

REQUEST FOR PROPOSAL
For
CALHAN MODULAR BUILDING
PIKES PEAK LIBRARY DISTRICT
Colorado Springs, CO
PPLD RFP # 490-18-04

The Pikes Peak Library District (PPLD) invites qualified Pre-Manufactured Modular Building Vendors/Suppliers to submit a response to a Request for Proposal for the purchase, delivery, and complete set up of a modular building as specified herein for the purpose of establishing a library facility in the town of Calhan, Colorado.

Humphries Poli Architects, PC has been selected to provide design services for the building and overall site design.

Proposal deadline is **12:00 pm on October 3, 2018**

I. Terms & Conditions

A. General Terms and Conditions

1. **Purpose:** This RFP is seeking proposals from qualified Pre-Manufactured Modular Building Vendors/Suppliers to submit a response to a RFP for the purchase, delivery, and complete set up of a modular building as specified herein for the purpose of establishing a library facility in the town of Calhan, Colorado.

The general and detailed specifications are listed in Section II, A and B in this RFP.

PPLD has contracted with Humphries Poli Architects for building and site design. Site preparation by others.

2. **Interested Parties:** All interested firms are invited to submit a proposal in accordance with the terms, conditions, and specifications contained herein. An electronic version of this document can be accessed at:

<https://ppld.org/request-for-proposals>

3. **Sole Point of Contact:** Questions and requests for clarifications regarding this RFP must be addressed to **Gary Syling, Chief Facilities Management Officer at Pikes Peak Library District** via email at gsyling@ppld.org. Please provide the RFP number, title, and the words “question” and/or “clarification” in the subject area of the email. Questions and requests without this subject identification may be considered routine emails and may not get properly addressed.

All questions and answers, and/or requests for clarification will be published via an addendum to the RFP per the RFP Schedule below. Any responses by PPLD that are considered to be a change in the terms, conditions, and specifications of this RFP will be via published addendum. No communications of any kind may be considered a change to the terms, conditions, and specifications in this RFP unless received by the proposers via formal published addenda. Published addenda will be available at:

<https://ppld.org/request-for-proposals>

Gary Syling, PPLD Chief Facilities Management Officer, is considered the sole point of contact with regard to this RFP. No communication from any other source shall be considered by the proposer(s) as valid information with regard to these terms, conditions, and specifications.

4. **Tax Exemption:** PPLD, as a local government entity, is exempt from sales and use taxes. Bidders shall inform all prospective subcontractors and suppliers from whom they expect to obtain services or supplies of the tax-exempt status of PPLD. Following the contract award, an exemption certificate will be furnished by PPLD if the contractor requests.
5. **Expenses:** The PPLD assumes no liability for payment of expenses incurred by proposers in the preparation and submission of proposals in response to this invitation.
6. **Conflict of Interest:** Any contractual relationship with any PPLD personnel in the twelve (12) months preceding the distribution of this RFP, or any similar or potential conflicts of interest, may, at the sole discretion of the PPLD, be grounds for rejection of the proposal and/or termination of any contract awarded.

- 7. **Non-Discrimination:** The Contractor agrees not to refuse to hire, discharge, promote, or demote, nor to discriminate in matters of compensation against any person otherwise qualified, solely because of race, color, religion, national origin, gender, age, military status, sexual orientation, marital status, or physical or mental disability.
- 8. **Governing Law:** The laws of the State of Colorado shall govern any contract executed between the successful proposer and PPLD. Further, the place of performance and transaction of business shall be deemed to be in the County of El Paso, State of Colorado, and in the event of litigation, the exclusive venue and place of jurisdiction shall be the State of Colorado, and more specifically, El Paso County, Colorado.

9. **RFP Schedule:**

RFP Let.....Friday, September 14, 2018
 Deadline for final questionsFriday, September 21, 2018
 Questions/Answers published..... Wednesday, September 26, 2018
 Proposals due 12:00 p.m., Wednesday, October 3, 2018

10. **Tentative Project Schedule:**

Final Preparation of Conceptual DesignAugust 2018
 Land Preparation/Utilities..... October – December 2018
 Building Production – Placement* October 2018 – February 2019
 Grand OpeningMarch 2019

***Accelerated production and placement preferred, if possible.**

B. Proposal Preparation:

- 1. **Exceptions and Deviations:** Any exception to or deviations from these Terms & Conditions must be identified, in writing, on an attachment to the proposal submission. PPLD reserves the right to accept or reject, at its sole discretion, any exceptions or deviations by the proposer.
- 2. **Substantive proposals:** By submitting a proposal, the proposer guarantees that (a) its proposal is genuine and is not made in the interest of, or on behalf of, any undisclosed person, firm, or corporation; (b) it has not directly or indirectly induced or solicited any other respondent to put in a false or sham bid; (c) it has not solicited or induced any other person, firm, or corporation from proposing; and (d) it has not sought by collusion to obtain for itself any advantage over any other proposer or over PPLD.
- 3. **Subcontracting:** The contractor shall be responsible for the performance of all of its sub-contractors, sub-sub-contractors and consultants. The use of specific sub-contractors and consultants is subject to the approval of PPLD. The contractor is responsible for ensuring that all sub-contractors and consultants comply with all the terms of the contractor’s contract with PPLD.
- 4. **Insurance Requirements:** The successful proposer shall have the following insurance coverage. Proposers shall submit in their proposals, ACORD certificates and/or other proof of the insurances:
 - a. Worker’s Compensation in compliance with the requirement of the State of Colorado,
 - b. Liability Insurance in the amount of no less than \$1,000,000 per occurrence.

5. **Indemnification:** The proposer agrees to, and shall, defend, release, and indemnify, and save and hold harmless PPLD, its officer, agents, and employees from and against any and all damages to property or injuries to or death of any person or persons, including property and officers, employees, and agents of PPLD, and further agrees to, and shall, defend, indemnify, and save and hold harmless PPLD, its officers, agents, and employees, from and against any and all claims, costs, demands, liabilities, suits, actions, causes of action, and other legal or equitable proceedings of any kind or nature whatsoever, of or by anyone whomsoever, including, but not limited to claims arising out of and/or predicated upon negligence, breach of contract, tort, or strict liability, in any way resulting from, connected with, or arising out of the contractor's operations or performance in connection herewith, including operations or performance of subcontractors and suppliers and acts or omissions of officers, employees, or agents of the contractor or its subcontractors or suppliers.
6. **Schedule:** By submitting a proposal, the proposer guarantees that it will be able to comply with the overall elements of the project calendar, or must indicate an alternative timeline in the proposal, which will be vetted by PPLD, as to its feasibility and acceptability.
7. **Continuity:** By submitting a proposal the proposer guarantees that the key team members, including consultants and sub-contractors, if any, will remain assigned to PPLD's project for its duration. Exceptions must be approved in advance by PPLD.
8. **Proposal Submissions:** The proposal must be comprehensive and address all elements requested in Section II Scope of the Project. To assure that the information provided can be readily identified, the proposal must include, but not limited, to the submission of the following signed documents:
 - a. Addendum A- PROPOSAL COVER SHEET
 - b. Addendum B- CHECKLIST, QUESTIONNAIRE, AND PRICING
 - c. Addendum C- IMMIGRATION CLAUSE FOR CONTRACTS

The following information must be included in the proposal submission:

- a. Name of company or companies, including address, telephone number, email address, website URL, and contact person's name
- b. Evidence of Workers' Compensation Insurance
- c. Evidence of Liability Insurance in the amount of no less than \$1,000,000 per occurrence
- d. List of exceptions and deviations (if any)
- e. Proof of Eligibility to work in State of Colorado
- f. **References:** References from three (3) or more recent projects of similar scope and type, particularly libraries.
- g. **Fees:** State your cost to complete the described services, including any and all fees
- h. **Claims/Litigation:** List any claims, litigation, or other issues filed or pending against your firm in the past 5 years.

