

New Bradford Town Hall
3622 E. Carvers Rock Road
Avalon, WI 53505

SPECIFICATIONS

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Inspection

MZIS

PO Box 123

Jefferson, WI 53549

920-675-9062

municipalzoningandinspection@gmail.com

Land Surveyor:

R.H. Batterman & Co.

2857 Bartells Drive

Beloit, WI 53511

608-365-4464

Ryan Rudzinski

rrudzinski@rhbatterman.com

Building Designer

Charles Demas

608-289-5455

planmansam@gmail.com

Description:

Town of Bradford will be building a new Townhall located next to the current Townhall. These specifications are to be used as a guide in the construction of the building. They are general specifications to be used for budget purposes only. Bids need to be based on these specifications and any alterations must be noted clearly in the bid documents.

Building Description

20' x 50' Single story building, frost walls, slab floor, trussed roof system

First Floor: 1,000 sq. ft.

Front Covered Porch 120 sq. ft

Owner's (Bradford Township) Responsibilities

Owner is responsible for all costs and scheduling of:

- Septic system – total system from building out including all permits
 - Plumbing contractor to connect to sewer piping to just outside building.
 - Any electrical (if required) to be part of electrical contract
- Well – to inside building, permits and well equipment
 - Electrical hook-up to be part of electrical contract
- Site engineering – to be provided by R.H. Batterman
 - Includes all required surveying to perform construction, obtain any zoning and permits, set building elevation for contractor.
- Finish painting (Labor & Materials)
 - Includes wall coloring, final trim & door finish (if required), Exterior painting (if required)

Land and Improvements:

- Land and improvements by Owner
- Any special charges for over lengths of gas or electric services to house will be paid for by Owner
- Any zoning fees, attorney fees, etc, in relationship to the land to be paid for by Owner
- Landscaping – all by Owner
 - Landscaping includes all retaining walls (L&M), planting beds, edgings, decorative planting bed covering, fabrics, etc

Construction Utilities:

- Electric and heat will be paid for by Owner

Awarded Contractor estimate to include all cost and labor for following items:

Building Permits:

- All building permits – Bradford township

Excavating, Drive and Site Work:

- **Contact R. H. Batterman for site plan**
- Foundation excavation site work:
 - Strip top soil
 - Excavate for foundation with grade set by R.H. Batterman
 - Backfill frost walls with material from foundation excavation
 - Rough grade and spread top soil
- Finish Grading per allowance
 - Allowance to include all material and labor to fine grade and seed (either by hand or hydro-seed) the disturbed area around the newly constructed home and the installed driveway areas.
- Erosion Control Installed as required by local municipalities

Foundation:

- Poured foundation: 3'-9" tall walls per plan (drain tile not required at this time)
- Any over length of frost walls due to unforeseen soil conditions will be evaluated at time of excavation as to additional cost that may be incurred to insure proper footing support.
- All wall ties snapped off prior to foam insulation being installed
- Frost wall to be insulated with 2" foam insulation per plans.

Concrete Work:

- Building floor: 4" thick concrete floor, machine troweled finish with sawed joints for controlled cracks over 6 mill vapor barrier
- 2" Rigid foam under concrete floor – taped seams
- Service walks per allowance – Allowance to include all labor, materials, sand base, etc.

Framing Specs:

- All lumber in contact with concrete to be treated materials
- 2 x 6 construction on the exterior of building using premium kiln dried studs on 16" centers covered with 7/16" OSB sheathing and ½" Tuff "R" foam over with taped joints.
- 2 x 4 construction on the interior walls on 16" centers
- State approved pre-engineered roof trusses on 24" centers
 - Engineering to remain on site for inspectors review and approval
- 5/8" plywood roof sheathing
- Aluminum soffits and fascia
- 7/16" OSB sheathing installed on the exterior gable ends
- **The exterior of the house will have ½" OSB sheathing and ½" foam insulation, with staggered joints and taped seams**
- All windows will have curtain blocks installed during framing
- Wind bracing to be implemented per plans

Windows:

- Vinyl Double-hung windows – Specify brand (Suggested brand – Alliance)
 - Low "E" glass with argon
 - Decorative grills between the glass per plans
 - Vinyl interior
 - White taupe hardware
 - Aluminum insect screen
- Window flanges sealed with window tape

Exterior Doors:

