

Garfield Water Supply Corporation Office (GWSC)

Invitation for Bids

Submit sealed bid form to Garfield Water Supply Corporation, Attn Misty Perkins. Public Bid opening will be at 4:00 pm. November 1, 2023, at 4:00 PM. Bids received after 4:00 pm will not be accepted. All bids must be valid 4 months from date of submission.

Scope of Work

The project consists of an 800 sq. ft. single story wood frame office building on a reinforced concrete slab. The interior will contain a customer reception, office area, file room, restroom and break area. The building will be located adjacent to the existing GWSC main water plant located on River Timber Drive in Garfield, Texas

Code compliant

Permits for this project will not be required, however, this project must comply with the following codes.

- 2015 International Building Code
- 2015 Uniform Mechanical Code
- 2015 Uniform Plumbing Code
- 2015 International Energy Conservation Code
- 2017 National Electric Code
- 2015 International Fire Code
- 2012 Texas Accessibility Standards

Environmental and Sustainability Goals

1. The project will strive for the best balance between being environmentally sustainable and maintaining reasonable costs.
2. Site impact, water use, energy efficiency, material selection and construction means and methods will be selected with sustainable design in mind.

Energy Efficiency Goals

1. Proper design and construction strategies will be employed to reduce the amount of embodied energy in the project HVAC, lighting controls, and domestic hot water system, materials and methods.
2. Energy efficiency requirements of this project will meet or exceed 2015 International Energy Conservation Code.

Indoor Environmental Quality Requirements

1. The project structure(s) will provide a healthy and comfortable environment for the occupants.
2. Items such as air quality, air distribution, air exhaust and thermal loads will meet or exceed the Austin Energy Code requirements and the applicable ASHRAE standards.
3. Temperature and humidity conditions should meet the current requirements in ASHRAE Standard 90.1-2007.

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Equipment and System Expectations

1. Sustainable building systems that are efficient, durable and have a low environmental impact should be used in this project.
2. Exterior MEP systems and equipment will be located to minimize negative implications on indoor environmental quality or structure aesthetics while adhering to local building codes.

Building Occupant and O&M Personnel Requirements

1. The staff shall be given an orientation on the operation and scheduling of equipment that serves the space.
2. The contractor shall provide operations manuals, maintenance manuals, and manufacturer training manuals to the O&M staff for their files and to provide, as appropriate, to the tenants.

Item #1 Structure Shell (See concept images included)

The building shall be a wood frame structure with premium grade exterior siding. Moisture barrier (Tyvek or equal) must be applied between outside siding and framing studs, 26 ga. Galvalume Metal roof (R-panel or Rain Guard) to be placed over at least 5/8" Plywood or OSB, preferably with radiant barrier and Tyvek type underlayment. Building shall be insulated with foam insulation and must be applied to tightly fill all voids and penetrations. Building must be sealed to pass a blower door test to less than or equal to 5 cfm@50 pa. Insulation must provide a rating of R-19 for exterior walls and a minimum of R-30 for the roof. The insulation is to be applied directly to the underside of the roof deck. All walls to be framed with 2X4 studs walls that contain plumbing to be 2X6. Drywall to be at least ½" thickness. Green board to be used in showers and wet areas. Drywall finished and painted with 2 coats and at least 3 mils thickness of semigloss latex paint. An alternate wall finish may be submitted by the contractor, with approval of the GWSC board members. Floor covering of the building shall consist of water resistant vinyl interlocking plank, however a sealed concrete floor may be our first choice. Color to be approved by the GWSC board. All egress windows and doors must comply with 2021 IRC R3.10.1, R311.2, R312.2.

Item #2 Concrete foundation

Concrete slab foundation shall be 4" thick, 3,000 psi. @ 28 days with 5/8" reinforcement bar grid on 18" centers with steel reinforced perimeter and interior cross beams. The building slab shall be 20' X 40" with additional concrete porch across the front of the building entrance measuring 20' X 10' and include a concrete ramp with handrail to meet Texas Accessibility Standards. Construct a porch at the rear entrance approximately 8' X 8' with steps if necessary. The concrete inside the building shall be finished to a smooth finish to be sealed as finished concrete floor.