(All of the items listed above under Section 8 point a through h are specifically addressed in Addendums A and B of this RFP).

9. **Signatures:** The proposal must be signed by an officer of the proposing company.

10. **Withdrawal of Proposal:** A Proposer may withdraw its own proposal at any time prior to the proposal due date and time as identified herein. After that date and time, no proposal may withdraw its proposal for any reason. All proposals shall be valid for a period not less than 90 calendar days after the proposal due date.
11. **Proposal Submissions:** Proposals are to be submitted via e-mail and identified with the proposal number and title, on the forms provided herein, with all attachments, no later than 12:00 pm local time on Wednesday, October 3, 2018, to:

Gary Syling at gsyling@ppld.org

A complete submission includes all required components, as stated in this document.

B. Selection Provisions:

1. **Selection:** It is the intent of the PPLD to select only responsible and responsive firms.
2. **Right of Acceptance and Rejection:** PPLD reserves the right to accept or reject any or all proposals and to waive any formalities, informalities, and deviations, which, in its opinion, best serve the interests of the PPLD. PPLD is not bound to accept the lowest priced proposal.
3. **Negotiation:** PPLD reserves the right to negotiate terms and conditions of the contract with the winning vendor.
4. **Basis of Award:** An evaluation team will judge the merit of proposals received in accordance with the general criteria defined within this invitation. The recommendations of this team may be forwarded to the Board of Trustees for approval and execution. The following criteria will be taken into consideration when making evaluations of proposals. This list is not intended to be exhaustive:
 - a. Completeness of Proposal
 - b. References
 - c. Company Qualifications and History
 - d. Cost/Fees
 - e. Warranties
 - f. Any other items deemed in the best interests of PPLD.
5. **Contract Formation:** Following selection of a proposal, the vendor will be required to enter into a written contract with PPLD.

If you have a formal or standard contract that you typically use with such projects, please attach a copy to this Proposal.

If, in PPLD's sole discretion, the selected proposer has not executed the contract documents within a reasonable time after selection, PPLD reserves the right to rescind the award and select another contractor.
6. **Cancellation:** PPLD reserves the right to cancel the contract, in whole or in part, due to failure of the project team to carry out any term, promise, or condition of the contract. PPLD will issue a written notice of default for acting or failing to act, in the opinion of PPLD, as in any of the following:
 - a. Failure to perform adequately the services required by the contract
 - b. Failure to perform the required work within the time stipulated in the contract, unless mutually agreed in writing otherwise

In the event of cancellation, the vendor will be provided a reasonable opportunity to correct the default prior to the exercise of the above mentioned remedies.

II. Scope of the Project

A. General Specifications

1. All prices shall include manufacture, delivery, above grade set-up, anchor/ tie-down, vinyl skirting and three (3) year warranty on mechanical equipment. Overall one (1) year warranty on the remainder of the facility.
2. Layout must be able to obtain occupancy by the Calhan Building Department. The manufacturer is required to develop and stamp drawings to ensure the technical requirements of these specifications and all requirements imposed by the applicable codes are met. The bid is to include all permit fees. The bid will also include the application for all permits. The building must meet ADA requirements, local wind load design requirements, meet state and local codes, and conform to other specifications outlined below.
3. The awarded modular building must be delivered and installed on the designated PPLD site as follows:
 - a. TBD Calhan Highway, Calhan, Colorado on or about TBD as directed by PPLD.
 - b. Final trim out of the modular building must be completed within two (2) weeks of delivery.
4. Bidder is to provide an all-inclusive cost for Manufacture, Transportation, Placement, and Installation of Modular Building at the Calhan site. The unit shall be able to be relocated and movable. The successful bidder is responsible for final connection of utilities to the unit.
5. Notice to Proceed: The successful bidder shall within five (5) days of Notice to Proceed, prepare and submit to PPLD a practicable schedule showing the proposed activities.
6. Detailed specifications (Exhibit 1) outline the desired quality and configuration of the modular unit. The successful bidder may substitute other standard materials of similar quality and configuration that meet the same intent of what is specified with approval of the Owner and the Owner's Architect.

B. Detailed Specifications

The detailed specifications are broken out in Exhibit 1. The mandatory floor plan and elevation for the unit is attached as Exhibit 2. Dimensions are based on desired outcome, manufacturer's standard sizes (such as for windows) are acceptable if similar and overall configuration is similar.

**ADDENDUM A
PIKES PEAK LIBRARY DISTRICT
RFP #490-18-04
PROPOSAL COVER SHEET**

I. GENERAL INFORMATION

1. **FIRM NAME** _____
2. **ADDRESS** _____

3. **PHONE** _____
5. **E-MAIL AND WEBSITE** _____
6. **CONTACT** _____

I. STATEMENT OF MINIMUM QUALIFICATION

I, _____ (printed name) hereby declare
that I am the _____ (title) of

_____ (name of firm) submitting
this profile and declaration, and that I am duly authorized to sign this profile and declaration
on behalf of the above named firm. All information set forth in this profile and declaration and
all attachments hereto are, to the best of my knowledge, true, accurate, and complete as of the
submission date.

The signer further certifies that (please initial):

- a. _____ The Company has carefully examined all instructions, requirements,
specifications, and terms and conditions of the RFP for which this proposal is submitted.
The company understands all instructions, requirements, specifications, and terms and
conditions of the RFP, and hereby offers and proposes to furnish the goods and services
described herein at the prices, fees, and/or rates identified in this proposal, in accordance
with the instructions, requirements, specifications, and terms and conditions of the RFP.
- b. _____ This proposal is a valid and irrevocable offer that will not be revoked and shall
remain open for the PPLD's acceptance for a period of ninety (90) calendar days from the
proposal due date.
- c. _____ The Company is in full compliance with all applicable federal, state, and local
laws, rules, regulations, and ordinances governing business practices.
- d. _____ All statements, information, and representations prepared and submitted in this
proposal are current, complete, true, and accurate.

e. _____ Submission of this proposal indicates the signer’s acceptance of the evaluation technique and that some subjective judgments may be made by the PPLD as part of the evaluation.

f. _____ The company has the following insurance coverage:
- Workers’ Compensation Insurance
- Liability Insurance in the amount of no less than \$1,000,000 per occurrence.

Evidences of these three insurances are attached.

g. _____ A list of exceptions and deviations (if any) is attached.

h. _____ A proof of eligibility to work in State of Colorado is attached.

i. _____ There have been no claims, litigation, or other issues filed or pending against our company in the past 5 years except as listed below.

j. _____ The Company is aware of Colorado’s Immigration / illegal alien laws pertaining to public contracts. Addendum C (Colorado Statutes 8-17.5 – 102) is signed and attached.

Authorized Signature

Date

**ADDENDUM B
PIKES PEAK LIBRARY DISTRICT
RFP # 490-18-04
CHECKLIST and QUESTIONNAIRE**

1. STATEMENT OF QUALIFICATIONS (Fill in or attach):

A. SIZE and AGE of your firm

B. COMPANY'S QUALIFICATION AND HISTORY

C. LIST 3 REFERENCES or more from recent projects of similar scope and type, particularly libraries or commercial facilities with current name, address, and telephone number of a contact person. Please attach a new page for more references (if any).

