

Posting:

LEGAL NOTICE

Sealed bids will be received by the City of Kirtland at the Office of the Mayor, 9301 Chillicothe Road, Kirtland, Ohio, 44094, until **12:00 pm local time on Friday, September 8th, 2023**, and then publicly opened and read aloud at Kirtland City Hall Council Chambers (9301 Chillicothe Road, Kirtland, Ohio, 44094) for furnishing all labor and materials for the following:

Kirtland Community Center Playing Fields Restrooms

- Building
- Electrical
- Plumbing

KIRTLAND PROJECT No. 2023002

The City of Kirtland will act as the general and will pull all permits.

A pre-bid project meeting will be held on: 8/30/2023 at 12:00 noon at the Kirtland Community Center, 7900 Euclid-Chardon Road, Kirtland Ohio 44094.

Specifications and Contract Documents may be examined at the office of the Director of Public Service and PDF copies obtained by making formal written (emails accepted, jfornaro@kirtlandohio.com) request to the Director.

Each bid and proposal must contain the name and address of every person, firm or corporation interested in same and shall be accompanied by a 100% bid bond, 10% certified check, or 10% official bank check drawn on a solvent bank in the respective percent of the total bid, payable to the City of Kirtland, as a guarantee that if the bid is accepted a Contract pursuant thereto will be entered into and its performance properly secured. Bid security in bond form shall be issued by a Surety or Insurance Company licensed to issue bonds in the State of Ohio. The check of the successful bidder will be returned upon proper execution and securing of the contract. The checks or bonds of the unsuccessful bidders will be returned after a contract has been awarded and entered into, or upon rejection of all bids.

Each bidder must submit evidence of its experience on projects of similar size and complexity. The project shall be completed no later than December 15, 2023.

All contractors and subcontractors will, to the extent practicable, use Ohio Products, material, services and labor. Additionally, contractor compliance with the equal employment opportunity requirements of the Ohio Administrative Code Chapter 123, the Governor's Executive Order of 1972, and Governor's Executive Order 84-9 shall be required.

The contractors will be responsible for meeting any specific requirements for this ODNR funded

project.

The City of Kirtland reserves the right to accept the lowest and/or best bid, to award or reject sections separately, to delete certain items within any section, to increase or decrease quantities, to waive any informalities or irregularities and/or to reject any and all bids within sixty (60) days after receipt and opening of the bids. The failure to award a contract by ordinance within sixty (60) days after bid opening shall operate as a rejection of all bids, unless the time for awarding a contract is extended by mutual consent of the successful bidder and the Municipality.

Section 9.24 of the Ohio Revised Code prohibits the City of Kirtland from awarding a contract to any party against whom an unresolved finding for recovery has been issued by the Auditor of State.

The successful bidder will be required to sign a "Declaration Regarding Material Assistance / Non-Assistance to Terrorist Organization".

Bidders must comply with the prevailing wage rates on Public Improvements in Lake County and in the City of Kirtland, Ohio as determined by the Ohio Bureau of Employment Services, Wage and Hour Division, (614) 644-2239.

Kevin F. Potter

Mayor

ADV: 8/24/2023, 8/31/2023

News Herald

Specifications and Requirements:

Contractor and all subcontractors shall provide proof of:

- Local Registration.
- Local bond.
- Insurance, \$2,000,000 listing City of Kirtland as coinsured.
- Workers Compensation.
- Prevailing Wage.

General:

