The tract described herein contains 0.24 acres, more or less, and is subject to easements, restrictions, or reservations of record, if any.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE DATUM

- SURVEYED BOUNDARY LINE
- PLATTED LOT LINE
- PROP LINE PER DEED
- #5 REBAR WITH CAP LS-5773 TO BE SET
- SURVEY MONUMENT RECOVERED

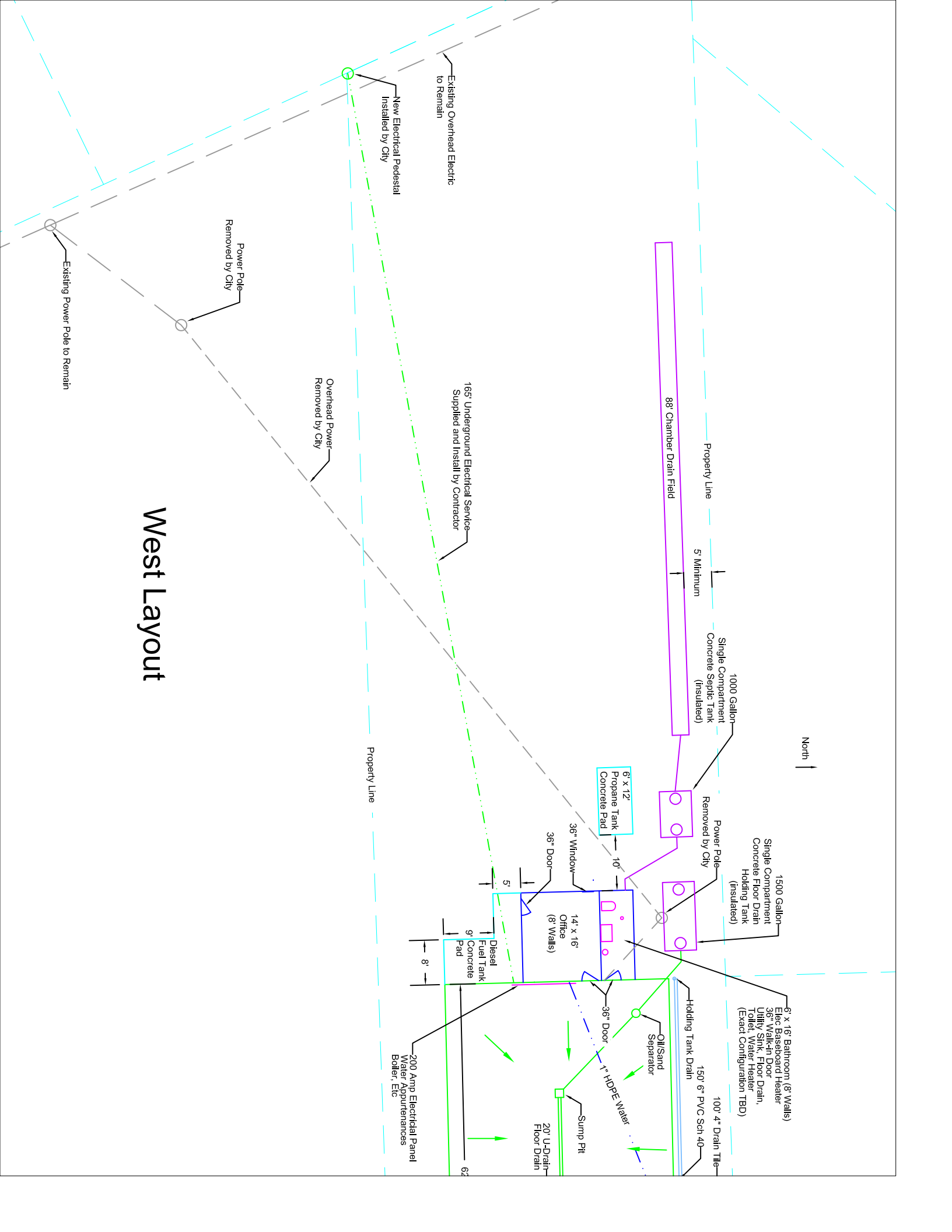


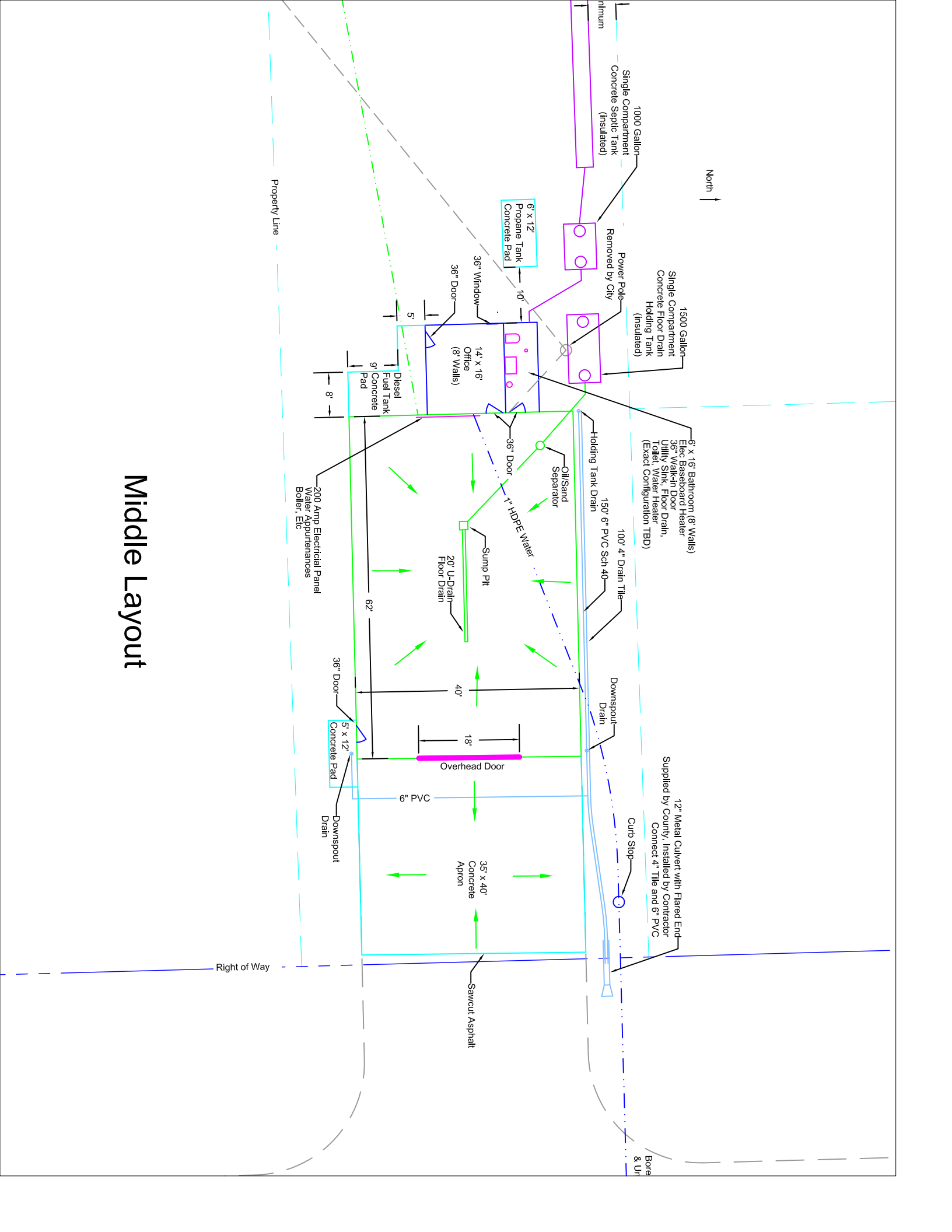
DATE: APRIL 16, 2024	DATE	AMENDMENTS	BY
SCALE: AS SHOWN			
DRAWN BY: C.D.J.			
CHECKED BY: C.W.M.			
FILE NUMBER: 2024-10726			

PREPARED FOR: GRAND FORKS COUNTY HIGHWAY DEPT.
 I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.
 CHRISTOPHER D. JORDHEIM DATE: 4-16-23 LIC. NO. 5773