2. COST, FEES, AND TIMING ISSUES:

Please include a list of all fees including but not limited to permits, manufacturing, delivery, and set up, utility hook ups, etc. A complete turnkey set up.

3. OTHER INFORMATION:

Describe warranties, response times for warranty issues, items covered under warranties, etc.

Note: Please feel free to attach more pages for any answer and explanation you have.

**ADDENDUM C
PIKES PEAK LIBRARY DISTRICT
IMMIGRATION CLAUSE FOR CONTRACTS**

Pursuant to Colorado Revised Statutes Section 8-17.5-102, the Pikes Peak Library District (“PPLD”) shall not enter into or renew a public contract for services with a contractor who knowingly employs or contracts with an illegal alien to perform work under the contract or who knowingly contracts with a subcontractor who knowingly employs or contracts with an illegal alien to perform work under the contract.

Accordingly, Contractor agrees that it shall not:

- Knowingly employ or contract with an illegal alien to perform work under this Agreement; or
- Enter into a contract with a subcontractor for work under this Agreement that fails to certify to the Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this Agreement.

Further, Contractor agrees that it shall comply with the following:

- Contractor has confirmed the employment eligibility for all employees who are newly hired for employment to perform work under this Agreement through participation in either the e-verify program administered jointly by the U.S. Department of Homeland Security and the Social Security Administration (the “E-Verify Program”) or the department program administered by the Colorado Department of Labor and Employment (the “Department Program”).
- Contractor shall not use the E-Verify Program or the Department Program procedures to undertake pre-employment screening of job applicants while the services under this Agreement are being performed.
- Should Contractor obtain actual knowledge that a subcontractor performing work under this Agreement knowingly employs or contracts with an illegal alien, the Contractor shall:
 - Notify the subcontractor and the PPLD within three days that Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and
 - Terminate the subcontract with the subcontractor if, within three days of receiving the notice, the subcontractor does not stop employing or contracting with the illegal alien; except that Contractor shall not terminate the contract with the subcontractor if, during such three days, the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.
- Contractor shall comply with any reasonable request by the Colorado Department of Labor and Employment (the “Department”) made in the course of an investigation that the Department may undertake pursuant to its authority under Colorado Revised Statutes Section 8-17.5-102(5).

Authorized Signature

Date

Exhibit 1

Detailed Specifications

Note: The mandatory floor plan and elevation for the unit is attached to the end of these Detailed Specifications. Dimensions are based on desired outcome, manufacturer's standard sizes (such as for windows) are acceptable if similar and overall configuration is similar.

1. FRAME
 - 1.1. Type: Outrigger
 - 1.2. Beam: (2) 12" I beam
 - 1.3. Outrigger: 14 ga. Formed steel at 48" oc or manufacturer's standard
 - 1.4. Crossmember: 14 ga. Formed steel at 48" oc or manufacturer's standard
 - 1.5. Headers: Standard 14 ga. Formed steel front only
2. FLOOR
 - 2.1. Bottom Board: Asphalt impregnated kraft paper with vermin barrier or manufacturer's standard.
 - 2.2. Insulation: R-30 Kraft faced fiberglass batts
 - 2.3. Joists: 2 x 6 installed transverse at 16" oc or manufacturer's standard
 - 2.4. Perimeter Rails: Double 2 x 10 #2 SYP on all sides
 - 2.5. Decking: Single layer 3/4" tongue and groove plywood installed to floor joists
 - 2.6. Covering: 1/8" VCT Armstrong or equivalent shall be plant installed throughout; color to be selected by Owner from manufacturer's standard selection.
3. EXTERIOR WALLS
 - 3.1. Type: IBC framing
 - 3.2. Studs: 3 5/8" metal stud framing @ 16" oc or 2 x 4 #2 SPY @ 16" oc
 - 3.3. Bottom Plate: Metal Runner track or single bottom plate
 - 3.4. Top Plate: Double metal stud, single top plate, or box beam as required
 - 3.5. Headers: Double metal or wood stud or box beam as required
 - 3.6. Wall Height: Built full height to bottom of roof framing
 - 3.7. Fireblocks: 2 x 4 installed @ ceiling line or as required by IBC
 - 3.8. Insulation: R-13 faced fiberglass batts installed with facing orientated to exterior of wall assembly
 - 3.9. Sheathing: 7/16" OSB or 3/8" CDX plywood sheathing installed full height at all exterior walls. 15# felt at windows, doors and HVAC units. A water resistive barrier (DuPont Commercial Wrap Tyvek or equivalent) shall be installed full height the entire perimeter of the exterior.
 - 3.10. Siding: Manufacturer's standard vinyl or metal horizontal siding as shown on elevations; color to be selected by owner from manufacturer's standard options.
 - 3.10.1. Alternate: Provide fiber-cement siding and trim in lieu of vinyl.
 - 3.11. Trim: Manufacturer's standard vinyl or metal trim as shown on elevations; color to be selected by owner from manufacturer's standard options.
 - 3.12. Fascia: Manufacturer's standard vinyl or metal trim as shown on elevations; color to be selected by owner from manufacturer's standard options.
 - 3.13. Tie Downs: Frame ties and earth anchors as required.
 - 3.14. Skirting: vinyl skirting with vents and access doors; color to be selected by owner from manufacturer's standard options.
4. INTERIOR WALLS
 - 4.1. Studs: 3 5/8" metal studs @ 16" oc

- 4.2. Bottom Plate: Metal Runner track
- 4.3. Top Plate: Double metal stud or box beam as required
- 4.4. Headers: Double metal stud or box beam as required
- 4.5. Wall Height: 8'-0" minimum
- 4.6. Interior Finish: 5/8" type "x" vinyl covered gypsum installed full height throughout, with the exception of the restroom and storage closet. VCG color shall be selected by Owner from manufacturer's standard options. 8' fiberglass reinforced class "C" panel laminated to 5/8" type "x" gypsum in restrooms and storage closet. Color shall be white.
- 4.7. Insulation: All interior walls shall be insulated to ceiling height with R-11, 3 1/2 " un-faced fiberglass batts.
5. BASE
 - 5.1. Base: 4" vinyl cove base with 6" vinyl cove base in restroom. Color shall be selected from manufacturer's full range. Base shall be plant installed.
 - 5.2. Windows: The jambs of all windows shall be finished the same as the walls.
 - 5.3. Wall Trim: Walls seams and corners shall receive prefinished vinyl covered trim as applicable.
6. ROOF
 - 6.1. Rafters: Minimum 2 x 8 #2 SYP installed @ 24" oc
 - 6.2. Rails: 2 x 8 #2 SYP
 - 6.3. Wood Truss: Double 1 1/2 " pre-engineered wood girders shall be installed on each side of the mate lines. Full height load bearing mate walls may be substituted where possible.
 - 6.4. Bridging: 1 1/2 " steel angle installed @ 8" oc from truss to rafter
 - 6.5. Ceiling: 2' x 4' x 5/8" acoustical mineral fiber panel in suspended T-grid system. Armstrong Cortega #769 with Prelude XL 15/16" exposed tee or equal. Ceiling shall be field installed after set-up and installation are complete.
 - 6.6. Ceiling Height: The finished ceiling height throughout the building shall be 8'-0".
 - 6.7. Insulation: R-30 un-faced fiberglass batts installed at ceiling line
 - 6.8. Draft Stop: Per code requirements
 - 6.9. Sheathing: 7/16" OSB or 1/2" CDX plywood installed perpendicular to the roof joints.
 - 6.10. Roofing: Manufacturer's standard asphalt shingles Owner to select color from standard selection.
 - 6.11. Gutters: Aluminum j-rail along length with site install aluminum gutters.
7. EXTERIOR DOORS
 - 7.1. Doors: 36" x 80" x 1 3/4" 18 gauge hollow core commercial steel. Doors to have minimum U-Value of 0.70.
 - 7.2. Frames: Steel doors shall be equipped with 16 gauge knockdown commercial steel frames.
 - 7.3. Hardware: All exterior doors shall be equipped with 1 1/2" pr. Hinges, full weather strip and threshold.
 - 7.4. Window: Each exterior door shall be provided with a 7" x 24" window kit with 1/4 " wire safety glass or other standard vision light.
 - 7.5. Exit Device: Exterior steel doors shall be equipped with a keyed panic bar with exterior lever handle pull, "Tell" or equal.
 - 7.6. Closer: A hydraulic closer with back check feature shall be provided on all exterior steel doors. "Tell" or equal.