- The Contractor shall provide spec sheets for all materials and fixtures for approval prior to installation.
- The Contractor shall provide an organized binder with all as-built materials and fixture spec sheets upon completion of the work.
- The Contractor shall be responsible for verifying that both restrooms are fully ADA compliant including but not limited to access, doorways, placards, spacing, grab-bars and fixtures.
- The Contractor shall be responsible for verifying the final installation is fully compliant with all codes for a public institutional restroom.
- The City shall pull all permits.
- Structure and infrastructure shall be designed for a lifespan of no less than 100 years.
- Fixtures and coatings shall be designed for a lifespan of no less than 20 years.
- All metal components and fixtures shall be stainless steel or warranted against corrosion for no less than 20 years.
- All materials, finishes and fixtures shall be selected with vandal resistance in mind.
- The provided drawings have been approved by the City of Kirtland and Funder for concept. The contractor is responsible for the production of any other drawings that they may require to complete the project. All interior measurements shall prevail. ADA clearances must be maintained and verified for the entire project.
- Although the structure shall include minimal heating, it should be designed and installed with full seasonal temperature and humidity cycling in mind. All plumbing should be designed and installed to allow for quick seasonal drainage and winterization.
- Exterior Finishes: All exterior finishes to match existing structure for type, color and manufacturer.
- Interior Finishes: All interior fixtures and finishes must be rated for full wash-down.
- When specific models or colors are not selected, the contractor shall provide Submittals for Approval and or allowances sufficient to allow for quality readily available and compliant selections.
 - Alternates may be submitted for quality, cost, installation ease or availability reasons.

Masonry:

Footers:

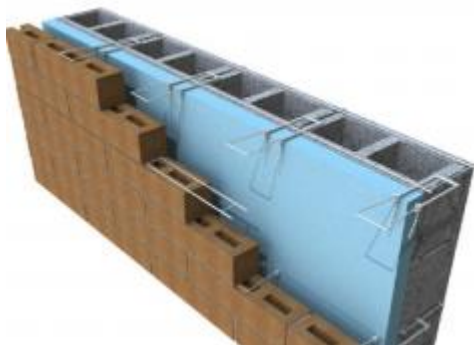
- Width: 24"
- Thickness: 8" minimum
- Depth: 42" Minimum
- Concrete: 4000lbs
- Reinforcement: Two #4 rebar continuous no less than 3" from bottom or edges. All seems to overlap no less than 12".

Slabs:

- Thickness: 5" minimum
- Concrete: 4000lbs
- Reinforcement: #4 rebar continuous no less than 2" from bottom or edges on 12" centers. All seems to overlap no less than 12". Cross-bonded to building ground and new 8' x 5/8" ground rod in utility room.
- Exterior slabs to match existing. Slabs shall be pitched away from structure and doorways.
- Interior slabs to have smooth hard trowel finish with sawcut expansion joints. Finished slab to be 4" above existing grade. Continuous 2" sub-slab foam and vapor barriers. Sawcut joints shall be caulk sealed. Concrete to be sealed.
- Floor Drains: Each restroom and the utility room shall have one floor drain each connected to the sanitary sewers for washdown purposes. Interior slabs to be pitched to the floor drains. (Finished pitches shall be tested for complete and proper drainage to the floor drains.) Puddling will be considered a default of contract.
- Additional Slabs: Sidewalks to be connected to existing: 4' continuous slab in front of south face of building and pathway to pavilion walkway.

Wall Structure:

- Exterior: 8" block, 2" Foamboard, air gap, exterior brick and mortar faced to match existing. Durawall every other bed joint. One #5 rebar slushed every 4', weep holes at exterior wall bases.



- Interior Partitions: 4" Block, Durawall every other bed joint. One #5 rebar slushed every 4'
 - Four vented blocks 8" +/- above floor level and 8" +/- below ceiling level shall be located in each restroom allowing airflow circulation from the utility room heater. To be field

located to avoid other utilities. Location and spec to be approved by City prior to installation.

Roof:

- Engineered trusses on 16" Centers. Pitch to match existing roofs.
- 5/8" plywood, ply-clips, full perimeter ice-guard, synthetic underlayment, full perimeter drip-edge, shingles to match existing.
- Solar Tubes: One per restroom (Velux).
- Flash per code into existing structure.
- Overhangs to match existing.
- Gutters: Match Existing. Splash-blocks onto pavement allowed.

