

Indian River Library Renovation

The Library, located in the Tuscarora Township Hall, at 3546 S Straits Hwy in Indian River is planning a major renovation this winter and is seeking contractors to help. We are asking for your bid no later than noon, Dec 14, 2018 at which time the bids will be opened publicly and read aloud. You can send your bid electronically to hilldch@aol.com; or mail it to 3546 S Straits Hwy, Indian River, Mi. 49749; or drop off at the Library. We will be deciding on the selected contractors at our Dec 18 meeting, after which we will let candidates know. The Library Board reserves the right to reject any or all bids and to waive any irregularities in bids. If you have questions, or want to inspect the job site, please call the Director Mara Klco at (231) 238 8581, or David Hill at (231) 818 5371.

Specifications for the project can be obtained by e-mail at director@indianriverlibrary.com or at the Builder's Exchange of Northern Michigan, (231) 946 5531, info@bxtvc.com or in the Library.

Contractors shall obtain and maintain insurance: workers compensation, commercial liability for claims covered and for form and content.

The work schedule is based on timely and complex rearrangement of the Library, which will remain open to the public throughout January and March of 2019. It will be closed for renovation from February 09 to March 11. Bidders shall abide by the dates indicated for their specialty, or negotiate alternate dates with the Library, in advance. Some flexibility will be allowed for unexpected emergencies discovered during construction.

The following page(s) detail the individual projects.

Indian River Library Renovation – General Contractor

This portion of the project shall start on Monday, February 11, 2019. The library will be closed from then through March 11. The General Contractor and his Subs (electrical and plumbing) shall acquire permits from Cheboygan County Building Safety. Carpeting and adhesive will have been removed in the area where the new wall will go. The work area will be cleared. The Library staff will have moved delicate articles to locations away from construction, but the Contractor should also apply film to keep construction dust and debris within the work area. Carpeting will be replaced by others. Final painting is done by others. Workers will have access to the job site on their schedule. Original blueprints of the 24 year old building are available in the Township office.

Wall framing shall be 2 x 4 standard dimensional lumber, including the floor plate. Existing floor is 2" concrete over 10" concrete plank. $\frac{3}{4}$ " dia. in-floor @ 12" O.C. is running north-south throughout the new office area. Heating system can be controlled to help find the heating tubing using water evaporation. If this fails, infrared imaging must be used to find the tubing. Walls are to be 16" O.C. and mechanical attachment of the wall plate shall be $\frac{1}{4}$ " x 5" hex head Tapcon screws in every other stud bay, and within 10" of corners and door framing. Wall framing shall be secured at the top to existing ceiling framing in the elevated ceiling area, and to the bottom of roof trusses (through existing drywall ceiling) in the remaining area.