7.7. Finish: The interior and exterior side of the steel doors and frames shall be plant painted from color selected by Owner from manufacturer's standard options.

8. INTERIOR DOORS

8.1. Doors: 36" x 80" x 1 3/4" solid core wood, pre-finished, Jeld-Wen Imperial Oak or manufacturer's equal.

8.2. Frames: All interior doors shall be set in prefinished 20 ga commercial steel frames with factory painted finish; color to be selected from Manufacturer's standard range.

8.3. Hardware: All interior doors shall be equipped with 1 1/2" pr, 4 1/2" x 4 1/2" mortise hinges US 26D finish.

8.4. Closers: A hydraulic closer with back check feature shall be provided at restroom door.

8.5. Latchsets: Lever handle. Storage and Restroom shall be keyed function.

9. WINDOWS

9.1. Type: Size as indicated on drawings. Standard vinyl in "white". Glazing shall be dual pane insulated low-e glass fixed windows. Windows shall have a minimum U-value of .55 and SHGC of .25.

10. ELECTRICAL

10.1. Service: 120/240V single phase/ 3 wire

10.2. Panel: Manufacturer's standard breaker

10.3. Lights: 2 x 4 tube grid mounted fluorescent lights 2/ T-8 lamps. Minimum lighting area shall be 75 foot-candles throughout main library space.

10.4. Raceway: Romex/ MC cable, per NEC code

10.5. Receptacles: 120V/15A duplex "white"; GFCI at wet locations and near HVAC.

10.6. Switch: 120V/ 15A "white" toggle switch as needed.

10.7. Exit Light: Rustproof vandal-resistance wall/ceiling luminaire

10.8. Emergency: Dual head exit/ emergency light w/ 90 minute battery back-up

10.9. Voice/Data/Security: Locations with single gang metal boxes and 1/2 flexible conduit above ceiling for equipment to be installed on site. Rough-ins shall be provided as shown. Rough in shall include an empty junction box with a conduit and pull wire extending to above the T-grid ceiling. Final wiring and devices shall be by the owner.

10.10. Fire Alarm: Locations w/ single gang metal boxes and 1/2" EMT conduit to above ceiling for equipment.

11. PLUMBING

11.1. Water lines: Water lines shall be copper ASTM B88 with appropriate fittings. All fixtures shall be provided with shut-off valves.

11.2. Waste lines: PVC-DWV-SCH-40 drain, waste, and vent lines with multiple drops.

11.3. Water Heater: Point of use instantaneous electric.

11.4. Water Closet: White vitreous china tank type with open front seat and elongated bowl. Water closet shall be installed per ADA requirements and the IBC.

11.5. Lavatories: White vitreous china wall hung with 4" washer less center set faucet. Lavatory shall be installed for the handicapped and shall be equipped with Handi-guard water supply and drain protective covers and wrist blade handle.

11.6. Mop Sink: Single bowl fiberglass floor mounted.

11.7. Floor Drains: 3" floor drains installed in each restroom with trap primer

11.8. Accessories: Stainless steel grab bars to meet ADA and IBC. 18" x 36" metal edged mirror above each lavatory. Single roll toilet paper holder. Surface mounted soap dispenser. Surface mounted paper towel dispenser.

12. H.V.A.C

12.1. Packaged: 208v, 1-ph wall hung HVAC system with hot gas reheat, economizer, energy recovery ventilator, 410A refrigerant. 208V, 1-ph electric resistance heat strip in each air conditioner.

12.1.1. Alternate: Provide propane fueled packaged HVAC heating system.

12.2. Supply Ducts: Rigid foil faced fiberglass G90 sheet metal duct with 1" wall thickness installed below rafters with insulated circular flex to diffusers or manufacturer's standard.

12.3. Diffusers: 24" x 24" white stamped aluminum with adjustable damper.

12.4. Return Air: Through conditioned air space to return grills located at HVAC units.

12.5. Exhaust: 150 cfm exhaust fan in restroom, ceiling mounted and ducted through roof.

12.6. Thermostat: 7 – day programmable heat/ cool

13. CASEWORK

13.1. Casework: Light medium oak 42 inch base cabinets as shown in lay-out or manufacturer's standard.

13.2. Counter: Manufacturer's standard laminate with laminate edge.

14. DESIGN CRITERIA

14.1. Floors: The floor systems shall be constructed to accommodate a live load of 100 psf, in addition to dead loads.

14.2. Walls: The exterior walls shall be framed, braced and secured in accordance with the requirements of the IBC based on xx mile per hour wind loads.

14.3. Roofs: All structural components of the roof system shall be designed and erected to span their respective areas and carry a live load of 20 PSF and a dead load of 10 PSF.

14.4. Heating: The heating system shall be designed to maintain an interior temperature of 72 degrees + or – 2 degrees.

14.5. Cooling: The cooling system shall be designed to maintain an interior temperature of 75 degrees + or -2 degrees.

14.6. Codes: The building shall be built in accordance with the following codes:

14.6.1. International Building Code, 2006 edition

14.6.2. International Plumbing Code, 2006 edition

14.6.3. International Mechanical Code, 2006 edition

14.6.4. National Electrical Code, 2011 edition

14.6.5. International Fire Code, 2006 edition

14.6.6. International Energy Conservation Code, 2006 edition

14.6.7. International Fuel Gas Code, 2006 edition

14.6.8. Uniform Code for the Abatement of Dangerous Buildings, 1997 edition

15. UTILITIES

15.1. Electric: The owner shall be responsible for providing the main electrical distribution system, including the coordination of the main electrical service tie-in with the local power company, the installation of all required power company metering equipment, main incoming primary and secondary feeders, the main electrical distribution panel, and the feeders and interconnections between such main distribution panel and all modular building sub-panels. All

electrical sub-panels shall come pre-installed on the modular building by the manufacturer. Bidder is responsible for final connection

- 15.2. Water: The owner shall be responsible for bringing the fresh water service to the building and bidder is responsible for making the final connection.
- 15.3. Sewer: The owner will be responsible for bringing the sewer line to the building and bidder is responsible for making the final connection.
- 15.4. Foundation: Piers shall be installed down each I-beam and at maximum 8'0" oc and at column locations. Piers shall consist of stacked CMU blockings installed on 4" x 16" x 16" precast concrete pad. Each building shall be securely anchored to the ground using the auger type anchors. Any required cast in place concrete foundation elements shall be provided by the owner.

16. ENTRY ASSEMBLIES

- 16.1. Provided and installed by Owner.