Plumbing:

- Utility Room sink with faucet.
- Capped exterior sanitary cleanout (future auxiliary), north side of restrooms.
- Utility room sanitary cleanout (future auxiliary)
- Single combined roof vent.
- Publicly accessible hose bibbs to be keyed type.
- Plumbing in Utility Room may be surface mounted.
- Electric hot water mini tank.
- Propex piping is acceptable, but stubs for all valves must be copper. Valves to be compression style to allow for easy replacement.
- Toilets: low flow wall mounted.
- Sinks: porcelain wall mounted.
- Faucets: momentary on.
- Exterior hose bibbs for hot and cold, north side of restrooms.
- Utility Room Garden hose holder.
- All water supplies to be fed from overhead allowing full gravity to drain during winterization.
- Contractor shall provide connections to existing hot and cold potable water and sanitary systems.
- Backflow preventors as required by code.

Electrical:

- Utility Room to have new circuit panel with no less than 60A service and main, Siemens PN1632L1125C panel.
- Exterior GFCI Outlet, North Side of Restroom.
- Restroom GFCI's, one per.
- Electric Heater, King, washdown rated, removable knob thermostat, one 1500 Watt in utility room mounted near floor.

- Utility room service panel GFCI outlet.
- Lighting and exhaust fan adjustable time occupancy sensors placed to get maximum restroom and utility room coverages.
- Exhaust fans: 1.5 Sone acoustic level or better. 300CFM minimum per side.
- Emergency lighting.
- Area Lighting: 6" round recessed LED, 4k, 3 per restroom, 2 for utility and 1 for vestibule. Amico https://www.amazon.com/gp/product/B08NSX2Y1B/ref=ppx_yo_dt_b_search_asin_title?ie=UTF8&psc=1 (Extras provided as spares)
- Electric in Utility Room may be surface mounted EMT.

Finishes:

- Ceiling insulation: R-38 batt or better
- Doors: 36" Exterior rated steel frame with make-up air louvers.
 - Lever handle locks: Wi-Fi control enabled for time-of-day access control (always operable for egress) and visual "In-Use" deadbolts for users.
 - Doors and trim finishes to match existing structure.
- Interior Walls: Painted block, nonabsorbent. Paint shall be rated for washdown. Color: Sherwin Williams "Agreeable Grey".
 - Exposed conduit and electrical boxes in utility room may be painted wall color.
 - Do not paint panel covers.
- Solar Tubes: One per restroom (Velux).
- Attic Venting: Continuous soffit venting, baffles, and continuous ridge vents.
- Roof Structure: Engineered wood trusses, 16" on center.
- Utility Room attic access panel.
- Interior Ceilings: Trusscore or similar material, washdown rated.

