

Scope of Work:

The Southwest Wisconsin Technical College (SWTC REF) Real-estate Foundation is seeking bids for the construction of a two story 26'-0" x 56'-0" duplex located at 1955 Brownwood Road, Fennimore. The unit contains two (2) 4-bedroom apartment units and will accommodate eight (8) residents.

The awarded contractor will partner with the Southwest Wisconsin Technical College (SWTC) Building Trades program to offer real-world, hands-on learning experiences. The SWTC Building Trades instructor will work with the awarded project lead to schedule tasks and time frames that best align with the program curriculum. While onsite, students will work closely with contractors to perform tasks related to constructing a new building. This collaborative effort will better prepare students for a future in trades-related employment while offering additional labor to the awarded contractor. The final project invoice should show a pre-discussed credit for any labor savings the SWTC Building Trades students and staff created.

For bidding purposes, the contractor shall bid the project as if all labor is included on the project. The contractor shall include the process they will include to track the labor provided by SWTC Building Trades students and how that labor will be credited back to the project.

Project Timeline- Contractor shall perform excavating and concrete work during September of 2023. Work will proceed throughout the school year, allowing students to work on all aspects of construction. The project shall be completed in May 2024.

Site Fencing – Contractor is responsible for installation of a temporary construction fence around the site's perimeter.

Site Utilities – Contractor is responsible for the cost of all site utilities.

Excavation – Contractor is responsible for all labor and material to strip the site of black dirt and stockpile on the lot north of the construction site. Dig foundation walls, backfill after concrete is up to strength, backfill interior of building with clean stone and bring exterior of site up to new grade level. Exterior should be to finish grade and seeded upon completion.

Concrete – Contractor is responsible for all labor and material to install 4'-0" frost walls, 4" concrete floor slabs, front door stoops, sidewalk from stoop to Brownwood road and an 8' x 10' patio for each building. Two-inch rigid foam with 4 mil plastic vapor barrier must be installed around the interior of the concrete frost walls and below the interior concrete slab.

Rough Carpentry – Contractor is responsible for the labor and materials to construct the walls and openings indicated on the plan. This includes the interior and exterior walls, insulation, floor joists, roof trusses, sheeting, stairway buildouts, exterior canopies, decking, blocking, and door & window rough openings.

Roofing – Contractor is responsible for labor and materials for a formed metal roofing panels with colored stone chip finish roof. Stone coated metal shingle color will be selected by SWTC staff. Roof material shall a minimum of 26-gauge steel including a 50-year manufacturer warranty.

Siding – Contractor is responsible for the labor and materials to install new vinyl siding and corresponding trims, colors will be selected by SWTC staff.

Soffit/Fascia/Gutters & Downspouts – Contractor is responsible for the materials to install new aluminum soffit, fascia, seamless gutters & downspouts, color selection by SWTC staff.

Insulation – Contractor is responsible for installation of R-19 batt insulation in the exterior walls, R-19 in floor trusses for sound control, blow in R-50 fiberglass insulation in the attic area, install 4 mil vapor barrier on exterior walls and ceiling, install proper vents in soffit, foam all penetrations through floors and attic, foam/pack all windows and doors.

Windows – Contractor is responsible for (6) 5' x 4' Energy Star Rated windows or equivalent. White vinyl sliding windows in each apartment.

Doors – Contractor is responsible for materials and labor to install the following items in each apartment; one (1) hollow metal exterior entrance door with u-factor of .25 or higher, four (4) 32" x 70" interior walk doors, six (6) 60" x 70" interior bifold doors, and one (1) 60" x 70" sliding glass doors Energy Star .25 or higher. All hardware shall be included for the doors.

Flooring – The contractor is responsible for installing a ¾ inch layer of self-leveling gypsum concrete to the second floor for sound-dampening purposes. The contractor shall provide and install luxury vinyl plank flooring in the kitchens, hallways, and bathrooms. Carpeting will be installed in each bedroom.

Drywall – Contractor is responsible for supplying material and installation of 5/8" drywall on all walls and ceilings, this includes all metal raised channel for a fire rated ceiling. All bathrooms will be moisture resistant drywall. The drywall will be mudded, taped, and finished ready to paint.

Painting – Contractor is responsible for supplying material and labor to prime all drywall and two layers of paint, the color will be selected by SWTC staff. Contractor will supply all material to stain the exterior columns and decks.

Finish Carpentry – Contractor is responsible for supplying material and labor to install all doors, windows, and trim.

Cabinetry – Contractor is responsible for supplying material and labor for the installation of the kitchen cabinetry, bathroom vanities, and laminate countertops.

Fire Extinguishers – Contractor will provide and install two fire extinguisher cabinets (one in each apartment).

Plumbing – Contractor is responsible for supplying material and labor to install the plumbing in each building.

Items included:

1. All hot water lines will be insulated that are run under floor per Wisconsin/IBC codes. Min 1" arm- a- flex taped and sealed.
2. When roughing into utility room you must coordinate with GC and other subs. It is a tight space and you have to make sure that all equipment has the required workable space and clearance.
3. Tub shower units 5' X 32" fiberglass units Aker GB60 or equal.
4. Molded vanity top will be by others. Vanity Faucet will be a Delta single handle or equal. All faucets and drain assemblies will be chrome finish.
5. The water heater will be a 50 gallon electric A.O. Smith or equal.
6. All water piping that is stubbed out the wall to receive a water shut off will be solid piping and securely fastened.
7. The kitchen sink will be a two whole stainless unit Elkay 3322 celebrity or equal. The faucet will be a single lever with pull out head for spray. The garbage disposal will be a sink orator pro series or equal.
8. The exterior wall hydrants will be placed by Wisconsin/ IBC codes with a Watts hose thread vacuum breaker and Woodford em17 wall hydrant.
9. Toilets will be a Kohler high rise or equal.
10. Single water meter will be installed in unit one.

Fixture Counts:

(4) Toilets, (4) Bathroom Sinks, (4) tub surrounds, (2) Kitchen Sinks, (2) Electric Water Heater, and Washer Supply Hoses. All plumbing fixtures shall be low flow.

HVAC – Heating will consist of an electric baseboard heat source, with at least one per room. Air conditioning source will consist of a modular "through wall" design air conditioning unit in each bedroom and one in each common space. Engineered drawings are included in this bid document. The contractor shall supply and install exhaust fans for each restroom along with a vented exhaust hood for each kitchen.

Electric – Contractor is responsible for supplying material and labor to install an electrical system per NEC code.

Items included:

1. All switches, outlets, and lighting will be placed according to code.
2. Service panel will be Square D QO or equal. The service panel will be placed in the utility room. Coordinate location with GC and other subs to comply with Wisconsin and NEC codes.
3. All switches and outlets will be contractor grade.

4. All bedrooms, living room, dining room and kitchen will be wired for ceiling fan and light.
5. Lighting allowance shall be provided to the owner.
6. Electrical contractor is responsible for electrical load calculation.
7. All required smoke/carbon monoxide detectors will supplied and installed by electrical contractor.
8. Each unit will have a garbage disposal and a dishwasher.
9. Please see "HVAC" for heat and cooling requirements.

General Conditions – Including, but not limited to: Supervision, equipment rental, dumpsters, etc.