17. EXCLUSIONS

- 17.1. Site: No provisions for site work have been included in this request for bids. The Owner is responsible for all clearing, grubbing, filling, backfilling, grading and associated compaction to achieve a uniform soil bearing capacity of 2,500 psf prior to delivery of the building unit. In addition to the above the site shall be uniformly level (+/- 3"). A finished floor to grade elevation of a maximum of 36" shall be present at all building entries and at the entry of the step and ramp assembly. The site shall have an adequate drainage to provide a positive flow of storm water away from the building. Also, storm water shall not pass under the building from any direction. The owner is also responsible for providing clear access to the site. Clear access to the site is defined as building site being accessible for both the delivery truck and the building unit. Physical on site obstructions shall not prevent the delivery truck from being able to deliver the building unit to the building site, detach from the building and depart the site.

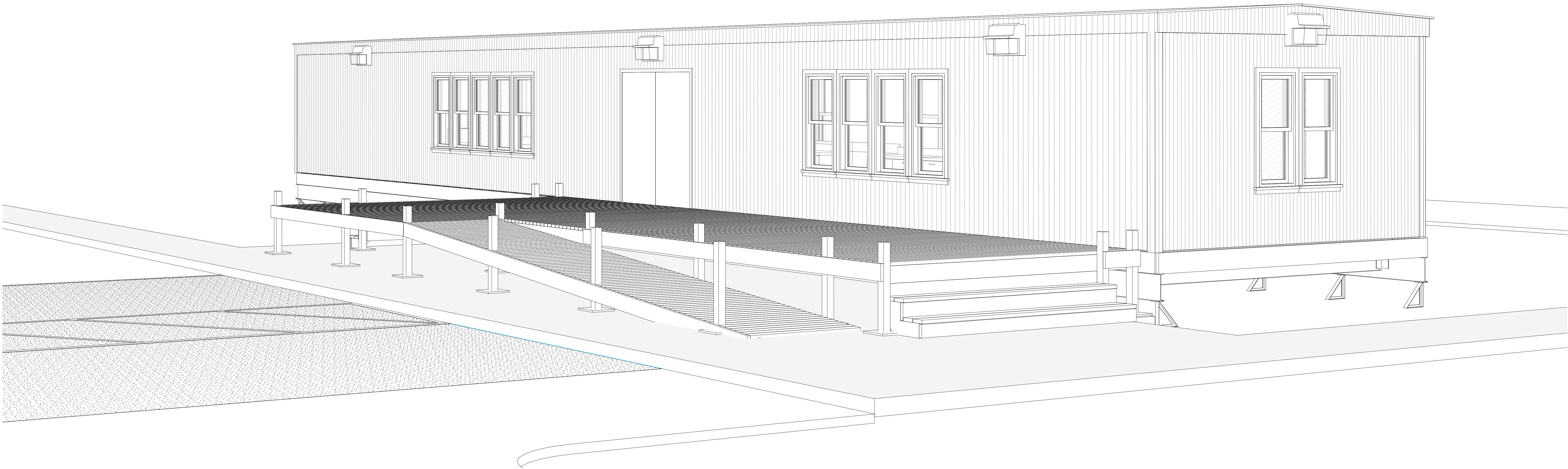
18. GENERAL BUILDING CODE ANALYSIS

- 18.1. Occupancy Classification: A-3
- 18.2. Construction Type: VB
- 18.3. Allowable Height and Building Area: 1 story, 40 feet, 6,000 square feet.
- 18.4. Occupant Load: 50 gross – 980/50 = 20 persons
- 18.5. Minimum Door Width: 32 inches
- 18.6. Means of Egress: "A" occupancy maximum occupant load for single egress is 49. Two Means of Egress are provided.
- 18.7. Accessibility: Recommend 1 unisex toilet accessible toilet room, confirm with Building Code Official
- 18.8. Plumbing: Drinking Fountain (to be provided by Owner) and service sink are required. Bidder is responsible for preparation of the plumbing and electrical for these fixtures.
- 18.9. Manufacturer is required to ensure all building code provisions, whether listed herein or not, are met and provide stamped and signed documents to the jurisdiction in charge.

CALHAN LIBRARY

OWNER
PIKES PEAK LIBRARY DISTRICT
P.O. BOX 1579
COLORADO SPRINGS, CO 80901
p 719.531.6335 e geyling@ppdli.org

ARCHITECT
HUMPHRIES POLI ARCHITECTS
1655 GRANT STREET
DENVER, COLORADO 80203
p 303.607.0040 e projarch@hparch.com



HUMPHRIES POLI ARCHITECTS

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CALHAN LIBRARY

DESIGN DEVELOPMENT

SEPTEMBER 7, 2018

PROJECT No.	PRINCIPAL IN CHARGE	PROJECT MANAGER	CHECKED BY
38013	DH	MS	CH

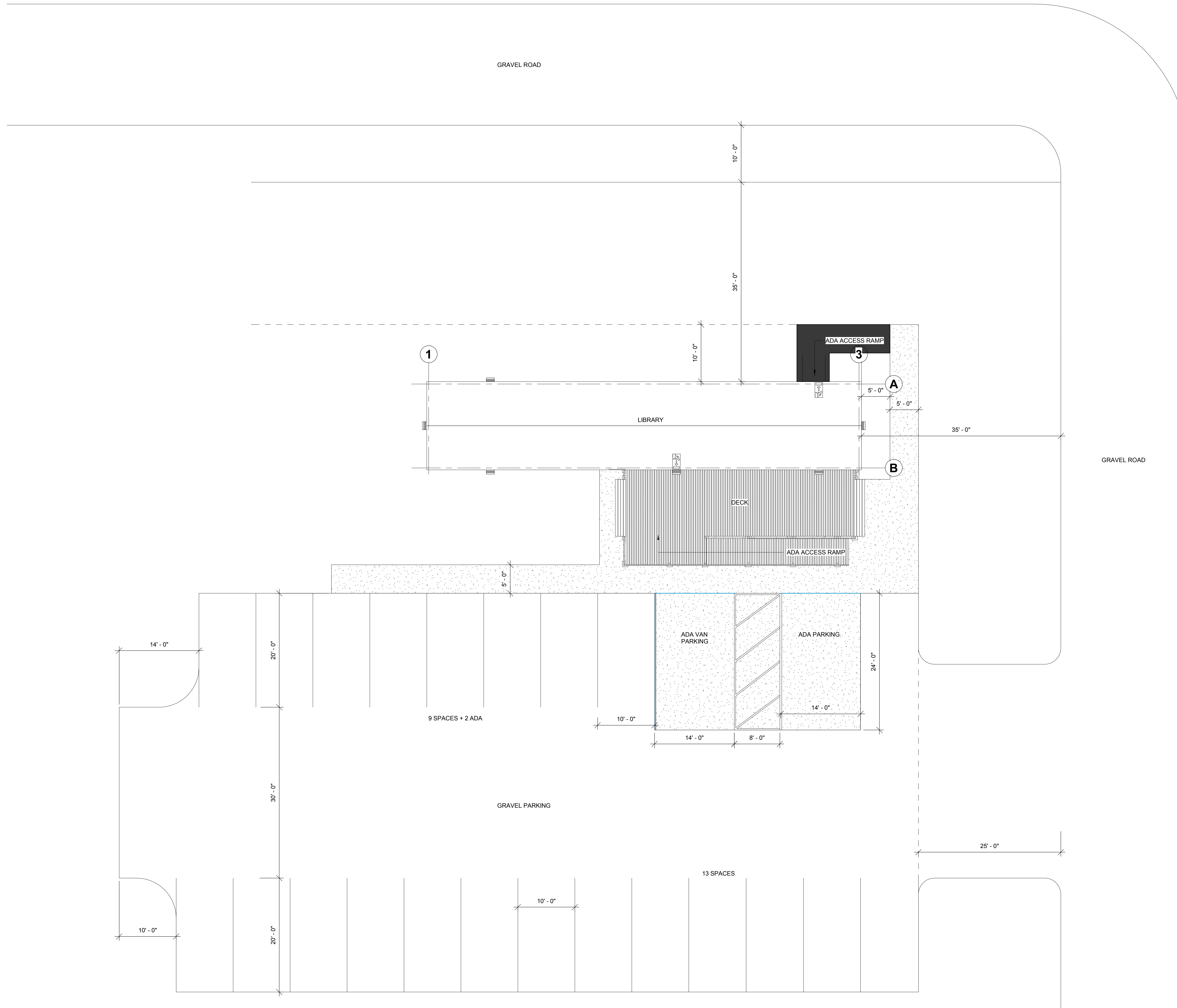
NOT FOR CONSTRUCTION

SHEET No.

