

Wood Creek Lodge Structural Rehabilitation

CONTRACT DOCUMENTS & SPECIFICATIONS

November 2015

PREPARED BY

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SPECIFICATIONS

SECTION 01010
SUMMARY OF WORK

1.00 - GENERAL

1.01 Work Covered by the Contract Documents

- A. The work of this project will be to remove portions of existing structural columns and stairway stringers on the Wood Creek Lodge building and replace with new columns and stringers. Entire columns and stringers will not be replaced, so methods such as splicing columns, pouring new concrete columns bearing on existing footings, and installing new column supports will be utilized. This will include the work necessary to structurally support the building (shoring) while removal and splicing is occurring. See the Building Layout/Repair Locations section for column and stringer locations and replacement requirements.
- B. Additional work shall include the sanding and/or painting of new column sections and stringers to match existing colors. This shall include sections of the columns and stringers that were not replaced but were impacted by the work of this project and require painting as a result.
- C. Additional work MAY include the replacement of any existing foundation connector plates or splices as deemed necessary by the OWNER or the project engineer. The costs of this work will be paid for within the "Minor Contract Revisions" bid item. Costs will be negotiated prior to the work.
- D. Along with the contractor's bid, a summary of the contractors proposed shoring plan shall be provided. Upon award of the project, the shoring plan shall be formally submitted for engineers review prior to commencement of the work.
- E. Contractor responsible for all temporary fencing and signing to keep the public away from work areas.
- F. Contractor to field verify all existing conditions and dimensions.

1.02 Installers Experience Requirement

- A. The Contractor shall have a minimum of 5 years of experience in carpentry and wood building construction. The Contractor shall provide a list of similar projects completed in the last 5 years along with project contacts prior to award.

1.03 Contractor's Responsibilities

- A. Supervision - The CONTRACTOR will supervise and direct the work. He will be solely responsible for the means and methods, techniques, and procedures of construction. The CONTRACTOR will employ and maintain on the work a qualified Supervisor or Superintendent who shall have been

designated in writing by the CONTRACTOR as the CONTRACTOR's representative at the site. The Supervisor shall have full authority to act on behalf of the CONTRACTOR, and all communications given to the Supervisor shall be as binding as if given to the CONTRACTOR. The Supervisor shall be present on the site at all times as required to perform adequate supervision and coordination of the work. The Supervisor shall not be changed except with the consent of the OWNER, unless the Supervisor has proven to be unsatisfactory to the CONTRACTOR and ceases to be in his employ.

B. Subcontracting

1. The CONTRACTOR may utilize the services of specialty Subcontractors on those parts of the work which, under normal contracting practices, are performed by specialty Subcontractors.
2. The CONTRACTOR shall be fully responsible for the acts and omissions of his Subcontractors, and or persons either directly or indirectly employed by them.
3. The CONTRACTOR shall cause appropriate provisions to be inserted in all Subcontracts relative to the work to bind Subcontractors to the CONTRACTOR.

C. Safety and Protection

1. CONTRACTOR shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work. CONTRACTOR shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to:
 - The General Public and Lodge guests;
 - All employees on the work and other persons who may be affected thereby;
 - Other property at the site or adjacent thereto, including, but not limited to trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation or replacement in the course of construction.
2. CONTRACTOR shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss; and shall erect and maintain all necessary safeguards for such safety and protection.

D. Contractor's Use of Premises

1. The CONTRACTOR shall be responsible for all utilities required for construction at no cost to the OWNER. This would include Contractors office (if any).
2. Temporary power can be obtained from the Wood Creek Lodge building. Contractor can plug cords into outlets at this building, or extend power service from this building to a location closer to the work. Contractor is responsible for all costs associated with any temporary power. If Contractor so desires they can provide and utilize portable generators on this site.
3. Sanitary facilities for the use of project personnel shall be properly erected and maintained by the CONTRACTOR at such points acceptable to the OWNER.

1.03 Construction Observation

- A. The OWNER will supply construction observation and inspections at their discretion. Warranty inspections are a contract requirement to be provided by the Contractor.

1.04 Sequence of Work

- A. Contractor shall provide a schedule of the work outlining the critical sequence of work required to timely and efficiently complete the work. A tentative schedule and timeline shall be submitted with the Contractor's bid showing time frames for the work.
- B. The CONTRACTOR shall take into account this sequence or schedule when preparing bid and the successful bidder shall include this sequence in the construction schedule.
- C. The CONTRACTOR shall coordinate his efforts with the OWNER and the property manager.

1.05 Owner Furnished Materials

- None

END OF SECTION

SECTION 01025
MEASUREMENT AND PAYMENT

1. GENERAL

1.01 SUMMARY

This section describes the procedure for Application for Payment by the Contractor. This section establishes the basis of payment, application format, application content and application review process required by the Owner before they will process the application for actual payment.

1.02 FORMAT AND DATA REQUIRED

- A. Submit Applications for Payment and all other required forms and information to the Engineer.
- B. Provide itemized data on continuation sheets.
- C. Format, schedules, line items, and values: Those of the approved Schedule of Values.

1.03 PREPARATION OF APPLICATION FOR EACH PROGRESS PAYMENT

- A. Prepare Application for Payment and all other required information to Engineer in accordance with terms and schedule established in the General Conditions, Supplemental General Conditions and the Agreement Between Owner and Contractor, or as otherwise negotiated between Owner and Contractor.
- B. Application Form
 - 1. Required information completed, including that for Change Orders executed prior to the date of submittal of application.
 - 2. Summary of dollar values to agree with the respective totals indicated on the continuation sheets.
- C. Continuation Sheets.
 - 1. Total list of all scheduled component items of Work, with item number and the scheduled dollar value for each item.
 - 2. Dollar value in each column for each scheduled line item when work has been performed.
 - 3. Each Change Order executed prior to the date of submission shall be listed at the end of the continuation sheets.
 - 4. List by Change Order number and description as for an original component item of work.

- D. Contractor shall execute certification with the signature of a responsible officer of the Contractor's firm.

1.04 SUBSTANTIATING DATA FOR PROGRESS PAYMENTS

- A. When Owner or Engineer requires substantiating data, Contractor shall submit suitable information with a cover letter identifying:
 - 1. Project name and number.
 - 2. Application number and date.
 - 3. Detailed list of enclosures.
- B. Submit one (1) copy of data and cover letter for each copy of application.

1.05 SCHEDULE OF VALUES

- A. Refer to General Conditions for requirements.
- B. Where payment is to be based on unit bid prices, correlate Schedule of Values with bid items.
- C. Where payment is to be based on fixed price, correlate Schedule of Values with divisions and sections of specifications, unless otherwise approved by the Engineer.
- D. On Bid items to be paid as lump sum that may extend beyond a single pay estimate, a schedule of values shall be submitted to Owner a minimum of 10 days prior to Work on that item. Adequate detail shall be given to allow a value to be placed on Work completed during any given pay estimate. Where payment is to be based on unit Bid prices, correlate schedule of values with divisions and sections of Specifications, unless otherwise approved by the Engineer. If separate payment is to be requested for materials suitably stored but not installed, paid invoices for the item shall be submitted.
- E. The Schedule of Values line item for mobilization shall be paid for as a lump sum and shall include all fixed costs for the Work; by way of example, mobilization and de-mobilization, bond and insurance costs, etc. The first partial pay request shall include not more than 75% of this Bid amount; 25% of this Bid amount shall be paid on the final pay request.

1.06 PREPARATION OF APPLICATION FOR FINAL PAYMENT

- A. Contractor shall complete Application form as specified for progress payments.
- B. Continuation sheets used for presenting the final statement of accounting as specified in Section 01700-Contract Closeout.

1.07 SUBMITTAL PROCEDURE

- A. Submit Application for Payment and all required information to Engineer for review in accordance with the established schedule. Application and all related forms shall be properly executed by signature of a responsible officer of the Contractor's firm.
- B. Engineer to review and verify Application for Payment within established schedule. Contractor shall make corrections noted by Engineer and re-submit three copies of Application to Engineer.
- C. When Engineer finds the Application complete and correct, Engineer will transmit two copies of the complete Application packet to Owner for processing.

1.08 BASIS OF PAYMENT

Progress payments will be made on the basis of Engineer's opinion of completed work of individual project components, plus suitably stored materials on-hand, per the approved Schedule of Values and in accordance with the terms of the General Conditions and Agreement

A. LUMP SUM PRICES

- 1. Where lump sum prices are given for a described portion of the work, that price shall cover all materials, equipment and labor necessary to acquire, deliver, store and install that portion of the work, complete and in place, as shown and indicated in the drawings and as described in the Project Manual.
- 2. Quantities given in the bid form are estimates for the purpose of evaluating bids. Consequently, some differences may arise in actual and bid quantities.
- 3. Quantities given for lump sum items, including earthwork, are estimates only. The Contractor should satisfy himself as to the actual quantities required to complete the work described in the plans and these specifications. Unit costs for earthwork will not be employed to determine payment.

B. UNIT PRICE BID ITEMS

- 1. Payment for work included in unit price bid items shall be based on the completed value of each unit in such quantity actually installed as measured and determined by the Engineer unless the approved Schedule of Values provides sufficient detail for measurement and payment of partial progress of work.
- 2. Unit pricing shall include all materials, equipment and labor necessary to complete the bid item as shown and indicated in the project documents.
- 3. Quantities given in the bid form are estimates for the purpose of evaluating bids. Consequently, some differences may arise in actual and bid quantities.

4. Contractor or Owner may request re-negotiation of Unit Price for an item if the actual field measured work done for that item differs from the estimated quantity by more than 50% under the following terms:
 - a) Contractor shall not make any claim for damages for any work item for which the actual field measurement does not differ from the estimated quantity by more than 50%, higher or lower.
 - b) Re-negotiated Unit Prices shall be based on actual costs to Contractor for the specific work item plus a reasonable allowance for overhead and profit.
 - c) Re-negotiating the Unit Price shall not increase or decrease the Unit Price by more than 10 percent.
 - d) Contractor shall submit to Owner satisfactory data substantiating the actual costs and overhead rate to perform the Work covered by the Unit Price being re-negotiated..
5. No payment will be made if the entire bid item is unused.

C. MINOR CONTRACT REVISIONS

1. If provided on the Bid Schedule, the Minor Contract Revisions line item is for the sole use of Owner at Owner's discretion for changes and additions to the project.
2. The Contractor's shall include the dollar amount provided by the Owner for Minor Contract Revisions in his base bid total.
3. The intent of this line item is provide the Owner's designated project manager a mechanism to approve minor changes to the work, either from Contractor requested changes or from Owner modification, without unnecessary project delay and without further approval by the Owner.
4. The Owner shall retain all unused monies in this line item.
5. The Owner shall direct Contractor in writing when this line item is to be used along with the amount to be included in the Application for Payment.