Item #3 Plumbing

The plumbing for the building shall consist of PEX materials and appropriate fittings. All finish fixtures shall be Delta, Moen or equal. Provide water for refrigerator ice maker. Sinks, water closets and shower enclosures shall be submitted and approved by the owner. All fixture service valves shall be ¼ turn ball valves. Main water line shall enter the building and attached to a central zone manifold with valves that

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are capable of isolating water lines to different fixtures. Plumber shall furnish and install 240 Volt electric demand water heater equal to a Rheem RTEX-11.

Item #4 Electrical

Electrician shall furnish all panels (200 Amp 32 circuit), disconnects and wiring devices for electrical. Additionally provide data, and communications for the office. 3 way switches for the main lighting to office at front and back doors. Motion sensor switches to be used on porch and storeroom lights. Electrical and data to be furnished for exterior lighting and security devices at each corner of the building. Plugs shall be placed at 19" above floor finish at least every four feet and at just above counter level as directed by owner's representative. Install LED recessed lighting in ceiling. Recessed lighting shall be equal to Westgate ultra slim CCT selectable 3700K/3000K/4000K/5000K or equivalent. Provide blocking and electrical for 2 future ceiling fans; fans and lights switched separate. Furnish all additional light fixtures and exhaust fan for bathroom and storeroom. Exhaust fan shall be 50 cfm .5 Sone or less.

Item #5 HVAC

HVAC system shall consist of a VRF 2 zone mini-split heat pump. The fan coils shall be wall hung units rated at 9,000 BTUs each and compatible with 18,000 BTU outside inverter. The efficiency rating for the HVAC shall be at least 22.7 IEER rating. Furnish all appropriate accessories.

Item #6 All or Nothing

Contractors have the option to bid on the whole project or each item as noted on the Bid Tabulation and Certification form. If you choose to bid on the whole project, put your total bid on the Item 6 line.

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Public Bid opening will be at 4:00 pm. November 1, 2023 at Haynie Church Annex.
Bids must be received by November 1, 2023, 3:50pm. All prices must be good for 4 months from date of submission.**

Item 1.
Wood frame building 20 X 40 feet
Provide details. Attach continuation page if necessary \$ _____

Item 2.
Concrete slab foundation, 20 X 40 feet, 4 inches thick , 3000 psi with 5/8”
steel reinforcement bar grid on 18 inch centers.
Provide details. Attach continuation page if necessary. \$ _____

Item 3.
Plumbing
Provide details. Attach continuation page if necessary. \$ _____

Item 4.
Wiring for electrical, data and communication for
Provide details. Attach continuation page if necessary. \$ _____

Item 5.
HVAC. VRV heat pump units with ceiling mounted cassette fan coil units.
(Mitsubishi or equal). Provide details. Attach continuation page if necessary. \$ _____

Item 6. All or None (optional)
Bidder may choose to bid only on Item 6, (all items included) \$ _____

Any questions regarding this RFI may be directed to: Will Davis willdavis@realtyagent.com 512-281-4522
Ted Wilson ted.wilson@txwinet.com 512-751-0477

Name of Bidder _____

Address _____

Contact Phone _____

I agree to perform according to specifications and price quoted in this submission.

Signature of Bidder _____

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Bid Tabulation and Certification form

Garfield Water Supply Corporation

November 8, 2023

Bidder	Item 1	Item 2	Item 3	Item 4	Item 5
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I Certify that I have supervised the opening of the bid submission envelopes in public, that all bids have remained sealed until the public opening and that I have accurately recorded all bids entered above.