G-001

DESIGN DEVELOPMENT
SEPTEMBER 7, 2018

Date	Description	Date Issued
DESIGN DEVELOPMENT	JULY 19, 2018	
DESIGN DEVELOPMENT	AUGUST 31, 2018	



1 Site Plan
1/8" = 1'-0"

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SITE PLAN

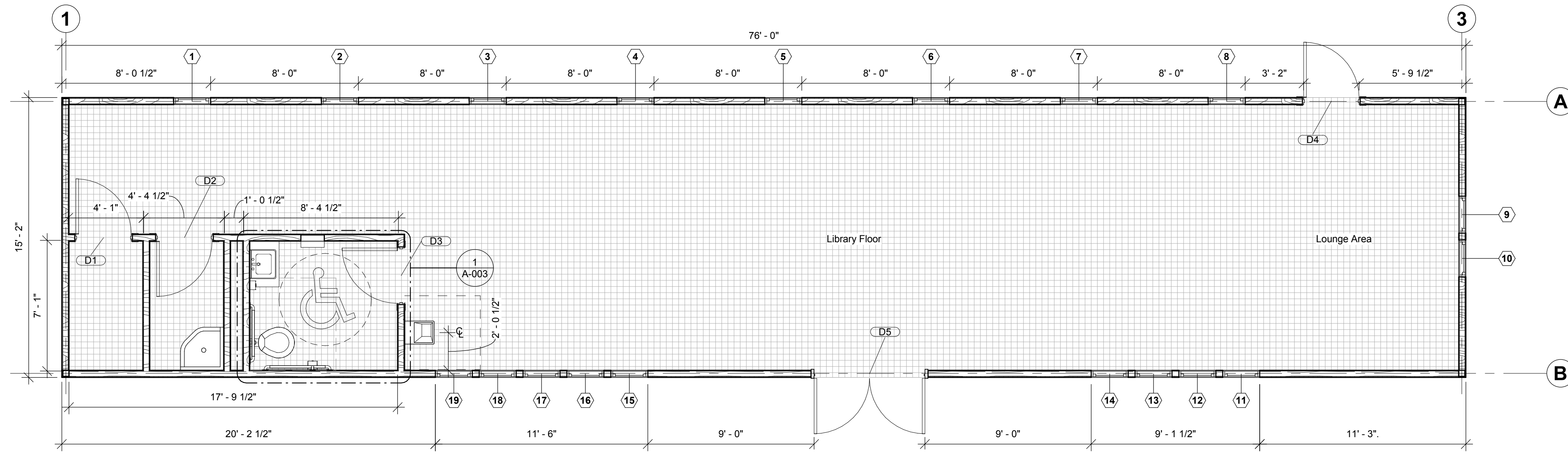
DESIGN DEVELOPMENT
SEPTEMBER 7, 2018

PROJECT No.	PRINCIPAL IN CHARGE	PROJECT MANAGER	CHECKED BY
38013	DH	MS	CH

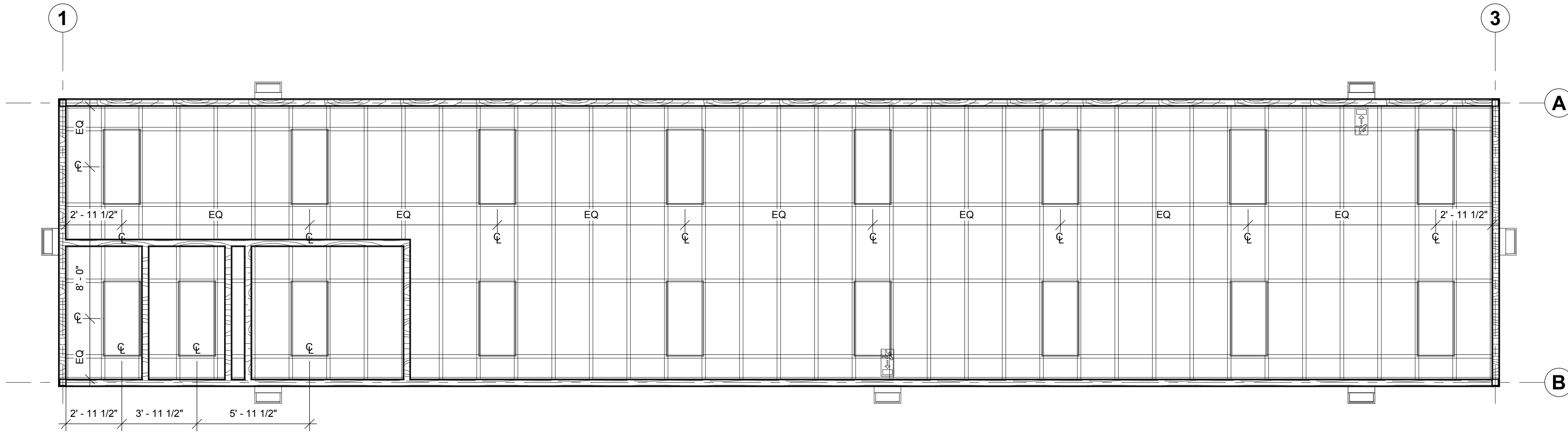
NOT FOR CONSTRUCTION

SHEET No.