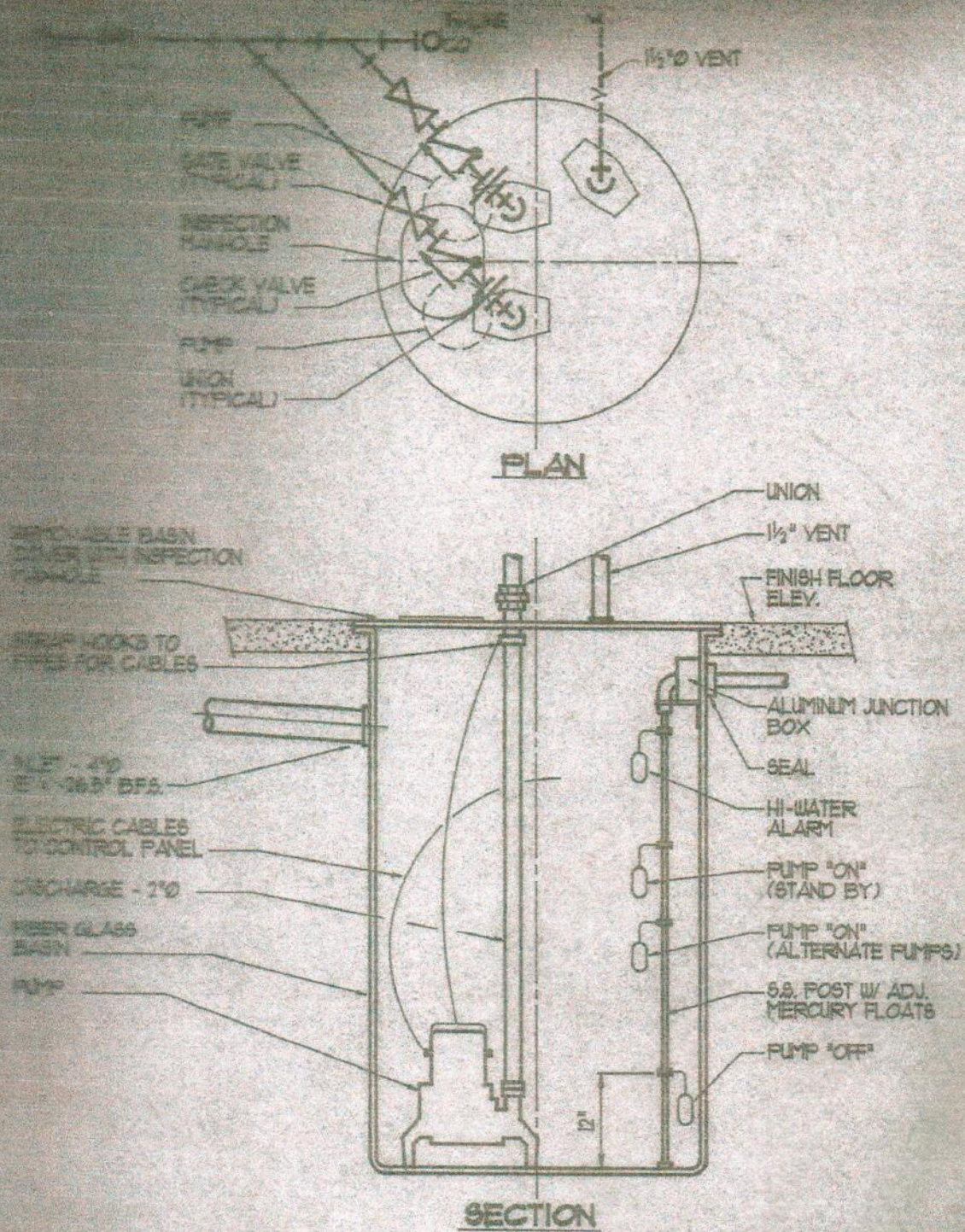
Contractor will furnish electrical wall outlets in 3 places, from existing circuits. In the sink area, GFCI must be used. In the desk area, Library will supply 110 and USB receptacles, Contractor will complete rough plumbing for the sink, hot and cold supply (with $\frac{1}{4}$ turn shutoffs) and waste and vent. The existing walls and plumbing are shown in the attachment, as well as a possible route. The East wall may be the better location for the stub-outs. The plumbing shall be itemized as a separate item in the bid. Contractor will obtain County approval of the above before proceeding.

Sheetrock shall be 5/8" and all joints shall be taped and mudded smooth, especially the areas where new walls are flush with existing. All new walls, and transition to existing walls shall be primed with a suitable drywall primer, using brush and roller, not sprayer.

Three oak doors and one window shall be hung, matching the existing to the greatest extent possible. The existing door to the stairway shall be hung into the new jam between offices, as shown in the attachment, so that the 3 new doors facing the Library are the same. Contractor shall install case work to match the existing: 2 $\frac{1}{2}$ oak flat casings with 3" square rosettes at each corner. Door handles shall be locking handle-type. Baseboards shall be supplied by others.

Suspended ceiling shall be modified to accommodate the new walls with modified tiles and new tracks where appropriate.

Contractor is responsible to obtain satisfactory County inspection of all his work, and to leave the construction area clean.