1.09 BID ITEMS

A. **Bid Item # 1 - Column #1 Removal and Replacement**

1. *Description*
 - a) This line item is for the complete removal and replacement of the column designated as column #1 on the attached building layout drawings.
2. *Specific inclusions, exclusions or special considerations*
 - a) This line item shall include all labor, materials, and equipment involved with the removal of the existing column designated as Column #1 and the supply and installation of the replacement

concrete column. This item includes shoring of above structure during removal and proper disposal of existing column as well as the installation of new column reinforcing steel, concrete, column base, and bolted connection.

3. *Payment Basis*
 - a) Lump Sum

B. Bid Item # 2 - Column #2 Removal and Replacement

1. *Description*
 - a) This line item is for the complete removal and replacement of the column designated as column #2 on the attached building layout drawings.
2. *Specific inclusions, exclusions or special considerations*
 - a) This line item shall include all labor, materials, and equipment involved with the removal of the existing column designated as Column #2 and the supply and installation of the replacement concrete column. This item includes shoring of above structure during removal and proper disposal of existing column as well as the removal and replacement of adjacent garden timbers and soils, and the installation of new column reinforcing steel, concrete, column base, and bolted connection.
3. *Payment Basis*
 - a) Lump Sum

C. Bid Item # 3 - Column #3 Removal and Replacement

1. *Description*
 - a) This line item is for the complete removal and replacement of the column designated as column #3 on the attached building layout drawings.
2. *Specific inclusions, exclusions or special considerations*
 - a) This line item shall include all labor, materials, and equipment involved with the removal of the existing column designated as Column #3 and the supply and installation of the replacement concrete column. This item includes shoring of above structure during removal and proper disposal of existing column as well as the removal and replacement of adjacent garden timbers and soils, and the installation of new column reinforcing steel, concrete, column base, and bolted connection
3. *Payment Basis*
 - a) Lump Sum

D. Bid Item # 4 - Column #4 Removal and Replacement

1. *Description*

- a) This line item is for the complete removal and replacement of the column designated as column #4 on the attached building layout drawings.
- 2. *Specific inclusions, exclusions or special considerations*
 - a) This line item shall include all labor, materials, and equipment involved with the removal of the existing column designated as Column #4 and the supply and installation of the stem wall extension for the remaining column to bear on. This item includes shoring of above structure during removal and proper disposal of existing column as well as the installation of new stem wall reinforcing steel, concrete, column base, bolted connection, and stucco finishing.
- 3. *Payment Basis*
 - a) Lump Sum

E. Bid Item #5 - Column #5 Removal and Replacement

- 1. *Description*
 - a) This line item is for the complete removal and replacement of the column designated as column #5 on the attached building layout drawings.
- 2. *Specific inclusions, exclusions or special considerations*
 - a) This line item shall include all labor, materials, and equipment involved with the removal of the existing column and beams designated as Column #5 and the supply and installation of the replacement column and beams. This item includes shoring of above structure during removal and proper disposal of existing column as well as the installation of new glulam column and beams, beam hanger connections, column splice, and all painting.
- 3. *Payment Basis*
 - a) Lump Sum

F. Bid Item # 6 - Column #6 Removal and Replacement

- 1. *Description*
 - a) This line item is for the complete removal and replacement of the column designated as column #6 on the attached building layout drawings.
- 2. *Specific inclusions, exclusions or special considerations*
 - a) This line item shall include all labor, materials, and equipment involved with the removal of the existing column designated as Column #6 and the supply and installation of the replacement concrete column. This item includes shoring of above structure during removal and proper disposal of existing column as well as the installation of new column reinforcing steel, concrete, column base, and bolted connection.

3. *Payment Basis*
 - a) Lump Sum

G. Bid Item # 7 - Stairwell Stringer Removal and Replacement

1. *Description*
 - a) This line item is for the complete removal and replacement of the designated stairwell stringer on the attached building layout drawings.
2. *Specific inclusions, exclusions or special considerations*
 - a) This line item shall include all labor, materials, and equipment involved with the removal of the designated stairwell stringer and the supply and installation of the replacement stringer. This item includes shoring of above structure during removal and proper disposal of existing column, removal and re-attachment of steel treads and hand rail as well as the installation and painting of new stringer.
3. *Payment Basis*
 - a) Lump Sum

END OF SECTION

SECTION 03300
CAST-IN-PLACE CONCRETE

1.00 GENERAL

- 1.01 Scope. Work to be completed under this section shall include all labor, equipment, plant and materials necessary to furnish and install all poured-in-place concrete, together with all miscellaneous and appurtenant items, as shown on the Construction Drawings and as specified herein.

The minimum compressive strength for project concrete is 4000 psi at 28 days. However, loads will not be allowed to be placed on structural concrete until this requirement is met. Therefore, it is recommended that a "high early" strength concrete be used, or a mix design that produces a 7 day strength of 4000 psi be utilized.

- 1.02 Related Work Specified Elsewhere.
N/A

- 1.03 Reference Standards. Except as modified or supplemented herein, all Work shall conform to the following standards, latest edition. Refer to standards for detailed requirements.

ACI 318 - Building Code Requirement for Reinforced Concrete
ACI 301 - Specifications for Structural Concrete for Buildings
ACI 347 - Recommended Practice for Concrete Formwork
ACI 305 - Recommended Practice for Hot Weather Concreting
ACI 306 - Recommended Practice for Cold Weather Concreting

Publication SP-2, ACI Manual for Concrete Inspection

ASTM A 615 - Standard Specifications for Deformed and Plain Billet Steel Bars for Concrete Reinforcement.

ASTM A 185 - Specifications for Welded Steel Fabric for Concrete Reinforcement.

ASTM C 618 - Standard Specification for Fly Ash and Raw or Calcined Natural Pozzolan for use as a Mineral Admixture in Portland Cement Concrete.

- 1.04 Submittals. The following shall be submitted to and approved by the Engineer prior to beginning any concrete work.

A. Lab Design Mix. Prior to the start of Work, Contractor to submit a statement of the proportions for the concrete mixture. Statement to include:

1. Location & identification of aggregate source.

2. Batch quantities for one (1) cubic yard of concrete, including:
 - a. Weight of fine aggregate in a saturated surface dry condition.
 - b. Weight of coarse aggregate in a saturated surface dry condition.
 - c. Weight or number of 94 pound bags of cement.
 - d. Weight or gallons of water.
 - e. Amount and description (including manufacturer, specific product name, and number) of all admixtures.
 3. Test results on trial batch concrete made from the proposed mix design, including:
 - a. Cement factor in bags per cubic yard based on yield tests.
 - b. Water-cement ratio.
 - c. Percent of entrained air. (5% to 8% expected)
 - d. Consistency in inches of slump.
 - e. At least three 28-day compressive strength tests (verifying minimum of 4000 psi strength).
 4. Brand, type and place of manufacture of cement.
 5. Aggregate test results for grading, deleterious substances and physical properties using test procedures developed by ACI.
- B. Reinforcing Steel. Product data sheet and statement of manufacturer's compliance with applicable standards.
- C. Provide a shop drawing or narrative submittal outlining contractors methods and means for placing control and expansion joints in concrete slabs and curb/gutter.

1.05 Record of the Work. Not Required for this project.

1.06 Notice of Intention to Pour. Contractor shall notify the Engineer or Owners Representative at least 48 hours before an intended cast-in-place concrete pour. No structural cast-in-place concrete shall be poured until all reinforcing, forms and foundation soils have been inspected by the Engineer.

1.07 Protection of the Work. Contractor to be responsible for protection of all Work prior to acceptance. In place concrete shall not be subjected to loadings or stress prematurely. Additionally, at minimum concrete structures shall be protected from cold weather with insulated concrete blankets for a minimum of 3 days prior to form removal.

1.08 Storage of Materials. Cement and aggregate shall be stored in such a manner as to prevent deterioration or intrusion of foreign matter. Any material which has deteriorated or which has been damaged shall not be used for concrete. Storage on site of cement or aggregates is not anticipated for this project.

All reinforcing steel shall be stored in a dry location and protected from excessive accumulation of rust, scale or exposure to form oil.

2.00 MATERIALS

- 2.01 Cement. All cement shall be Portland Cement Type II conforming to "Specifications for Portland Cement" (ASTM C 150). The same brand cement for all exposed cast-in-place concrete shall be used.
- 2.02 Stone Aggregate. Fine and course aggregate shall conform to "Specifications for Concrete Aggregates" (ASTM C33). Fine aggregates shall be clean, hard, natural and free from all foreign matter. Course aggregate shall be sound, crushed rock or gravel, free from adherent coating, organic water or injurious amounts of flat or friable pieces.
- 2.03 Water. Water used in mixing shall be potable, cleaned and free from deleterious amounts of oil, acids, alkalis and organic material.
- 2.04 Admixtures. "Protex" as manufactured by Protex Industries, Inc. and conforming to Specifications of Air-Entraining Admixtures for Concrete (ASTM C260) is an approved air-entraining admixture. Other admixtures for retarding or accelerating concrete may be used in strict accordance with manufacturer's recommendations and ASTM Specifications upon approval of the Engineer.
- 2.05 Form Material. For unexposed concrete surfaces, forms may be undressed lumber free from excessive knots. For exposed surfaces, use wood, metal or sono-tube forms as required to provide a smooth uniform finish.
- 2.06 Reinforcing Steel. Reinforcing steel shall be deformed bars conforming to "Standard Specifications for Deformed and Plain Billet Steel Bars for Concrete Reinforcement" (ASTM A615) and shall be Grade 60. Placed as shown or indicated on the drawings – as applicable.
- 2.07 Fibermesh. Not Required for this project.

3.00 METHODS AND PROCEDURES

- 3.01 Concrete Mix.
- A. *Proportions*. Concrete is to be proportioned according to laboratory designed mixes using the type of aggregate specified and producing the minimum of twenty-eight (28) day ultimate compressive strength as noted on the Construction Documents. All concrete shall be made with stone aggregate unless specifically noted, and no concrete shall have a 28-day compressive strength of less than 4,000 psi.
- B. *Cement and Water Content*. The minimum quantity of cement used per cubic yard of concrete shall be 580 pounds, or as required to meet compressive strength requirement. Water content shall not exceed 0.48 pounds water/pounds cement.

- C. *Air Entrainment.* An air-entraining agent shall be added to all stone concrete so as to entrain 5%-8% by volume. Air-entraining agents shall be in strict accordance with the recommendations of the manufacturer and the testing laboratory for the design mix to assure strength requirements are being fully met or exceeded.
- D. *Mixing of Materials.* The concrete shall be mixed until there is a uniform distribution of the materials and shall be discharged completely before the mixer is recharged. For job-mixed concrete, the mixer shall be rotated at the speed recommended by the manufacturer.

For stone concrete, mixing shall continue for at least one minute after all materials are in the mixer. Ready mixed concrete shall be mixed and delivered in accordance with "Standard Specifications for Ready Mixed Concrete" (ASTM C94-69).