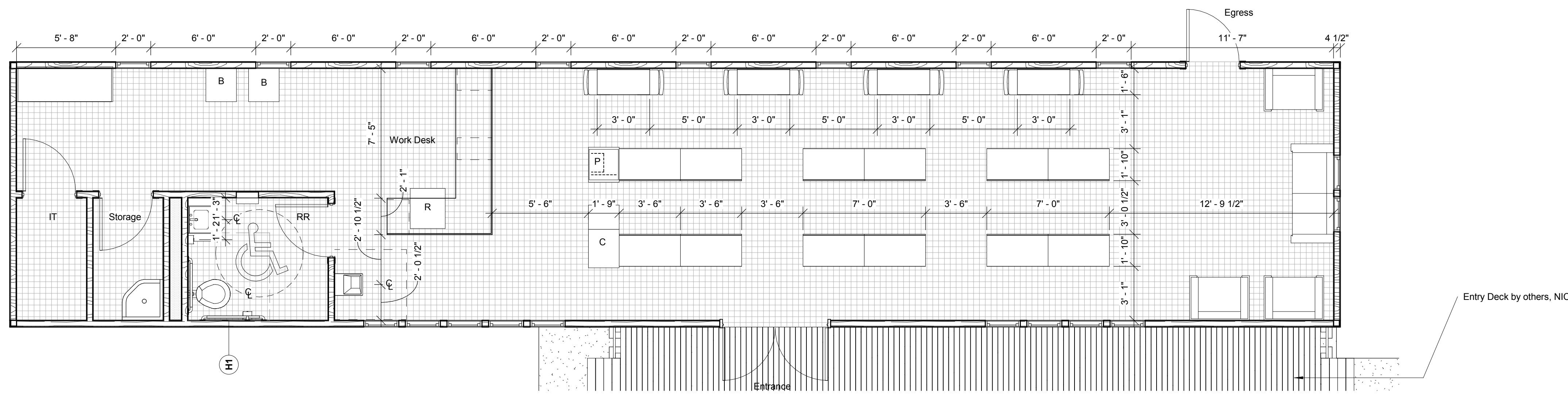
A-001



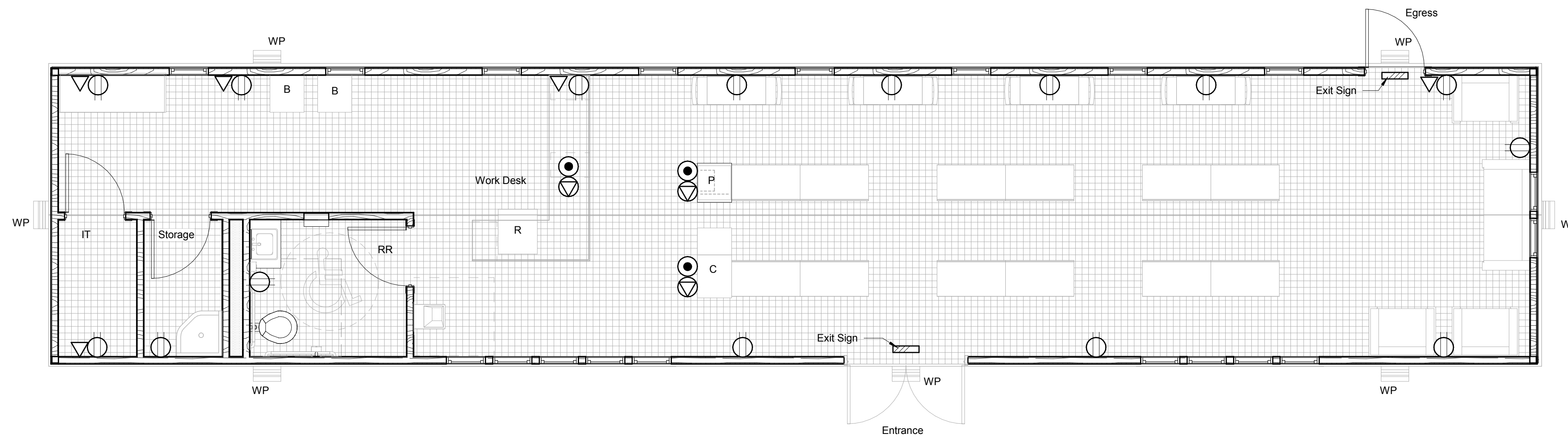
4 Level 1 - Floor Plan - 76'
1/4" = 1'-0"



2 Level 1 - Reflected Ceiling Plan - 76'
1/4" = 1'-0"



1 Level 1 - Furniture Plan - 76' - For Reference Only NIC
1/4" = 1'-0"



3 Level 1 - Data + Electrical Rough-In Locations - 76'
1/4" = 1'-0"

Date	Description	Date Issued

HUMPHRIES POLI ARCHITECTS

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FLOOR PLAN + RCP +
FURNITURE PLAN +
DATA/ELECTRICAL
PLAN

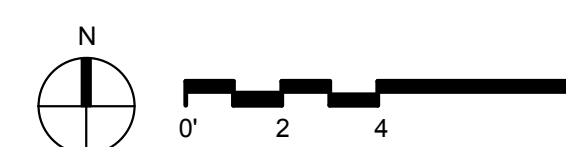
DESIGN DEVELOPMENT
SEPTEMBER 7, 2018

PROJECT No.	PRINCIPAL IN CHARGE	PROJECT MANAGER	CHECKED BY
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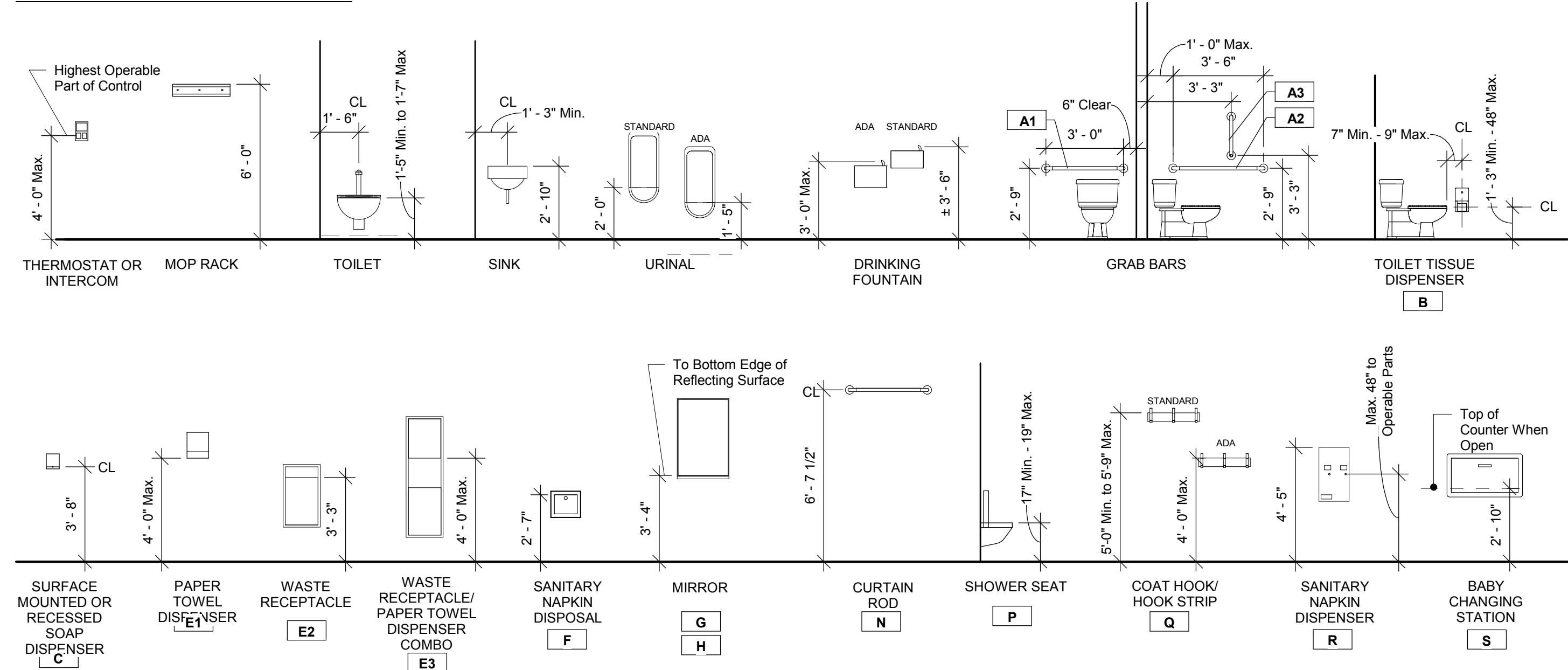
NOT FOR CONSTRUCTION

SHEET No.