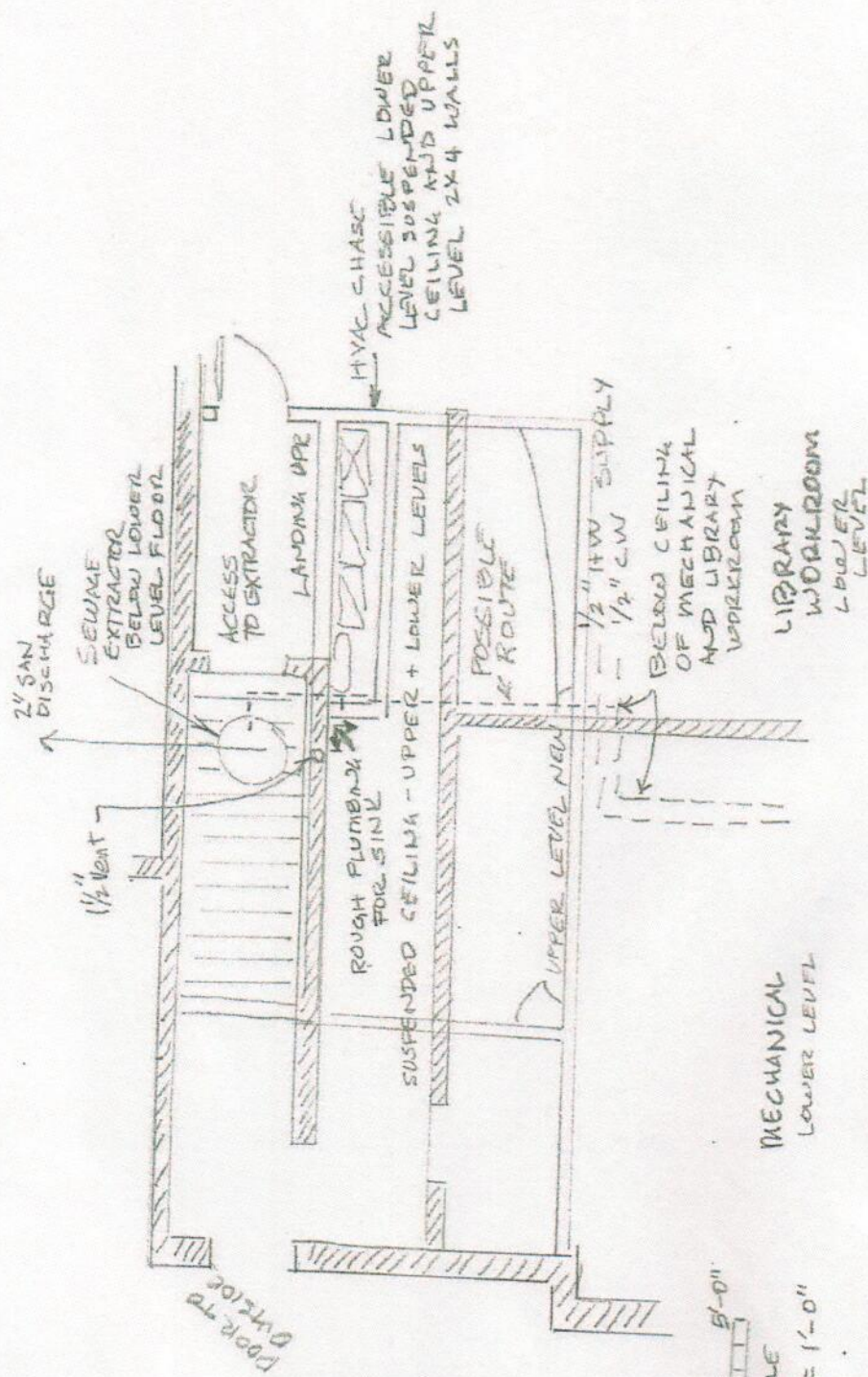


RELIEF
RUN FROM
NEAREST
DRAIN

DUPLEX SEWAGE EJECTOR DETAIL

NO SCALE

5
M-4



0 5'-0"

SCALE

1/8" = 1'-0"