Sufficient time shall be allowed for proper mixing on the concrete to provide uniformity throughout the batch. Long delays in concrete placement shall be avoided and any concrete that has not been placed within one (1) hour after water has been added to the mix shall be rejected. Over wet mixes shall be rejected and shall not be corrected by the addition of either aggregate or cement to the mixer. Mix not less than ten minutes in transit mix trucks after addition of the mixing water.

- E. *Consistency.* Slumps shall be minimum, consistent with placing requirements. Slump test shall be made in accordance with "Slump Test for Consistency of Portland Cement Concrete" (ASTM C143-58). Unless written approval is obtained from the Engineer, the maximum slump shall be three (3, ± 1 ") inches and the maximum size aggregate shall be one and one-half (1½") inches.

3.02 Concrete Forms.

- A. Forms shall conform to the shape, lines, grades and dimensions of the concrete as detailed on the Construction Drawings. All forms for exposed finished surfaces shall be built with the material needed to produce the form, texture and design specified in Concrete Finishes of this section.
- B. Design of Forms. Forms shall be sufficiently tight to prevent leakage of mortar and shall be properly braced or tied together so as to maintain the desired position. The formwork shall be designed for the loads outlined in Part 3, Section 102 of "Recommended Practice for Concrete Form Work" (ACI 347). The forms shall be oiled for ease of removal of forms after setting of concrete.
- C. Form Ties and Incidentals. Use as needed.
- D. Removal of Forms. Forms shall not be disturbed until concrete has hardened sufficiently to permit their removal with safety. The removal of the forms shall be

carried out in such a manner as to insure the safety of the structure. Unless otherwise permitted by the Engineer, forms and insulated concrete blankets shall not be removed until 3 days after concrete placement, at minimum.

3.03 Construction and Expansion Joints. Not applicable for this project.

3.04 Concrete Placement.

- A. Preparation for Placing. Before placing concrete, all equipment for mixing and transporting concrete shall be cleaned and all debris and ice shall be removed from places to be occupied by concrete. Forms shall be properly treated and all reinforcement cleaned of ice and other coatings. Water shall be removed from place of deposit before concrete is placed.
- B. Conveying. Concrete shall be conveyed from the mixer to the place of final deposit by methods, which will prevent the separation or loss of the materials. Equipment for chuting, pumping, or pneumatically conveying concrete shall be of such size and design as to ensure a practically continuous flow of concrete at the delivery and without separation of the materials.
- C. Depositing. Concrete shall be deposited as nearly as practicable in its final position to avoid segregation due to re-handling or flowing. The concreting shall be carried on at such a rate that the concrete is at all times plastic and flows readily into the space between the bars. No concrete that has been partially hardened or been contaminated by foreign matter shall be deposited on the Work, nor shall re-tempered concrete be used. When concreting is once started, it shall be carried on as a continuous operation until the placing of the panel or section is completed. Place concrete in approximately horizontal layers avoiding displacement of reinforcement above fresh concrete and formation of seams and planes of weakness in sections. When construction joints are necessary, they shall be located as specified in this section under Construction Joints. For bonding fresh concrete, roughen and clean exposed surface and brush with neat cement grout. Place new concrete before grout takes initial set.
- D. Weather Conditions. Unless adequate protection is provided and the Engineer's approval is obtained, concrete shall not be placed during rain, sleet, or snow. When the mean temperature falls below 40°F for 3 successive days, concreting shall conform to "Recommended Practice for Cold Weather Conditions: (ACI 306 R). Concrete placed in hot weather shall meet the standards of "Recommended Practice for Hot Weather Concreting (ACI 305R). Concrete is not to be placed under water. A suitable means shall be provided for lowering the water level below surfaces upon which concrete is to be placed. This may require excavating approximately 12 inches below the bottom of the concrete surface and refilling with gravel and compacting. The groundwater shall not be allowed to rise to the bottom of the concrete until 24 hours after the concrete has been completed. Water shall

not be allowed to fall upon or run across the concrete during this period.

- E. Protection and Curing. Concrete protection and curing shall be in conformance with ACI 308. Immediately after placing or finishing, concrete surfaces not covered by forms shall be protected from loss of surface moisture. All concrete shall be kept in a moist condition for at least five (5) days after placement. Curing compounds may be used upon approval of the Engineer.

3.05 Slabs on Grade. Not applicable for this project.

3.06 Reinforcing.

- A. Placing Reinforcement. Reinforcing steel, at the time concrete is placed, shall be free from scale, rust or other coatings that will destroy or reduce bond. Reinforcement shall be accurately placed as shown on the Construction Drawings and shall be adequately secured in position by concrete or metal chairs and spacers.

Reinforcing shall be furnished in the full lengths indicated on the Construction Drawings unless otherwise authorized by the Engineer. Splicing of bars, except where shown on the Construction Drawings or specified, shall not be permitted without written approval by the Engineer. Reinforcement placed in any member shall be inspected before any concrete is placed and the Engineer shall be notified 24 hours in advance before any concrete placement.

The placing, fastening, splicing and supporting of reinforcing steel and welded wire fabric shall be in accordance with the Construction Drawings and the latest edition of the CRSI "Recommended Practice for Placing Reinforcing Bars" and in accordance with ACI 318. Bars shall be placed around all corners to splice steel in adjacent walls, footers and slabs (such detailing may not be shown on Construction Drawings).

4.00 FIELD QUALITY CONTROL (materials testing performed by the Owner)

- 4.01 Concrete Tests. 6" x 12" cylinders shall be taken at the point of placing in the forms, shall be job cured and tested in accordance with ASTM Standards by a qualified technician hired and managed by the City. For each strength of concrete used, one set of four (4) cylinders for each day's pour, but not less than one (1) set of cylinders for each 100 cubic yards poured shall be taken. Two (2) cylinders at seven (7) days and two (2) cylinders at twenty-eight (28) days shall be tested. In addition, when in the opinion of the Engineer there is a possibility of the surrounding air temperature falling below 40° F, additional specimens to be cured under job conditions may be required.

4.02 Enforcement of Strength Requirements.

If concrete fails to meet the strength requirements of this specification, the Engineer may order the Contractor to have a testing laboratory, acceptable to the Engineer, take and test core samples of questionable concrete. The Engineer may order all low-strength concrete removed and replaced if core strengths are below specified strengths. All costs connected with concrete coring and removal and replacement of low-strength concrete shall be borne by the Contractor.

Contractor shall repair all core holes at his expense.

- 4.03 Slump Tests. Engineer to conduct slump tests on each day's pour and on individual trucks whenever concrete consistency varies. Test failure shall be grounds for rejection of individual or batch loads.
- 4.04 Air Content. Engineer to conduct air tests on each day's pour and on individual trucks as determined by the Engineer. Test failure shall be grounds for rejection of entire batch until satisfactory tests are obtained.

5.00 MEASUREMENT AND BASIS OF PAYMENT

Payment will be made based on the bid item to which concrete pertains.

END OF SECTION

SECTION 07531
Column and Stringer Replacement

1.00 GENERAL

The work of this section includes the removal, replacement, and splicing of structural columns and stairway stringers within the Wood Creek Lodge building. The existing columns and stringer that must be replaced are exhibiting dry rot, and in one case crushing, conditions. The existing column and stringer sizes shall be field verified by contractor.

Work Descriptions

1.01 Work covered under this section.

- A. Removal and replacement of specified sections of columns and stringers.
- B. Proper splicing and connections to foundations to restore to existing conditions or as specified in attached details.
- C. Concrete columns to replace lower sections of timber columns.
- D. Paint for wood elements shall be Sherwin Williams "Woodscape" exterior full bodied stain matched to existing column color or approved equivalent.

1.02 Column #1 - (see drawings and photos for additional descriptions).

- 1. Column #1 supports a set of exterior stairs.
- 2. Stairway shall be shored and supported such that all load is removed from the footing and stairway is lifted approximately $\frac{1}{4}$ ".
- 3. Existing timber column shall be saw cut and removed at an elevation just below the existing beam and column connection.
- 4. A 12" diameter concrete column shall be formed and poured on the existing footing and extends to a finished elevation $\frac{1}{4}$ " below the saw cut end of existing timber to remain. See drawings for reinforcing steel requirements.
- 5. A Simpson Strong Tie Column Base wet set in concrete column (CB88 or equal product sized to match existing). Product shall be hot dip galvanized.
- 6. After concrete has reached design strength, or as approved by engineer, structure can be lowered the $\frac{1}{4}$ " and shoring removed.
- 7. Install bolted connection of column base to existing timber column.

1.03 Column #2 - (see drawings and photos for additional descriptions).

- 1. Column #2 supports exterior decks and structure.
- 2. Connecting beam and decking shall be shored and supported such that all load is removed from the footing and structure lifted approximately $\frac{1}{4}$ ".
- 3. Remove planter timbers and dig back soil to enable work. Replace timbers and soil when forms are removed. Adjust length of timbers as needed to meet concrete column.
- 4. Existing timber column shall be saw cut and removed at an elevation approximately 3' above existing footing.
- 5. Cut and remove existing column base connector.

6. A 12" diameter concrete column shall be formed and poured on the existing footing and extends to a finished elevation $\frac{1}{4}$ " below the saw cut end of existing timber to remain. See drawings for reinforcing steel requirements.
7. A Simpson Strong Tie Column Base wet set in concrete column (CB88 or equal product sized to match existing). Product shall be hot dip galvanized.
8. After concrete has reached design strength, or as approved by engineer, structure can be lowered the $\frac{1}{4}$ " and shoring removed.
9. Install bolted connection of column base to existing timber column per Simpson Strong Tie bolted connection requirements.

1.04 Column #3 - (see drawings and photos for additional descriptions).

1. Column #3 supports exterior decks and structure.
2. Connecting beam and decking shall be shored and supported such that all load is removed from the footing and structure lifted approximately $\frac{1}{4}$ ".
3. Remove planter timbers and dig back soil to enable work. Replace timbers and soil when forms are removed. Adjust length of timbers as needed to meet concrete column.
4. Existing timber column shall be saw cut and removed at an elevation approximately 3' above existing footing.
5. Cut and remove existing column base connector.
6. A 12" diameter concrete column shall be formed and poured on the existing footing and extends to a finished elevation $\frac{1}{4}$ " below the saw cut end of existing timber to remain. See drawings for reinforcing steel requirements.
7. A Simpson Strong Tie Column Base wet set in concrete column (CB88 or equal product sized to match existing). Product shall be hot dip galvanized.
8. After concrete has reached design strength, or as approved by engineer, structure can be lowered the $\frac{1}{4}$ " and shoring removed.
9. Install bolted connection of column base to existing timber column per Simpson Strong Tie bolted connection requirements.