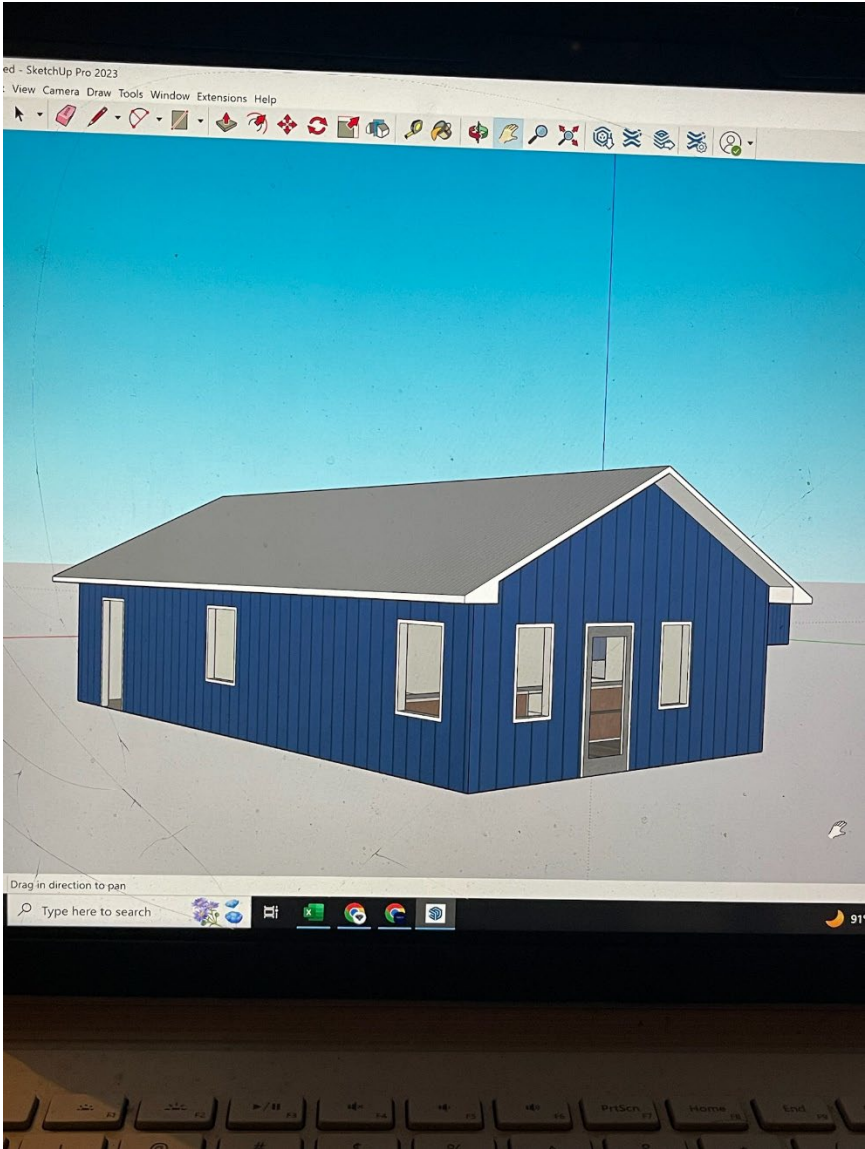
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**Conceptual Drawings
Not for construction**