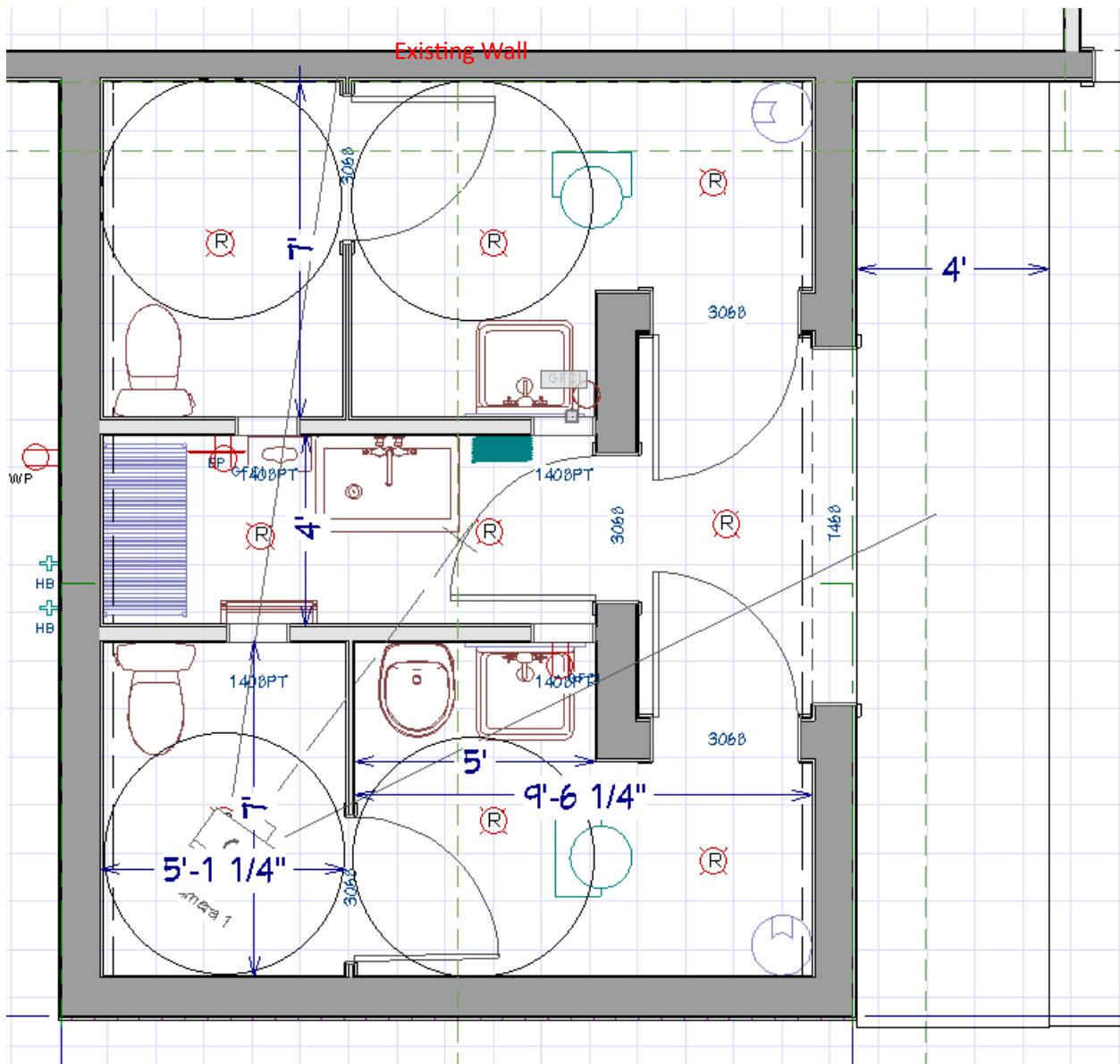
Materials and Fixtures Schedule:

Item	Qty	Model #	Source	Allowance (Each)	Notes
Toilets	2				Plumber to Spec ADA Wall Hung
Toilet Seats	2				Soft Close
Toilet Paper Dispensers	2	Single roll holders			
Urinal	1				Plumber to Spec
Sinks	2	KOHLER K-2031-0			ADA
Mirrors	2				Stainless Frame
Utility Sink	1	Zurn Z1996-36-AW			Floor Mounted
Public Faucets	2	BWE 61807-C			