1.05 Column #4 / Replacement Stem Wall - (see drawings and photos for additional descriptions).

1. Column #4 supports exterior decks and structure.
2. Connecting beam and decking shall be shored and supported such that all load is removed from the footing and structure lifted approximately $\frac{1}{4}$ ".
3. Remove synthetic decking, planter timbers and dig back soil to enable work. Replace decking, timbers and soil when forms are removed. Adjust length of decking and timbers as needed to meet concrete wall.
4. Existing timber column shall be saw cut and removed at an elevation approximately 3' above existing footing.
5. Cut and remove existing column base connector.
6. The existing stem wall footing shall be extended up 3' to a finished elevation $\frac{1}{4}$ " below the saw cut end of existing timber to remain, starting at the existing structure wall and extending out 1' past the column location. See drawings for reinforcing steel requirements.
7. A Simpson Strong Tie Column Base wet set in concrete wall (CB88 or equal product sized to match existing). Product shall be hot dip galvanized.
8. After concrete has reached design strength, or as approved by engineer, structure can be lowered the $\frac{1}{4}$ " and shoring removed.

9. Install bolted connection of column base to existing timber column per Simpson Strong Tie bolted connection requirements.
10. Scratch coat new concrete stem wall for protection from environmental conditions.

1.06 Column #5 - (see drawings and photos for additional descriptions).

1. Column #5 supports exterior decks and structure.
2. Connecting beam and decking shall be shored and supported such that all load is removed from the footing and structure lifted approximately $\frac{1}{4}$ ".
3. Existing timber column shall be removed to two feet above the existing second floor balcony deck and replaced with a 6 $\frac{3}{4}$ " x 7 $\frac{1}{2}$ " Boise GLULAM column or approved equivalent. See structural details drawing for splice detail.
4. Beams between building and column on first two balconies shall be removed and replaced with 6 $\frac{3}{4}$ " wide by 9" deep Boise GLULAM beams or approved equivalent. See structural details drawing for connection details. Install scratch coat wherever stucco is damaged from beam removal and replacement.
5. Paint replacement column and decking to match existing. Specified paint is Sherwin Williams "Woodscape" exterior full bodied stain.

1.07 Column #6 – (see drawings and photos for additional descriptions).

1. Column #6 supports exterior decks and structure.
2. Connecting beam and decking shall be shored and supported such that all load is removed from the footing and structure lifted approximately $\frac{1}{4}$ ".
3. Remove soil and abutting landscape timber, not railroad tie retaining walls.
4. Existing timber column shall be saw cut and removed at an elevation approximately 3' above existing footing.
5. Cut and remove existing column base connector.
6. A 12" diameter concrete column shall be formed and poured on the existing footing and extends to a finished elevation $\frac{1}{4}$ " below the saw cut end of existing timber to remain. See drawings for reinforcing steel requirements.
7. A Simpson Strong Tie Column Base wet set in concrete column (CB88 or equal product sized to match existing). Product shall be hot dip galvanized.
8. After concrete has reached design strength, or as approved by engineer, structure can be lowered the $\frac{1}{4}$ " and shoring removed.
9. Install bolted connection of column base to existing timber column per Simpson Strong Tie bolted connection requirements.

1.08 Stairway Stringer - (see drawings and photos for additional descriptions).

1. Block stairway to prevent use. Provide signage informing owners and guests that this stairway is CLOSED.
2. Remove steel treads and save for re-attachment.
3. Remove hand rail and save for re-attachment.
4. Provide and install select structural douglas fir or GLU-LAM beam. Provide product submittal to engineer for approval prior to ordering. Match size. Contractor to field verify.
5. Prior to installation of field cut stair stringer, prep and paint all surfaces with specified paint. Specified paint is Sherwin Williams "Woodscape" exterior full bodied stain.
6. Install new stringer to match location and attachment methods of previous stringer.
7. Reinstall steel treads and handrail.

2.00 PRODUCTS

2.01 Column and Stringer Materials.

- A. All column and stair stringer materials are to match existing materials which shall be field verified by the contractor. Preliminary examinations indicated the following sizes and materials:
- Stringer:
 - Timber (select structural douglas fir)
 - 8' Long
 - 6" x 12"
 - Concrete Columns:
 - See Cast-In-Place Concrete spec (Section 03300)
 - See attached plans
 - Timber Columns:
 - Glulam (Boise Cascade 24F-V4 or approved equal)
 - Varying lengths (field verify)
 - Varying dimensions (field verify)
- B. Auxiliary Materials: Follow attached details for splicing, foundation, and supports construction. Requirements are as follows:
1. Splices: To be determined on a case-by-case basis.
 2. Bolts: To be determined on a case-by-case basis.
 3. Foundations: To be determined on a case-by-case basis.

3.00 EXECUTION

3.01 Column and Stringer Replacement

- A. Remove specified lengths of existing columns and stringer. Maintain required supports (shoring) to carry load previously carried by column or stringer for entire time column or stringer is not in place. All waste material shall be disposed of off site in a legal manner.
- B. Clean foundations and surrounding areas (where reasonable) of all dirt and other deleterious material prior to proceeding with new column installation. Engineer will verify integrity of existing foundation and connector plates.
- C. Install new materials per plans. This may include concrete foundation caps, new columns and stringers, splice plates, foundation connections plates, and new support plates.
- D. Sand and paint new bases and paint new splice plates. Sand and repaint existing columns where applicable to match new column bases. Repaint existing foundation connector plates and splice plates where applicable.

End of Section

PHOTOS



Photo 1: Column #1



Photo 2: Column #1 Footing



Photo 3: Column #2



Photo 4: Column #3



Photo 5: Column #4



Photo 6: Stem Wall Column #4 Bears On



Photo 7: Column #5



Photo 8: Existing Splice in Column #5



Photo 9: Column #5 Connection with Deck



Photo 10: Column #6



Photo 11: Stairwell Stringer

BID DOCUMENTS

ADVERTISEMENT FOR BIDS

Wood Creek Lodge will be accepting separate sealed BIDS for:

Structural Rehabilitation

The work of this project will include the removal and replacement of identified timber columns and stairwell stringers. The project will require structural shoring on a temporary basis while the work is performed.

Bids will be received by Wood Creek Lodge, through the engineer, until 10:00 AM on December 7, 2015 at which time they will be opened and bid tabulations prepared and provided to all bidders.

Bidding contractors shall submit a tentative shoring plan or at minimum a summary of how the structure will be shored up during the work, along with their bid.

Electronic PDF construction documents are available to be sent via email at no cost. Hard copies are available to be delivered FedEx after receipt of a non refundable \$50.00 fee.

Copies of the Contract Documents may be obtained after November 16, 2015 from:

SGM, Inc.,
103 W. Tomichi Ave Suite A
Gunnison, CO 81230
(970) 641-5355

Electronic copies of the bid documents can be received via email request. Send email requests to:

Jerry Burgess P.E. at jerryb@sgm-inc.com

Luke Schumacher at lukes@sgm-inc.com

Instructions to Bidders

1. Defined Terms.

Terms used in these Instructions to Bidders are defined in the Standard General Conditions of the Construction Contract, NSPE-ACEC Document 1910-8, CSI 56465 (2002 editions). The term "Successful Bidder" means the lowest, qualified, responsible Bidder to whom Owner (on the basis of Owner's evaluation as hereinafter provided) makes an award.

2. Copies of Bidding Documents.

2.1. Complete sets of the Bidding Documents in the number and for the deposit sum, if any, stated in the Advertisement or Invitation may be obtained from Engineer.

2.2. Complete sets of Bidding Documents shall be used in preparing Bids: neither Owner nor Engineer assume any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.

2.3. Owner and Engineer in making copies of Bidding Documents available on the above terms do so only for the purpose of obtaining Bids on the Work and do not confer a license or grant for any other use.

3. Qualifications of Bidders.

To demonstrate qualifications to perform the Work, each Bidder must be prepared to submit within five days of Owner's request written evidence such as financial data, previous experience and evidence of authority to conduct business in the jurisdiction where the Project is located. Each Bid must contain evidence of Bidder's qualification to do business in the state where the Project is located or covenant to obtain such qualification prior to award of the contract.

4. Examination of Contract Documents and Site.

4.1. Before submitting a Bid, each Bidder must (a) examine the Contract Documents thoroughly, (b) visit the site to familiarize himself with local conditions that may in any manner affect cost, progress or performance of the Work, (c) familiarize himself with federal,

state and local laws, ordinances, rules and regulations that may in any manner affect cost, progress or performance of the Work; and (d) study and carefully correlate Bidder's observations with the Contract Documents.

4.2. There will be no scheduled pre-bid meeting. A site visit can be scheduled with Crested Butte Lodging & Property Management President Wanda Bearth at (970) 349-2400.

4.3. The lands upon which the Work is to be performed, rights-of-way for access thereto and other lands designated for use by Contractor in performing the Work are identified in the Contract Documents or Drawings.

4.4. The submission of a Bid will constitute an incontrovertible representation by the Bidder that he has complied with every requirement of this Article 4 and that the Contract Documents are sufficient in scope and detail to indicate and convey understanding of all terms and conditions for performance of the Work.

5. Interpretations.

All questions about the meaning or intent of the Contract Documents shall be submitted to Engineer in writing. Replies will be issued by Addenda mailed or delivered to all parties recorded by Engineer as having received the Bidding Documents. Questions received less than four days prior to the date for opening of Bids will not be answered. Only questions answered by formal written Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

6. Bid Security.

6.1. Bid Security shall not be required

7. Contract Time.

The number of days within which, or the date by which, the Work is to be completed (the Contract Time) is set forth in the Contract Agreement. A tentative construction schedule is to be submitted with bid.

8. Liquidated Damages.

Provisions for liquidated damages, if any, are set forth in the Agreement.

9. Substitute Material and Equipment.

The Contract, if awarded, will be on the basis of material and equipment described in the Drawings or specified in the Specifications without consideration of possible substitute or "or equal" items. Whenever it is indicated in the Drawings or specified in the Specifications that a substitute or "or-equal" item of material or equipment may be furnished or used by Contractor if acceptable to Engineer, application for such acceptance will not be considered by Engineer until after the "effective date of the Agreement".

10. Subcontractors, etc.

10.1. If required the identity of certain Subcontractors and other persons and organizations to be submitted to Owner in advance of the Notice of Award. The apparent Successful Bidder, and any other Bidder so requested, will within seven days after the day of the Bid opening submit to Owner a list of all Subcontractors and other persons and organizations (including those who are to furnish the principal items of material and equipment) proposed for those portions of the Work as to which such identification is so required. Such list shall be accompanied by an experience statement with pertinent information as to similar projects and other evidence of qualification for each such Subcontractor, person and organization if requested by Owner. If Owner or Engineer after due investigation has reasonable objection to any proposed Subcontractor, other person or organization. Either may before giving the Notice of Award request the apparent Successful Bidder to submit an acceptable substitute without an increase in Bid price. If the apparent Successful Bidder declines to make any such substitution, the contract shall not be awarded to such Bidder. But his declining to make any such substitution will not constitute grounds for sacrificing his Bid Security. Any Subcontractor, other person or organization so listed and to whom Owner

or Engineer does not make written objection prior to the giving of the Notice of Award will be deemed acceptable to Owner and Engineer.