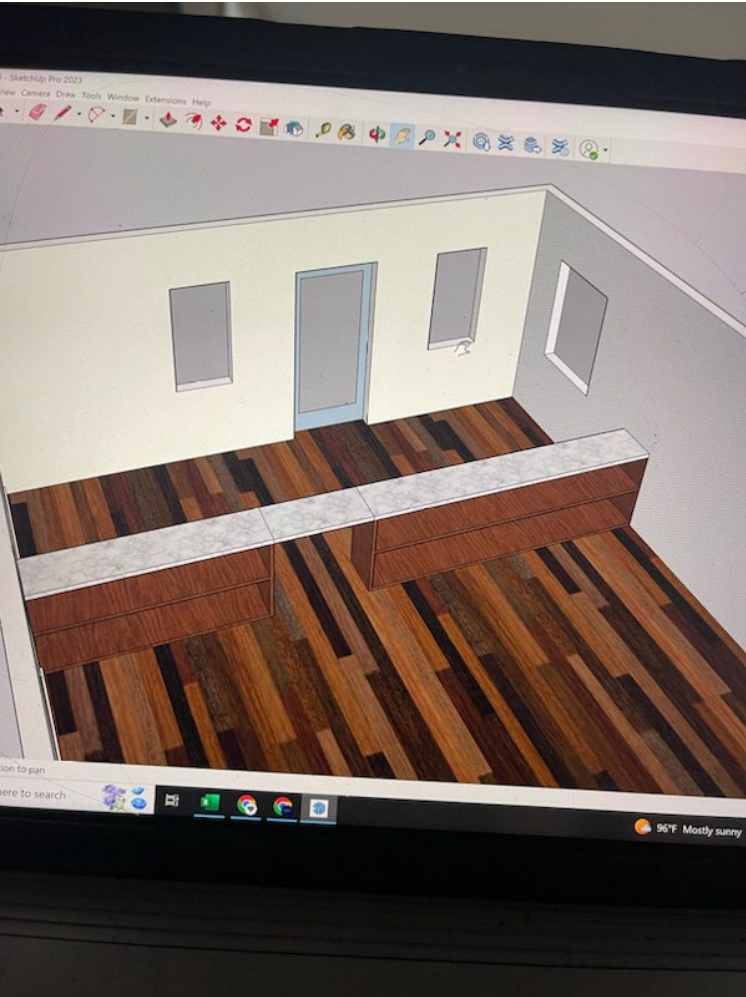
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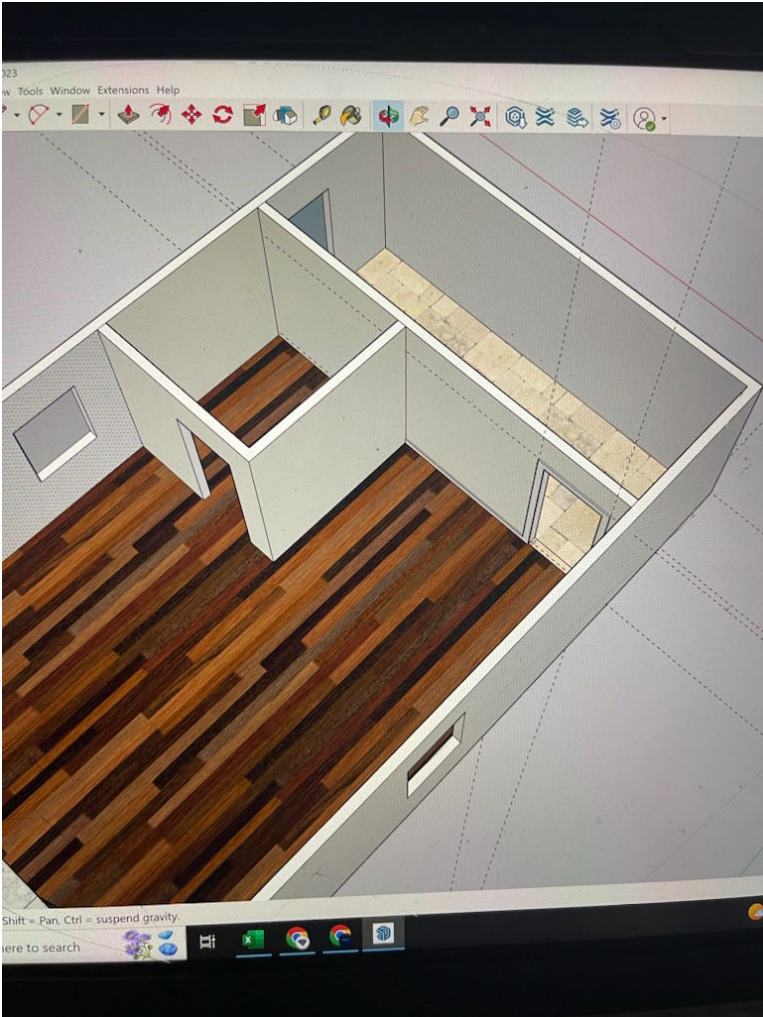
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