West Layout





Middle Layout

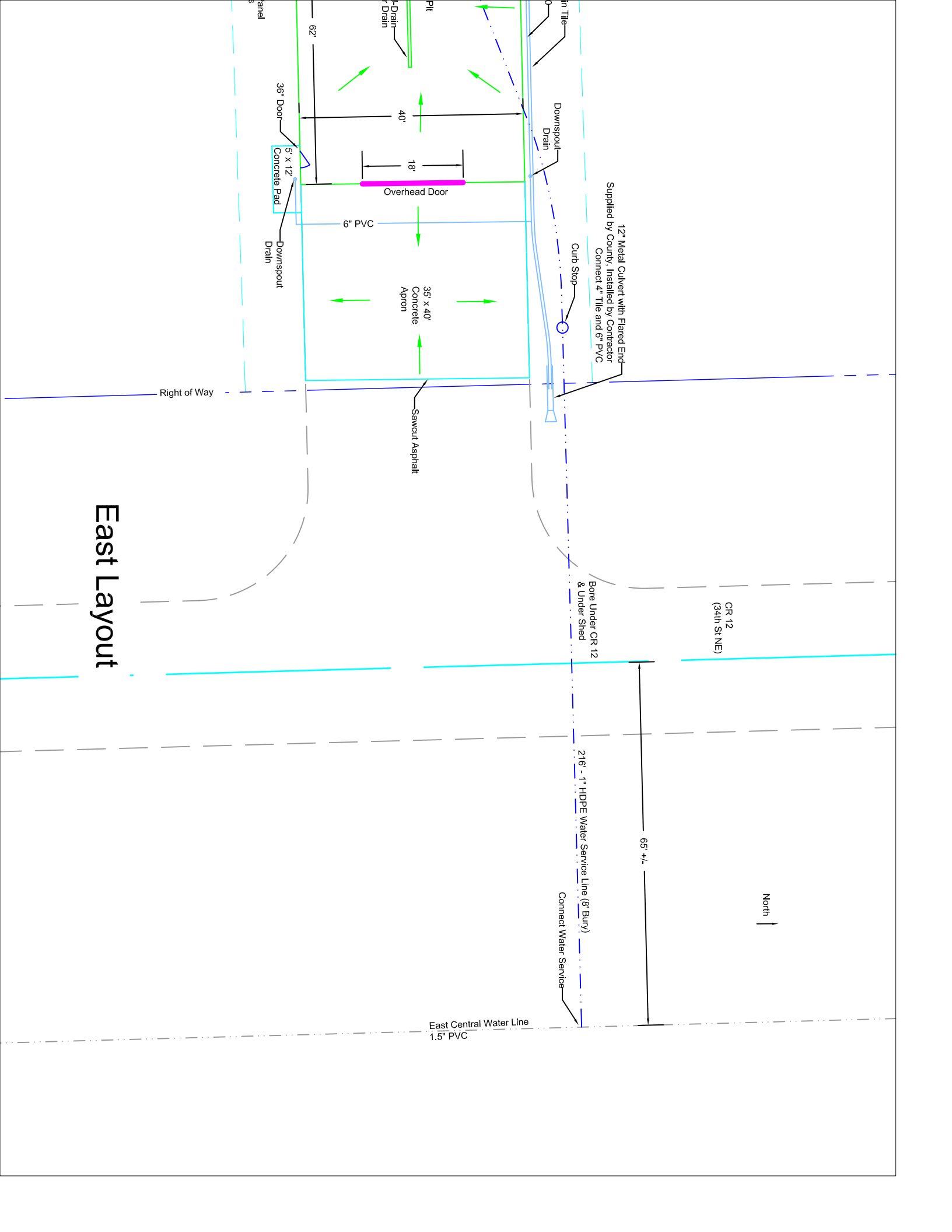
North

Property Line

Right of Way

Bore & Ur

East Layout



Right of Way

5' x 12' Concrete Pad

Downspout Drain

Overhead Door

35' x 40' Concrete Apron

Sawcut Asphalt

Downspout Drain

Curb Stop

12" Metal Culvert with Flared End
Supplied by County, Installed by Contractor
Connect 4" Tile and 6" PVC

Bore Under CR 12
& Under Shed

CR 12
(34th St NE)