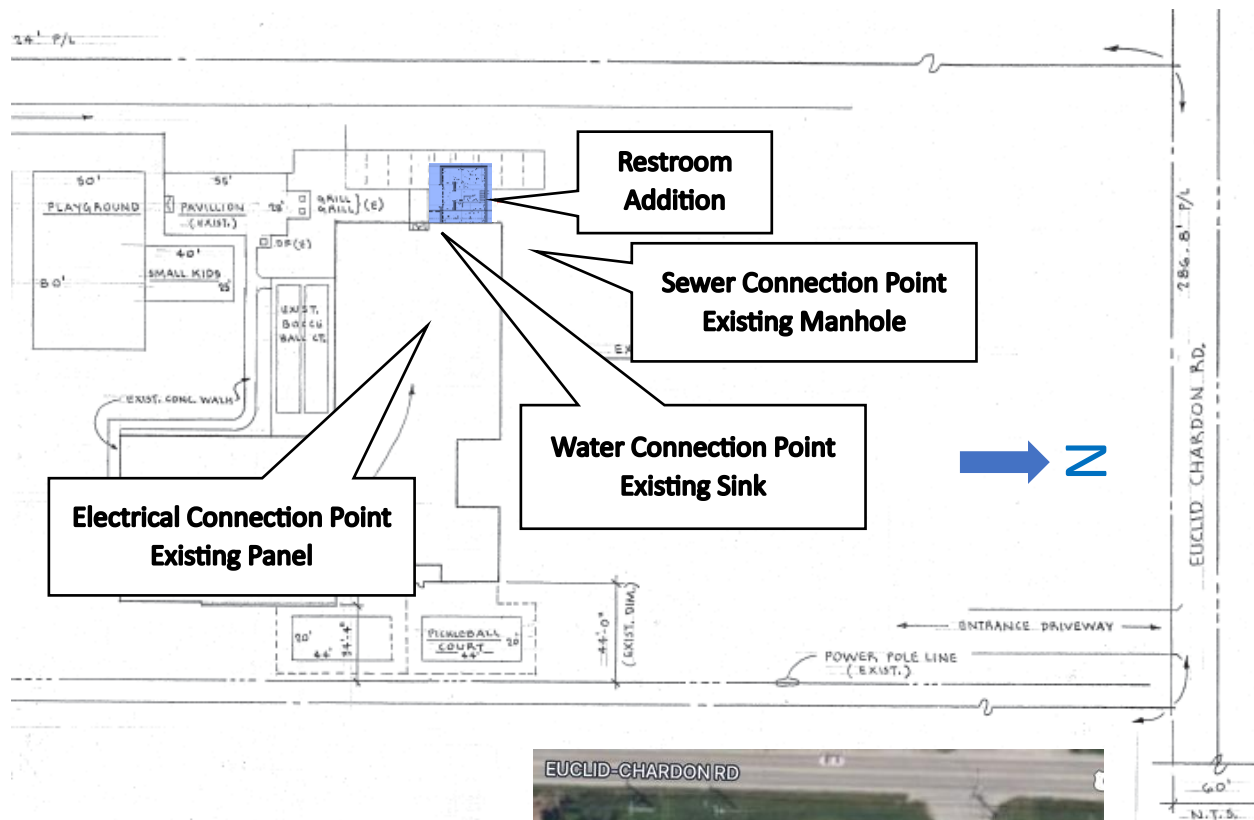
Utility Faucet	1	Speakman SC-5812			
Mini-Tank Heater	1	Eco smart ECO MINI 4			
Utility Room Garden Real	1	Liberty 710			
Garden Hose	1	Flexile HFZG550YW-E	Amazon		50'
Soap Dispensers	2	Dsp1-js1l	chemsafe		
Hand Dryers	2	Np-246	chemsafe		
Area Lighting	8	Amico	Amazon		6" 4k Round LED, 12 pack
Emergency Lighting	2	LFI Lights			
Vestubla Lighting	1	Amico	Amazon		Extra From 12-pack Above
Occupancy Sensors	3				Adjustable on time. Ceiling Mounted
Circuit Panel	1	PN1632L1125C			Q260 as Main
Heater	1	King U-SS			Stainless
Solar Tubes	2	Velux			14"
Toilet Stalls	2				
Exterior Doors	2				Steel Recovery Air Louvers
Lever WiFi Door Locks	2				
"In Use" Locks	2				
Utility Room Lever and Deadbolt	1				Keyed to Building Standard
Ceiling Material		Trusscore or similar			White
Trash Cans	2				
Wire Utility Shelf			Sams Club		48" x 18" x 60"
Interior Wall Paint		Agreeable Gray			Sherwin Williams, Wash-Down Rated.
Door Paint					Match Existing
Trim Paint					Match Existing
Concrete Floor Sealer		Super Diamond Clear			
Exterior Brick					Match Existing
Soffit					Vented, Finish to match existing.
Trim					Match Existing
Shingles					Match Existing
Gutters					Match Existing

Resource Images

Kirtland Community Center, 7900 Euclid-Chardon Road, Kirtland Ohio 44094:



Although likely not needed for this project, some original building drawings may be available upon request.