10.2. No Contractor shall be required to employ any Subcontractor, other person or organization against whom he has reasonable objection.

11. Bid Form.

11.1. The Bid Form is attached hereto; additional copies may be obtained from Engineer.

11.2. Bid Forms must be completed in ink or by typewriter. The Bid price of each item on the form must be stated in words and numerals; in case of a conflict, words will take precedence.

11.3. Bids by corporations must be executed in the corporate name by the president or a vice-president (or other corporate officer accompanied by evidence of authority to sign) and the corporate seal must be affixed and attested by the secretary or an assistant secretary. The corporate address and state of incorporation shall be shown below the signature.

11.4. Bids by partnerships must be executed in the partnership name and signed by a partner whose title must appear under the signature and the official address of the partnership must be shown below the signature.

11.5. All names must be typed or printed below the signature.

11.6. The Bid shall contain an acknowledgment of receipt of all Addenda (the numbers of which shall be filled in on the Bid Form).

11.7. The address to which communications regarding the Bid are to be directed must be shown.

12. Submission of Bids.

Bids shall be submitted at the time and place indicated in the invitation to Bid and shall be included in an opaque sealed envelope, marked with the Project title and name and address of the Bidder and accompanied by the Bid Security and other required documents. If the Bid is sent through the mail or other delivery system the sealed envelope shall be enclosed in a separate envelope with the notation "BID ENCLOSED" on the face thereof.

13. Modification and Withdrawal of Bids.

13.1. Bids may be modified or withdrawn by an appropriate document duly executed (in the manner that a Bid must be executed) and delivered to the place where Bids are to be submitted at any time prior to the opening of Bids.

13.2. If, within twenty-four hours after Bids are opened, any Bidder files a duly signed written notice with Owner and promptly thereafter demonstrates to the reasonable satisfaction of Owner that there was a material and substantial mistake in the preparation of his Bid, that Bidder may withdraw his Bid and the Bid Security will be returned. Thereafter, that Bidder will be disqualified from further bidding on the Work.

14. Opening of Bids.

Bids will be opened just after bids are due at engineers' office and all bidders informed of results via email.

15. Bids to Remain Open.

All Bids shall remain open for sixty days after the day of the Bid opening, but Owner may, in his sole discretion, release any Bid and return the Bid Security prior to that date.

16. Award of Contract.

16.1. Owner reserves the right to reject any and all Bids, to waive any and all informalities and to negotiate contract terms with the Successful Bidder, and the right to disregard all nonconforming, no responsive or conditional Bids. Discrepancies between words and figures will be resolved in favor of words.

Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum.

16.2. In evaluating Bids, Owner shall consider the qualifications of the Bidders, whether or not the Bids comply with the prescribed requirements and alternates, unit prices requested in the Bid forms and construction schedule. It is Owner's intent to accept alternates (if any are accepted) in the order in which they are listed in the Bid form but Owner may accept them in any order or combination.

16.3. Owner may consider the qualifications and experience of Subcontractors and other persons and organizations (including those who are to furnish the principal items of material or equipment) proposed for those portions of the Work as to which the identity of Subcontractors and other persons and organizations must be submitted as provided in these instructions. Operating costs, maintenance considerations, performance data, and guarantees of materials and equipment may also be considered by Owner.

16.4. Owner may conduct such investigations as he deems necessary to assist in the evaluation of any Bid and to establish the responsibility, qualifications and financial ability of the Bidders, proposed Subcontractors and other persons and organizations to do the Work in accordance with the Contract Documents to Owner's satisfaction within the prescribed time.

16.5. Owner reserves the right to reject the Bid of any Bidder who does not pass any such evaluation to Owner's satisfaction.

16.6. If the contract is to be awarded it will be awarded to the lowest Bidder whose evaluation by Owner indicates to Owner that the award will be in the best interests of the Project.

16.7. If the contract is to be awarded. Owner will give the Successful Bidder a Notice of Award within sixty days after the day of the Bid opening.

17. Performance and Other Bonds.

Paragraph 8 and 9 of the Construction Agreement set forth Owner's requirements as to performance and other Bonds. When the Successful Bidder delivers the executed Agreement to Owner it shall be accompanied by the required Contract Security.

18. Signing of Agreement.

When Owner gives a Notice of Award to the Successful Bidder, it will be accompanied by at least three unsigned counterparts of the Agreement and all other Contract Documents. Within fifteen days thereafter Contractor shall, sign and deliver at least three counterparts of the Agreement to Owner with all other Contract Documents attached. Within ten days thereafter Owner will deliver all fully signed counterparts to Contractor. Engineer will identify those portions of the Contract Documents not fully signed by Owner and Contractor and such identification shall be binding on all parties.

BID FORM

Proposal of Big C Builders (hereinafter called "BIDDER"), organized and existing under the laws of the State of Colorado, doing business as Big C Builders *, to **Wood Creek Lodge**, (hereinafter called "OWNER").

In compliance with your Advertisement for Bids, BIDDER hereby proposes to perform all WORK for the construction of the **Wood Creek Lodge Structural Rehabilitation** in strict accordance with the CONTRACT DOCUMENTS, within the time set forth therein, and at the prices stated below.

By submission of the BID, each BIDDER certifies, and in the case of a joint BID, each party has been arrived at independently, without consultation, communication, or agreement as to any matter relating to the BID with any other BIDDER or with any competitor.

BIDDER hereby agrees to commence WORK under this contract on or before a date to be specified in the NOTICE TO PROCEED and to fully complete the PROJECT no later than 60 days after issuance of the NOTICE TO PROCEED. BIDDER further agrees to pay as liquidated damages, the sum of **\$150.00** for each consecutive calendar day thereafter, as outlined in the Construction Agreement.

Bidder acknowledges receipt of the following ADDENDA:

No. _____ dated _____

No. _____ dated _____

No. _____ dated _____

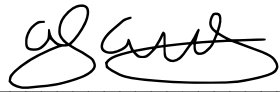
No. _____ dated _____

No. _____ dated _____

* Insert "a corporation", "a partnership", or "an individual", as applicable.

Total Bid: Twenty Two Thousand Two Hundred
(Written)
22,200
(Numeric)

Respectfully submitted:



Signature

PO Box 276 Gunnison, CO 81230

Address

Owner

Title

Big C Builders

Firm Name

970-275-8144

Telephone

(SEAL, if Bid is by a corporation)

ATTEST: _____
Name

Contractor's Bid Proposal
Wood Creek Lodge
Structural Rehabilitation
BASE BID ITEMS

Item #	Estimated Quantity	Unit	Description	Unit Price	Total Price
1	1	L.S.	Column #1 Removal and Replacement		2000
2	1	L.S.	Column #2 Removal and Replacement		2300
3	1	L.S.	Column #3 Removal and Replacement		2000
4	1	L.S.	Column #4 Removal and Replacement		3500
5	1	L.S.	Column #5 Removal and Replacement		2200
6	1	L.S.	Column #6 Removal and Replacement		2000
7	1	L.S.	Stairwell Stringer Removal and Replacement		3200
8	1	L.S.	Minor Contract Revisions	5,000.00	\$5,000.00

Contractor's Bid Proposal

TOTAL BID: \$ 22,200
Twenty Two Thousand Two Hundred
(written)

Submitted by: Big C Builders
company

authorized personnel

Ahren J Cattles

typed/printed

Owner

title

Date of Bid: 12-17-15

AGREEMENT DOCUMENTS

CONSTRUCTION AGREEMENT

THIS CONSTRUCTION AGREEMENT is made this ____ day of _____, 20____, by and between _____ (hereinafter referred to as "Builder"), and Wood Creek Homeowners Association, represented by Crested Butte Lodging & Property Management (hereinafter referred to as "Owner").

WITNESSETH:

WHEREAS, the Owner desires that Builder perform the duties of general contractor for the construction of certain improvements, namely the Wood Creek Lodge Structural Rehabilitation (hereinafter the "Project"); and

WHEREAS, Builder desires to perform such duties pursuant to the terms and conditions provided for in this Agreement; and

WHEREAS, the parties hereto desire to set forth certain understandings regarding the Project in writing.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Statement of Work. Builder agrees to manage and supervise the construction of the Wood Creek Lodge Structural Rehabilitation located in Gunnison County, Colorado, as directed by the Owner and pursuant to the City of Mt. Crested Butte Building Code (ICC 2009 International Building Code) and according to the plans and specifications approved by the Owner. Builder shall (a) furnish all tools, equipment, supplies, superintendence, transportation and other construction accessories, services and facilities; (b) furnish all materials, supplies, and equipment specified to be incorporated into and form a permanent part of the complete work; (c) provide and perform all necessary labor in a substantial and skillful manner and in accordance with the provisions of this Agreement; and (d) execute, construct and complete all work included in and covered by this Agreement.

2. Time of Commencement and Completion. Construction under this Agreement will begin no later than _____, and shall be completed by November 15, 2015 ("Completion Date"). The Completion Date may, at the Owner's sole discretion, be extended if approved by the Owner in writing. If, due to misconduct or neglect, Builder fails to complete the Project on or before the Completion Date, the Owner may deduct liquidated damages in the amount of \$150.00 from the contract price per day for each day Builder works beyond this date. It is understood by Builder and the Owner that actual damages caused by Builder's failure to complete this Agreement on time are impracticable or extremely difficult to fix, and that the per diem deduction from the contract price will be retained by the Owner as payment by Builder of liquidated damages, and not as a penalty.

3. Compensation. Owner shall pay and Builder shall receive the contract price of \$_____ as stipulated in the Notice of Award, attached to this contract as Exhibit A and incorporated herein by this reference, as FULL compensation for everything furnished and done by Builder under this Agreement, including all loss or damage arising out of the work or from the action of the elements; for any unforeseen obstruction or difficulty encountered in the prosecution of the work, including increased prices for or shortages of materials for any reason, including natural disasters; for all risks of every description associated with the work; for all expenses incurred due to the suspension or discontinuation of the work; and for well and faithfully completing the work as provided in this Agreement.

[ALT 3]. Time and Materials Payment. By the 15th day of each month, Builder will submit to the Owner invoices for all authorized costs incurred in the previous calendar month for the Project. The Owner agrees to pay Builder the amounts shown on all invoices by the 20th day of each month. If any amount remains unpaid by the 30th day of each month, or ten (10) days after Builder submits said invoices to the Owner, whichever is later, the Owner agrees to pay interest on said amount at the rate of 18% per annum until paid.