- Entry Doors – specify brand (suggested brands – Western or Thera-Tru)
 - S/N hinges (satin nickel)
 - White aluminum clad frame with primed interior
 - 7 1/8" jamb with crown line exterior trim (applied)
 - Compression weatherstrip
 - ADA sills
 - Lever type door handles – S/N (satin nickel)

Roofing, Gutters & downspouts:

- CertainTeed architectural shingles with limited lifetime warranty over 15# roofing paper
 - Option – Steel roof package (standing seam)
- Continuous ridge vent system with shingles applied over top
- Ice and water shield 36" up from the roof edge and valleys
- 5" K-Style seamless Aluminum gutters, .032 gauge aluminum
- 2x3 inch downspouts

Mechanicals:

- Include all mechanical contractor specifications with Bid indicating all that is included with their proposals, including any warranties that will be included.

Electrical:

- To include plans and permits
- (7) 1 x 4 LED ceiling lights
- (1) Bath fan / light combo, vented to exterior
- All required exit lights with egress lights per code
- (3) recessed can lights at front porch
- (1) wall mount light for Northside door
- (24) space panel with breakers
- Switches by (4) doors and (16) 20 amp outlets (interior)
- (1) 1-1/4" PVC pipe between existing building and new building for power and internet wiring.
- Foam all wire penetrations
- All light fixtures, dimmers, fans, bulbs, special switches required.

Heating and Cooling:

- Furnish and install one horizontal gas fired, forced air, single stage, high efficiency furnace (95% AFUE) with a healthy climate 16-10 MERV-high efficiency media air cleaner and a 3-ton central air conditioning unit (SEER 13.00) – Specify Brand
- Installation to include:
 - Gas pipe from the gas meter to the furnace with black iron pipe (will leave a "T" for other gas appliances)
 - Vent the furnace with two PVC pipes gable to rear of building
 - Duct work and registers to supply heating and cooling to all of the main floor rooms to be insulated as required
 - Digital heating/cooling thermostat
 - Required fresh air vent
 - One year free service on the equipment
 - Local HVAC permit

Plumbing:

- Provide and install drains, vents, water piping, and the fixtures as per print.
- PC to specify fixtures to be included.
- All fixtures white/chrome
- (2) hose Bibbs – Location TBD
- (1) Bosch Tronic 3000 T Electric Mini tank water heater (or spec equal)

Insulation:

- Exterior walls – R-21 HD Fiberglass batts with vapor barrier
 - Option - LaPolla 1-1/2" closed cell foam and R-13 formaldehyde free fiberglass batts and vapor barrier
- Accessible Ceilings – R-50 Climate Pro formaldehyde free blown fiberglass and vapor barrier
- All exterior wall and attic penetrations - polyurethane insulating foam
- Foam all doors and windows - polyurethane insulating foam
- Every truss space at soffit exterior walls and ceilings - vent chutes
- Exterior walls and ceilings - 6 mil visqueen
- 2" rigid foam insulation on foundation per plan
- 2" Rigid foam under concrete floor – taped seams
- Bathroom walls – R-11 formaldehyde free fiberglass batts

Interior Walls and Ceilings:

- All walls and ceilings to be drywall with light orange peel finish
- The corner beads will be square
- All windows to be drywalled returned (no trim)
- **All floors will be covered with rosin paper prior to the drywall being finish**
- All interior walls and ceilings to be primed and ready for Owner paint

Interior Trim and Doors:

- Interior doors: 3-panel solid core pre-painted (white)
- Casing: 9/16" X 2 1/4" Pre-finished (white) Colonial style
- Base: Commercial glue in place vinyl base
- All trim to be prefinished in controlled, dust free facility and will have second finish coat applied after it is installed by Owner
- Door hardware (ORB) oil rubbed bronze
 - Schlage Lever style handle sets

Finished Flooring Allowances:

- Provide flooring allowance using commercial grade LVT
 - Owner may elect to stain the concrete floor and apply finish floor at a later date.
- Allowance to include:
 - All flooring material (tile, wood, carpet, vinyl, etc.), floor preparation, fastening materials, glues, transition strips, reducers, delivery, deposits and installation of all.

Mirrors, towel bars, paper holders & Grab Bars Allowance:

- Provide an allowance for all towel bars, paper holders, mirrors, ADA grab bars at restroom (labor & materials).