216" - 1" HDPE Water Service Line (8' Bury)
Connect Water Service

65' +/-

East Central Water Line
1.5" PVC

North



West Wall

Office Door

ROAD CLOSED

Bathroom Door

STOP

WATER ON ROADWAY

Step Up to Top of Foundation

PO Box 397 Northwood, ND 58267		City of Northwood Utilities Application for Service or Change in Service		(701) 587-6301 Fax: (701) 587-5289	
Account Number:				Date of Change:	
Service Address					APT #
Departing Customer:				SSN#	
PO Box #:		Billing Address (If different)			
Phone #	(Home)	(Work)	(Cell)		
New Customer:				SSN#	
PO Box #:		Billing Address (If different)			
Phone #	(Home)	(Work)	(Cell)		
Residential:	<input type="checkbox"/>	Commercial:	<input type="checkbox"/>	Purchased Property:	<input type="checkbox"/>
Renting Property:	<input type="checkbox"/>	New Service:		<input type="checkbox"/>	Disconnect Service:
Discontinue Service:		<input type="checkbox"/>	Change in Service:		<input type="checkbox"/>
Reason for Disconnect:				Is Signed Copy of Disconnect Policy Attached? <input type="checkbox"/>	
Meter Information					
Electric Serial:		Electric ID:		Reading:	
Boots: <input type="checkbox"/> Installed <input type="checkbox"/> Removed		Meter: <input type="checkbox"/> Removed <input type="checkbox"/> Installed		Blank: <input type="checkbox"/> Installed <input type="checkbox"/> Removed	
Electric Serial:		Electric ID:		Reading:	
Boots: <input type="checkbox"/> Installed <input type="checkbox"/> Removed		Meter: <input type="checkbox"/> Removed <input type="checkbox"/> Installed		Blank: <input type="checkbox"/> Installed <input type="checkbox"/> Removed	
Old Meter Seal Number:			New Meter Seal Number:		
Water Serial:		Water ID:		Reading:	
Meter: <input type="checkbox"/> Removed <input type="checkbox"/> Installed		Curbstop: <input type="checkbox"/> Turned Off <input type="checkbox"/> Turned On			
Water Serial:		Water ID:		Reading:	
Meter: <input type="checkbox"/> Removed <input type="checkbox"/> Installed		Curbstop: <input type="checkbox"/> Turned Off <input type="checkbox"/> Turned On			
Deposit of \$		Paid by:		Transferred:	
Applicant:				Date:	
Authorizing Agent:				Date:	
Previous Customer Final Date:		Pro-rate days		Complete: <input type="checkbox"/>	
New Customer Activation Date:		Pro-rate days		Complete: <input type="checkbox"/>	
New Customer Name :				Complete: <input type="checkbox"/>	
Information for government monitoring purposes					
The following information is requested by the Federal Government in order to monitor compliance with applicable Federal Civil Rights laws. You are not required to furnish this information, but are encouraged to do so. The law states that a provider of services may neither discriminate on the basis of this information, nor on whether you choose to furnish it. However, if you choose not to furnish it, under Federal regulations the provider of services is required to note race, ethnicity, and sex on the basis of visual observation or surname.					
				<input type="checkbox"/> White	
<input type="checkbox"/> Not Hispanic or Latino				<input type="checkbox"/> Black or African American	
				<input type="checkbox"/> American Indian/Alaskan Native	
<input type="checkbox"/> Hispanic or Latino				<input type="checkbox"/> Asian	
				<input type="checkbox"/> Native Hawaiian or Other Pacific Islander	
SEX	<input type="checkbox"/> Female	<input type="checkbox"/> Male			

**City of Northwood
Information for Electric Service**

Date: _____

Owners Name: _____ Account # _____

Billing Address _____ City _____ State _____ Zip _____

Phone: _____ Fax# _____ Cell #: _____

Email Address: _____

Address of Project or Building: _____

Is there a Site Plan: _____ YES Or _____ NO

Contractor Information

Building Contractor: _____ Phone#: _____

Email Address: _____

Heating Contractor: _____ Phone#: _____

Email Address: _____

Electrical Contractor: _____ Phone#: _____

Email Address: _____

Person in Charge of Project: _____

Phone#: _____

Electrical Service Information

_____ Commercial _____ Residential _____ Farm _____ Industrial

Service Size: Volts _____ Amp _____ 3 phase _____ 1 phase _____

Calculated Load: Amp _____ Kw _____

Electric Load: Number of circuits _____ Type of source _____

Electric off peak heat load: Kw of circuits _____ Type of back up _____

Air Condition Load: Amp _____ Kw _____

Heat Pump Load: Amp _____ Kw _____ Number of circuits _____

Electric Water Heater Load: Kw _____ Number off circuits _____

Total Meter Load : Hp _____

Largest Meter: Hp _____

City Council Approval Date: _____