4. Draw Requests. Builder agrees to perform all work on the Project according to the schedules set forth in the approved Bid Proposal attached hereto as Exhibit B and incorporated herein by this reference. Builder shall submit progress reports to Owner or his designee showing actual costs incurred and work completed for each pay request. Builder shall also submit to the Owner monthly draw requests for all authorized costs incurred up to that date for the Project. Upon review and approval of the progress reports and draw requests by Mr. Benton or his designee, the Owner agrees to pay the Builder the amounts shown on all draw requests, minus a ten percent (10%) retainage, no later than the fifteenth (15th) business day following the date the draw request was submitted. Payments may be withheld if:

- A. Work is found defective and not remedied;
- B. Builder fails to meet schedules shown on Exhibit B, as may be amended by the actual construction commencement date.
- C. Builder does not make prompt and proper payments to subcontractors;
- D. Builder does not make prompt and proper payments for labor, materials, or equipment furnished;
- E. Another contractor is damaged by an act for which Builder is responsible;
- F. Claims or liens are filed on the job; or

G. In the opinion of the Owner, Builder's work is not progressing satisfactorily.

The Owner shall disburse the total retainage and the final draw request submitted by Builder upon acceptance of the Project as described in Paragraph 12 below.

5. Liability for Damages. The Owner, its officers, agents or employees, shall not in any manner be answerable or responsible for any loss or damage to the work or to any part of the work; for any loss or damage to any materials, building, equipment or other property that may be used or employed in the work, or placed on the worksite during the progress of the work; for any injury done or damages or compensation required to be paid under any present or future law, to any person, whether an employee of Builder or otherwise; or for any damage to any property occurring during or resulting from the work. Builder shall indemnify the Owner, its officers, agents and employees, against all such injuries, damages and compensation arising or resulting from causes other than the Owner's neglect, or that of its officers, agents or employees.

6. Inspection of Work and Materials.

- A. Owner or his designee may appoint and employ such persons as may be necessary to act as inspectors or agents for the purpose of supervising in the interests of the Owner's materials furnished and work done as the work progresses.
- B. The Owner shall at all times have unrestricted access to all parts of the work and to other places where or in which the preparation of materials and other integral parts of the work are being carried on and conducted.
- C. Builder shall provide all facilities and assistance required or requested to carry out the work of supervision and inspection by the Owner, including soil and material tests.
- D. Inspection of the work by the above-mentioned authorities or their representatives shall in no manner be presumed to relieve in any degree the responsibility or obligations of Builder.
- E. No material of any kind shall be used in the work until it has been inspected and accepted by the Owner. All rejected materials shall be immediately removed from the premises. Any materials or workmanship found at any time to be defective shall be replaced or remedied at once regardless of previous inspection. Inspection of materials shall be promptly made, and, where practicable, at the source of supply.
- F. Whenever the specifications, the instructions of the Owner or the laws, ordinances or regulations of any public authority require work to be specially tested or

approved, Builder shall give the Owner timely notice of its readiness for inspection, and if the inspection is by another authority, of the date fixed for the inspection.

7. Insurance. Builder shall not commence work under this Agreement until Builder has obtained all insurance required under this section and the insurance has been approved by the Owner or his designee. Similarly, Builder shall not allow any approved subcontractor to commence work on his or her subcontract until all similar insurance required of subcontractor has been so obtained and approved. The following insurance shall be required:

- A. Commercial General Liability Insurance: At a minimum, combined single limits of \$1,000,000 per occurrence and \$1,000,000 for general aggregate for bodily injury and property damage, which coverage shall include products/completed operations, independent contractors, and contractual liability each at \$1,000,000 per occurrence.
- B. Workers' Compensation and Employer's Liability: Workers' compensation insurance for all of Builder's employees engaged in work at the site of the project including occupational disease coverage in accordance with scope and limits as required by the State of Colorado.
- C. Comprehensive Automobile Liability Insurance: Including coverage for all owned, non-owned, and rented vehicles with \$1,000,000 combined single limit for each occurrence.

Wood Creek Lodge shall be named as an additional insured. All insurance policies must be written in a manner consistent with the requirements of the Standard Form Agreement. Certificates of insurance shall be issued prior to execution of the Notice to Proceed.

8. Performance Bond. To secure performance of Builder's obligations under this Agreement, the Builder shall provide the Owner with a Performance Bond in the amount of the full contract price. Prior to execution of this Agreement, the Builder shall provide the form of the Performance Bond to the Owner for its review and approval. The Owner shall be authorized to draw upon the Performance Bond to correct any default by Builder under this Agreement, which default shall be determined and substantiated by an Affidavit of Default signed by the Owner. The Performance Bond shall be held by the Owner through the one year warranty period specified in Paragraph 13 below.

9. Payment of Labor and Materials Bond. To secure performance of Builder's obligations under this Agreement to its subcontractors and suppliers, Builder shall provide the Owner with a Payment of Labor and Materials Bond in the amount of the full contract price. Prior to execution of this Agreement, the Builder shall provide the form of the Payment of Labor

and Materials Bond to the Owner for its review and approval. The Owner shall be authorized to draw upon the Payment of Labor and Materials Bond to correct any default by Builder under this Agreement, which default shall be determined and substantiated by an Affidavit of Default signed by the Owner. The Payment of Labor and Materials Bond shall be held by the Owner through the one year warranty period specified in Paragraph 13 below.

10. Notice to Proceed. Notice to Proceed shall be issued within ten (10) calendar days of the execution of this Agreement by all parties. If the Owner fails to issue such Notice to Proceed within that time limit, Builder may terminate the Agreement without further liability on the part of either party. Such notice of termination must be tendered in writing to the Owner. Additionally, the parties may mutually agree that the time for the Notice to Proceed may be extended.

11. Compliance with Laws. Builder and every subcontractor or person doing or contracting to do any work contemplated by this contract shall keep himself or herself fully informed of all national and state laws and all municipal ordinances and regulations in any manner affecting the work or performance of his or her contract or any extra work, and shall at all times observe and comply with such laws, ordinances and regulations, whether or not the laws, ordinances or regulations are mentioned in this contract, and shall indemnify the Owner, its officers, agents and employees, against any claim or liability arising from or based on the violation of any such laws, ordinances or regulations.

12. Certificates and Permits. Builder shall secure at Builder's own expense all necessary certificates, licenses and permits from municipal or other public authorities required in connection with the work contemplated by this Agreement or any part of this Agreement, and shall give all notices required by law, ordinance or regulation. Builder shall pay all fees and charges incident to the due and lawful prosecution of the work contemplated by this Agreement, and any extra work performed by Builder.

13. Termination. The Owner may, at its sole discretion, terminate this Agreement without liability in the event that Builder fails to provide the Performance Bond and/or Payment of Labor and Materials Bond, Certificates of Insurance required by Paragraph 7, or otherwise fails to meet the conditions precedent to issuance of the Notice to Proceed set forth in Paragraph 10 above. The Owner may also, at its sole discretion, on one week's notice to Builder, terminate this Agreement without liability before the completion date, and without prejudice to any other remedy the Owner may have, when Builder defaults in the performance of any provision, or fails to carry out the construction of the Project in accordance with the provisions of this Agreement.

14. Substantial Completion/Acceptance. The date of substantial completion of the Project shall be a date mutually agreed upon by the Owner and Builder. Upon the date of substantial completion, Builder or its engineer shall certify in writing that the improvements have been completed in conformance with the plans and specifications and submit to the Owner a

completed acceptance checklist utilizing a form approved by the Owner. Thereafter, and within thirty (30) business days after a request for final inspection by Builder, the Owner shall inspect the Project and notify Builder in writing and with specificity of their conformity or lack thereof to the plans and specifications. Builder shall make all corrections necessary to bring the Project into conformity with the plans and specifications. Once any and all corrections are completed, the Owner shall promptly notify Builder in writing that the Project is in conformance with the approved plans and specifications, and the date of such notification shall be known as the Acceptance Date. The Acceptance Date shall coincide with the commencement of the one year warranty period described in Paragraph 15 below. Within thirty (30) days of the Acceptance Date, the Owner shall pay Builder the amount shown on the final draw request; provided, however, that the amount of funds left from the contract price specified in the Notice of Award are sufficient to cover this amount.

15. Warranty. Builder shall warrant any and all improvements constituting the Project constructed for the Owner pursuant to this Construction Agreement for a period of twelve (12) months from the Acceptance Date as set forth in Paragraph 14 herein. Specifically, but not by way of limitation, Builder shall warrant that:

- A. Any and all improvements constituting the Project shall be free from any security interest or other lien or encumbrance; and
- B. Any and all structures so conveyed shall be free of any defects in materials or workmanship for a period of one (1) year, as stated above.

16. Corrections to Project. If, within one (1) year after the date of substantial completion, any of Builder's work on the Project is found to be not in accordance with the standards set forth in the preceding Paragraph 15, Builder shall, at Builder's expense, correct it promptly after receipt of a written notice from the Owner to do so unless the Owner has previously accepted such condition. Such notice shall be either delivered personally or by overnight express courier, or sent by registered or certified mail, postage prepaid, return receipt requested, and must be received by Builder as soon as practicable after the Owner discovers the defect or the loss or damage caused by such defect, but in no event later than the date that the warranty given hereby expires.

17. Modifications. The Owner may modify this Agreement with respect to the arrangement, character, alignment, grade or size of the work or appurtenances whenever in its opinion it shall deem it necessary or advisable to do so. Builder shall accept such modifications when ordered in writing by the Owner or his designee. Any such modifications shall not subject Builder to increased expense without equitable compensation, which compensation may be approved by the Owner. If any modification results in a decrease in the cost of work involved, an equitable deduction from the contract price shall be made. These deductions shall be determined by the Owner or his designee. The determination of any such additional compensation or

deduction shall be based on the bids submitted and accepted. No modifications in the work shown on the plans and described in the specifications shall be made, unless the nature and extent of the modifications has first been certified by the Owner in writing and sent to Builder.

18. Attorneys' Fees; Survival; Costs of Collection. Should this Agreement become the subject of legal action to resolve a claim of default in performance by any party, including the collection of past due amounts, the non-prevailing party shall pay the prevailing party's reasonable attorneys' fees, expenses, and court costs. All rights concerning remedies and/or attorneys' fees shall survive any termination of this Agreement.

19. Governing Law. The laws of the State of Colorado shall govern the validity, performance, and enforcement of this Agreement.

20. Assignment. This Agreement may not be assigned without the prior written consent of the non-assigning party.

21. Amendment. This Agreement shall not be amended, except by subsequent written agreement of the parties.

22. Entire Agreement. This Agreement, **along with any addendums and attachments hereto**, constitutes the entire agreement between the parties. The provisions of this Agreement may be amended at any time by the mutual consent of both parties. The parties shall not be bound by any other agreements, either written or oral, except as set forth in this Agreement.

23. Captions. The captions in this Agreement are inserted only for the purpose of convenient reference and in no way define, limit, or prescribe the scope or intent of this Agreement or any part thereof.

24. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

25. Invalid Provision. If any provisions of this Agreement shall be determined to be void by any court of competent jurisdiction, then such determination shall not affect any other provision hereof, all of which other provisions shall remain in full force and effect. It is the intention of the parties hereto that, if any provision of this Agreement is capable of two constructions, one of which would render the provision void, and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.