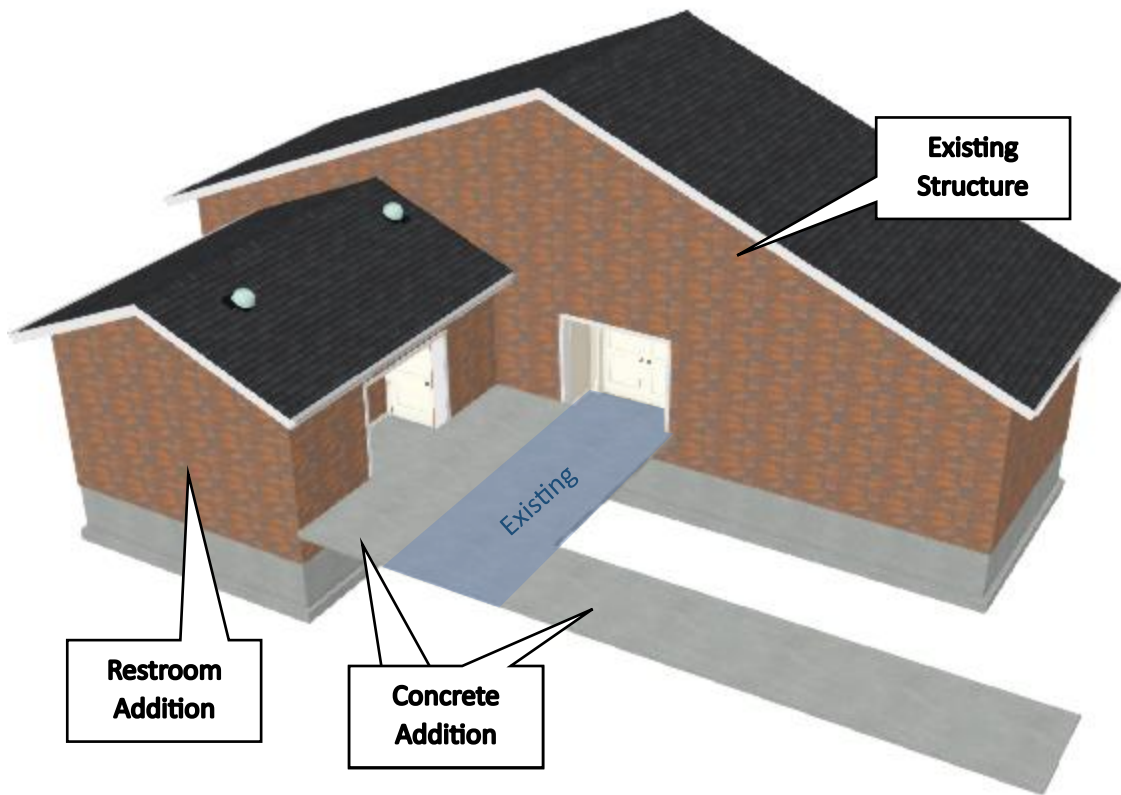


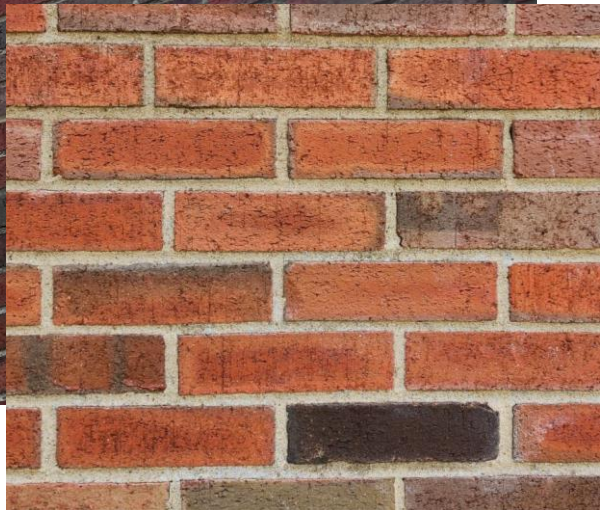
SITE LOCATION PLAN

SCALE 1" = 30'

Restroom Addition







Restroom Addition