26. Notices. Written notices required under this Agreement and all other correspondence between the parties shall be directed to the following and shall be deemed received when hand-delivered or three (3) days after being sent by certified mail, return receipt

requested:

If to the Owner: Crested Butte Lodging & Property Management
PO Box 5013 / 701 Gothic Road
Mt. Crested Butte, CO 81225

If to Contractor:

27. Authority. Each person signing this Agreement represents and warrants that he is fully authorized to enter into and execute this Agreement, and to bind the party it represents to the terms and conditions hereof.

28. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which, when taken together, shall be deemed one and the same instrument.

WHEREFORE, the parties hereto have executed duplicate originals of this Construction Agreement on the day and year first written above.

[BUILDER]:

By _____
Name _____
Title _____

WOOD CREEK LODGE:

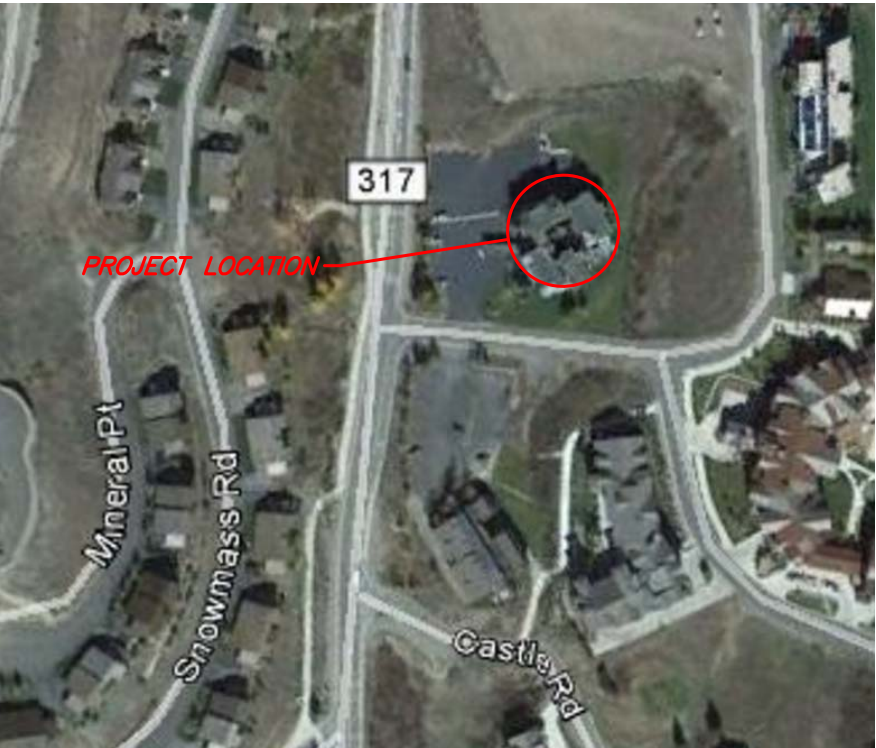
By _____

ATTEST:

DRAWINGS

Wood Creek Lodge

Structural Rehab



Vicinity Map

Scope of Work

Replacement of deteriorating structural features with new wooden or concrete columns/stairwell stringers.



CNCC 1-800-922-1987



103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355 www.sgm-inc.com

Project Engineer

Gerald E Burgess, P.E., 38250

Owner

Wood Creek Lodge

Project Contacts

Wanda Bearth
970-349-2400

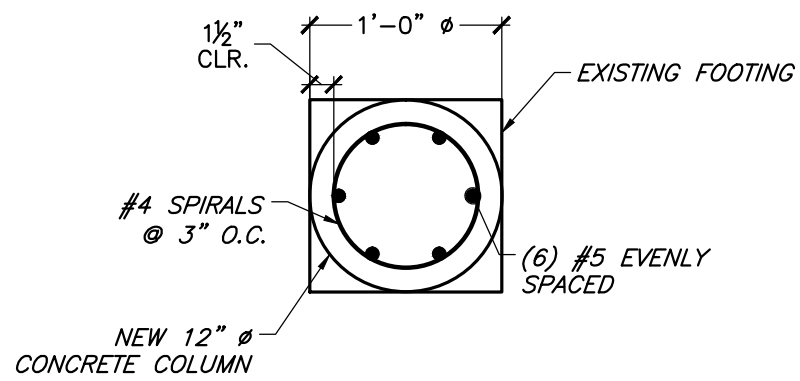
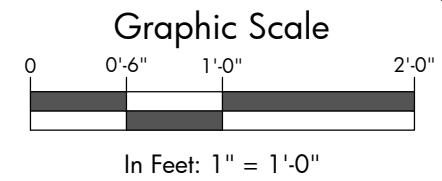
Bid Set

November 2015

Sheet Index

- Cover Sheet
- 1-2 Structural Details
- 3 Building Layout/Repair Locations

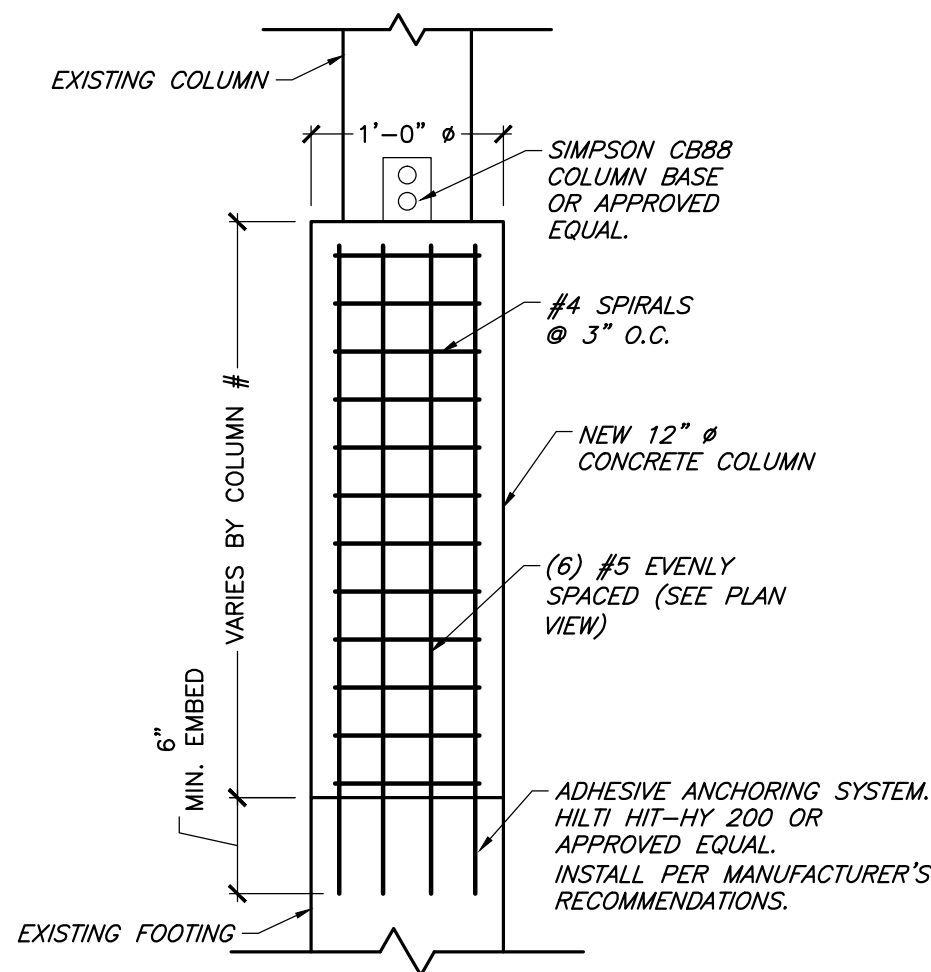
#	Revision	Date	By
1			



A
1

CONCRETE COLUMN
PLAN VIEW

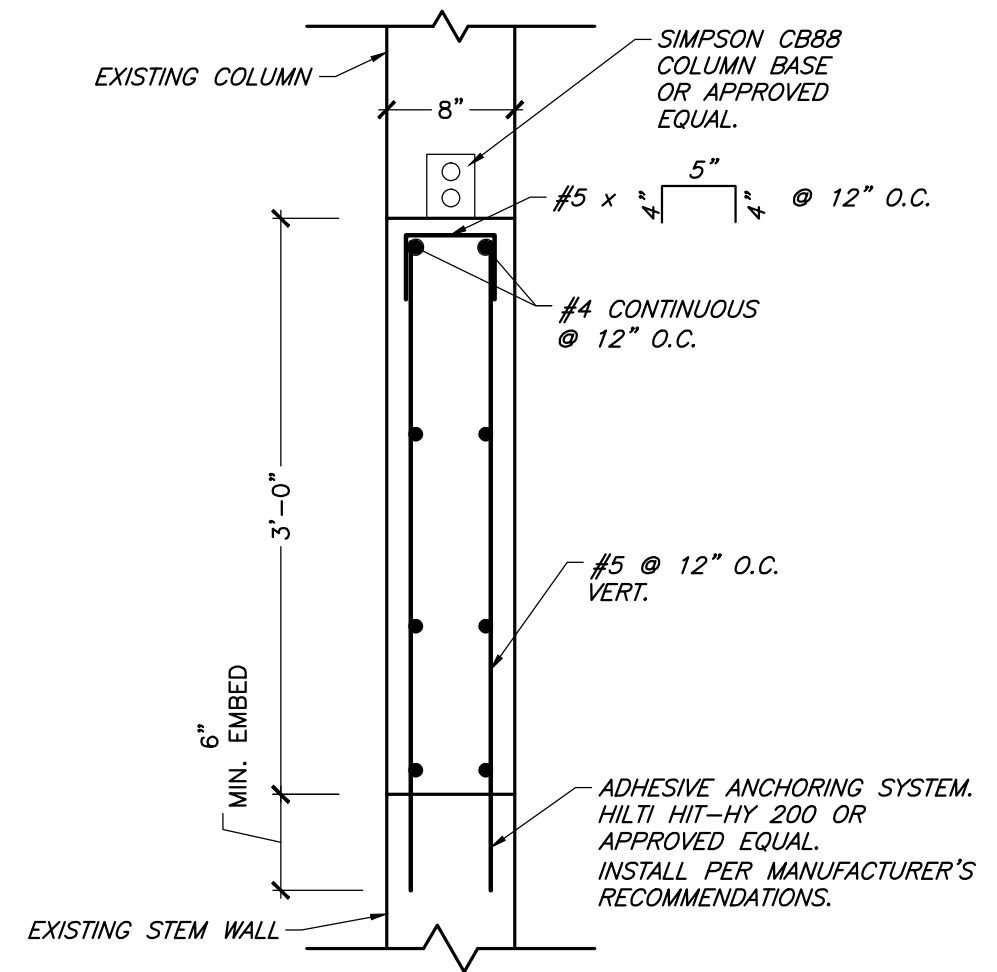
SCALE: 1" = 1'-0"



B
1

CONCRETE COLUMN
PROFILE VIEW

SCALE: 1" = 1'-0"



C
1

STEM WALL EXTENSION
CROSS SECTION

SCALE: 1" = 1'-0"

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Preliminary
Not For
Construction

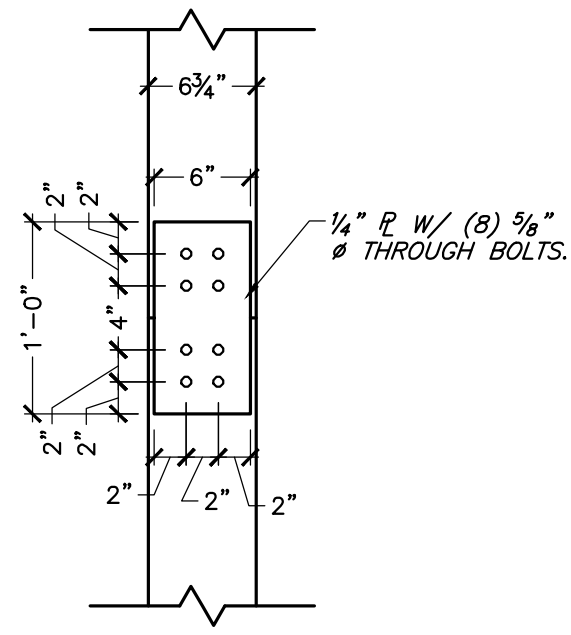
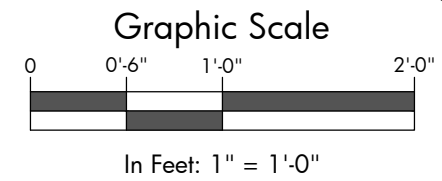


Wood Creek Lodge
Mt. Crested Butte

#	Revision	Date	By
1			
2			
3			
4			
5			

Structural Details

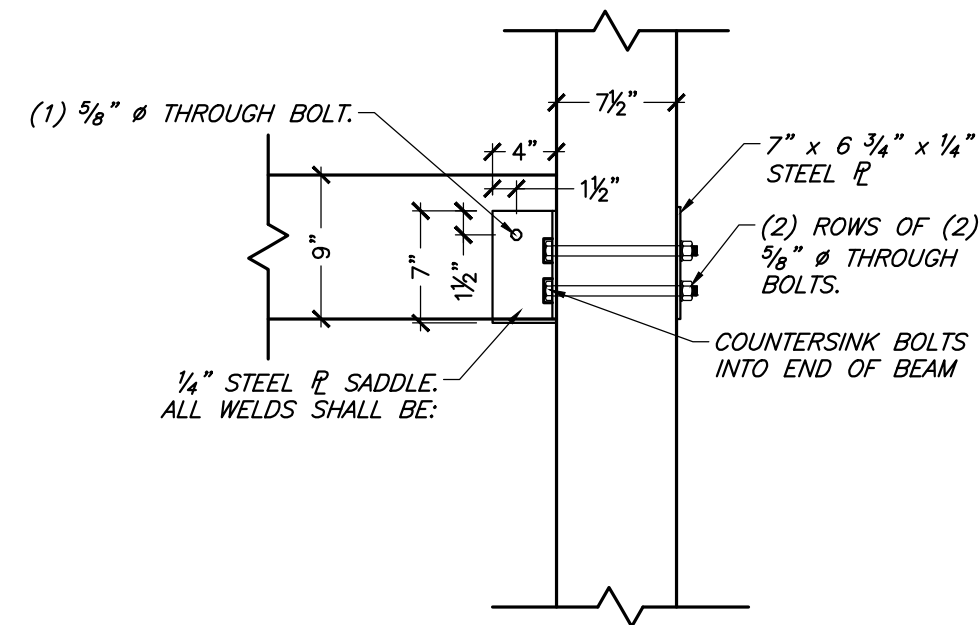
Job No.	2014-223
Drawn by:	LS
Date:	10/27/2015
QC:	JB
PE:	JB
File:	StrucCol



D
2

COLUMN #5 SPLICE

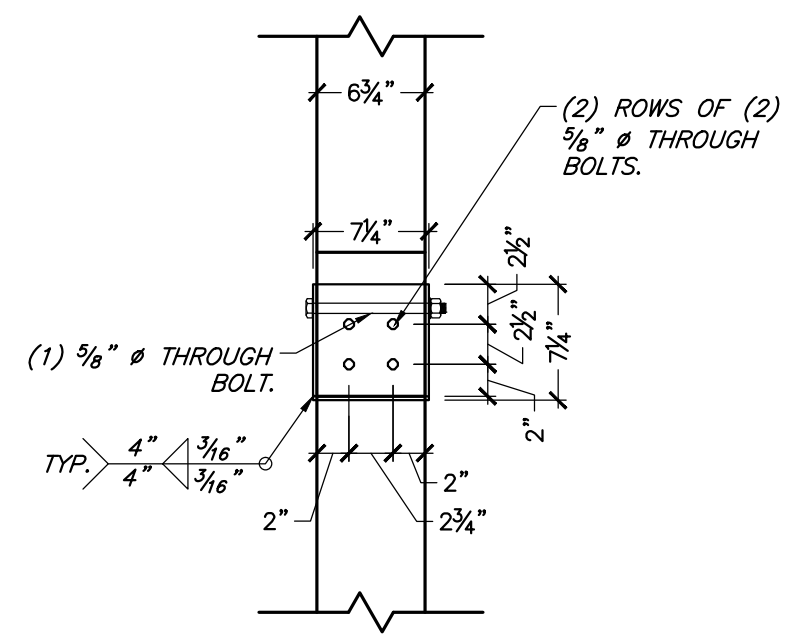
SCALE: 1" = 1'-0"



E
2

COLUMN #5 BEAM
HANGER SOUTH/NORTH
VIEW

SCALE: 1" = 1'-0"



F
2

COLUMN #5 BEAM
HANGER WEST/EAST
VIEW

SCALE: 1" = 1'-0"

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Preliminary
Not For
Construction

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

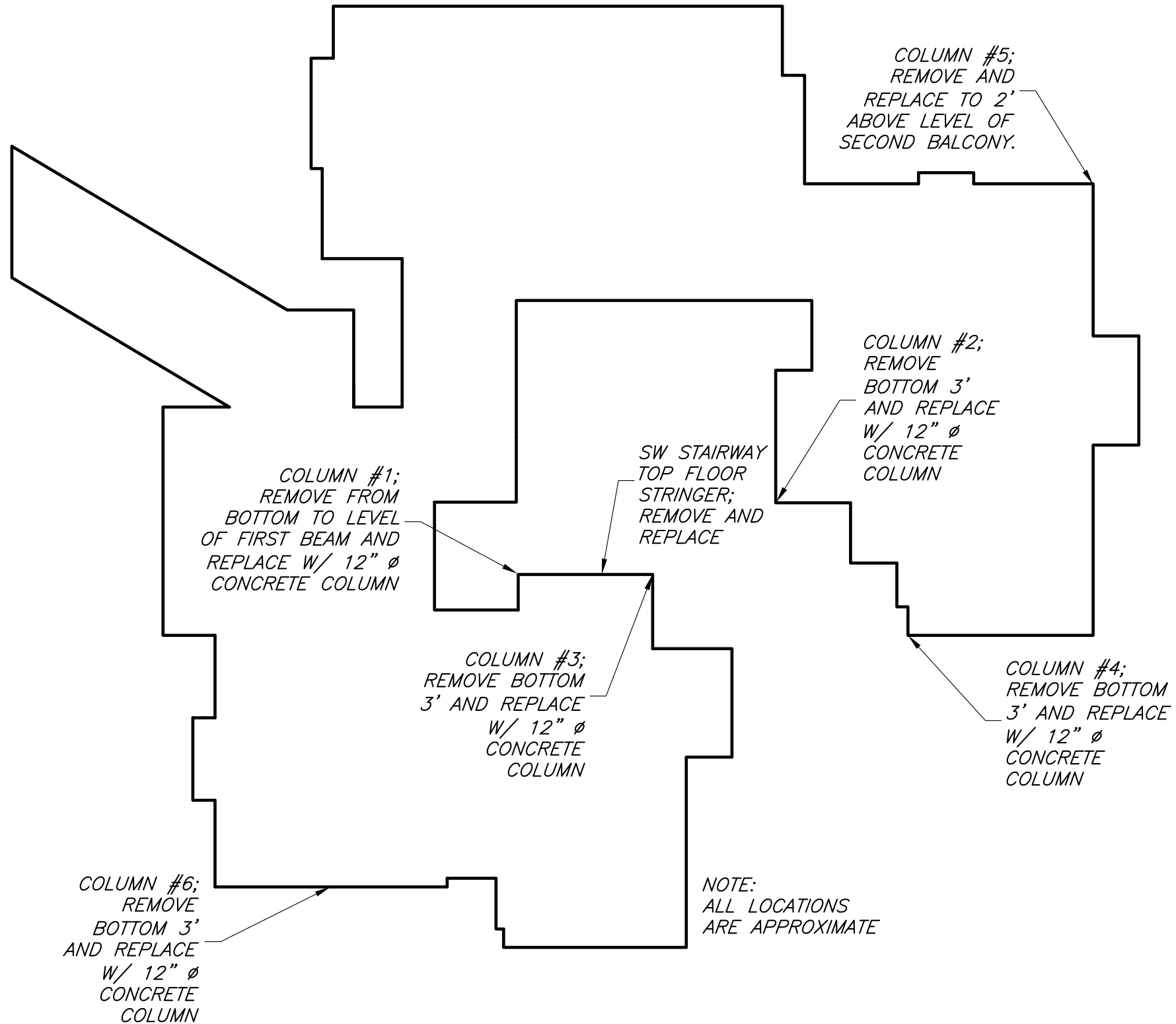
Wood Creek Lodge
Mt. Crested Butte

#	Revision	Date	By
1			
2			
3			
4			
5			

Structural Details (2)

Job No.	2014-223
Drawn by:	LS
Date:	10/27/2015
QC:	JB
PE:	JB
File:	StrucCol

I:\2014\2014-223-WoodCreekLodge\H_Dwgs\WoodCreek_BMarch.dwg Plotted: 11/4/2015 11:51 AM By: Luke Schumacher



A
1 **WOOD CREEK LODGE FOOTPRINT**
SCALE: 1" = 200'-0"

Preliminary
Not For
Construction



Wood Creek Lodge
Mt. Crested Butte

#	Revision	Date	By
1			

Building Layout/
Repair Locations

Job No.	2014 - 223
Drawn by:	LS
Date:	10/27/2015
QC:	JB
PE:	JB
File:	WoodCreek_BMarch