A-002



GENERAL DIMENSIONS FOR MOUNTING HEIGHTS:



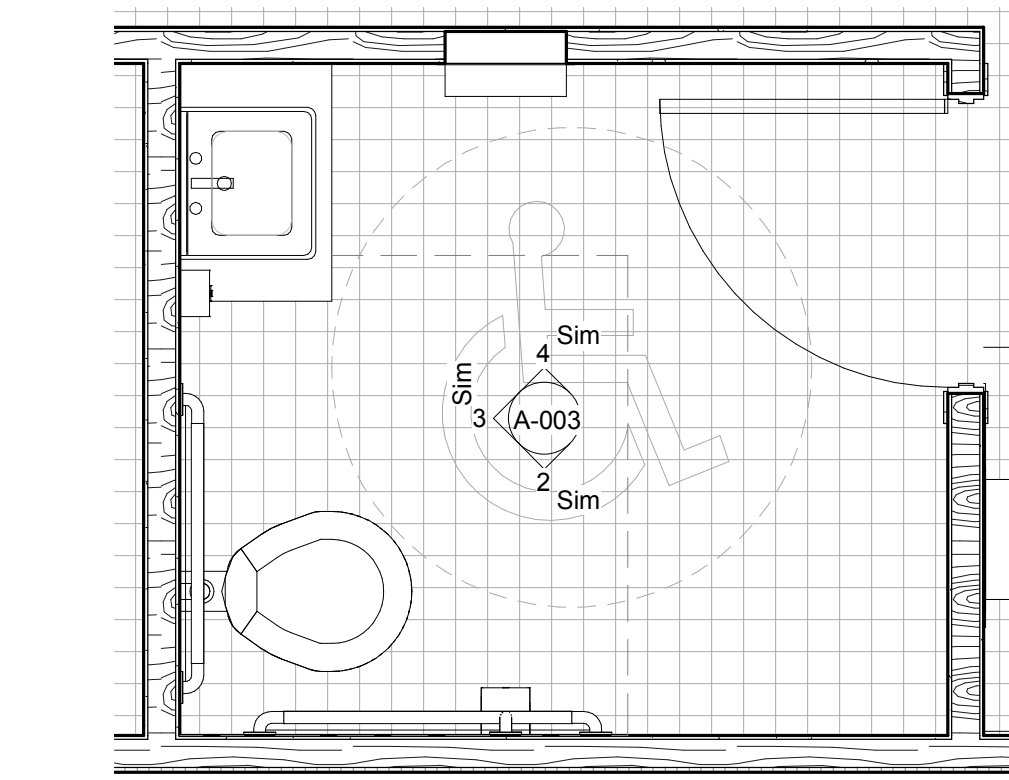
MOUNTING LOCATIONS - 2009 ANSI A117.1

1/4" = 1'-0"

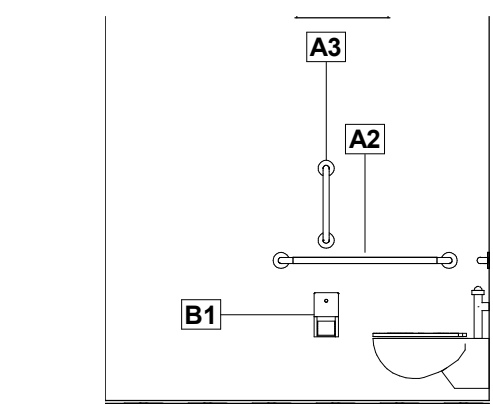
No.	Type	Pair	DOOR				FRAME			Hardware	Comments
			Width	Height	Thickness	Material	Material	Finish			
D1	A	*	3'-0"	6'-8"	1 3/4"	(8) SCWD-1	(8) WD		1		
D2	A	*	3'-0"	6'-8"	1 3/4"	(8) SCWD-1	(8) WD		1		
D3	A	*	3'-0"	6'-8"	1 3/4"	(8) SCWD-1	(8) WD		1		
D4	A	*	3'-0"	6'-8"	1 3/4"	(8) SCWD-1	(8) WD		1		
D5	A		6'-0"	6'-8"	1 3/4"	(8) HCWD-1	(8) HCWD-1		1		

Mark	Opening			Frame		Comments
	Width	Height	Head Height	Material	Finish	
1	2'-0"	4'-4"	6'-6 1/2"	VINYL		
2	2'-0"	4'-4"	6'-6 1/2"	VINYL		
3	2'-0"	4'-4"	6'-6 1/2"	VINYL		
4	2'-0"	4'-4"	6'-6 1/2"	VINYL		
5	2'-0"	4'-4"	6'-6 1/2"	VINYL		
6	2'-0"	4'-4"	6'-6 1/2"	VINYL		
7	2'-0"	4'-4"	6'-6 1/2"	VINYL		
8	2'-0"	4'-4"	6'-6 1/2"	VINYL		
9	2'-0"	4'-4"	6'-6 1/2"	VINYL		
10	2'-0"	4'-4"	6'-6 1/2"	VINYL		
11	2'-0"	4'-4"	6'-6 1/2"	VINYL		
12	2'-0"	4'-4"	6'-6 1/2"	VINYL		
13	2'-0"	4'-4"	6'-6 1/2"	VINYL		
14	2'-0"	4'-4"	6'-6 1/2"	VINYL		
15	2'-0"	4'-4"	6'-6 1/2"	VINYL		
16	2'-0"	4'-4"	6'-6 1/2"	VINYL		
17	2'-0"	4'-4"	6'-6 1/2"	VINYL		
18	2'-0"	4'-4"	6'-6 1/2"	VINYL		
19	2'-0"	4'-4"	6'-6 1/2"	VINYL		

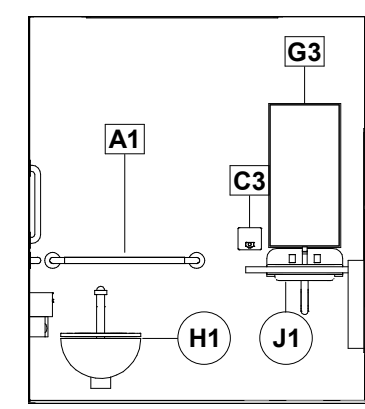
Type Mark	Description	Manufacturer	Model	Type Comments
A1	GRAB BAR - 36"	BOBRICK	B-5806-36	
A2	GRAB BAR - 42"	BOBRICK	B-5806-42	
A3	GRAB BAR - 18"	BOBRICK	B-5806-18	VERTICAL GRAB BAR
B1	SURFACE MOUNTED TOILET TISSUE DISPENSER	BOBRICK	CONTURA SERIES-B-4288	
C3	SURFACE MOUNTED SOAP DISPENSER	BOBRICK	CONTURA SERIES-B-4112	
E3	RECESSED PAPER TOWEL DISPENSER/WASTE RECEPTACLE	BOBRICK	CONTURA SERIES-B-43944	
G3	FRAMED MIRROR	BOBRICK	B-290-1836	
H1	WATER CLOSE TOILET SYSTEM	AMERICAN STANDARD	FLUSHOMETER - WITH EVERCLEAN - 2856.128	
J1	UNDERCOUNTER SINK SYSTEM	AMERICAN STANDARD	OVALYN - UNDERCOUNTER SINK - 0497.221	



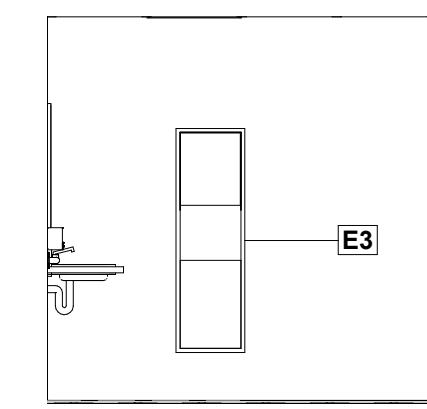
1 Level 1 - RR Enlarged Callout
1/2" = 1'-0"



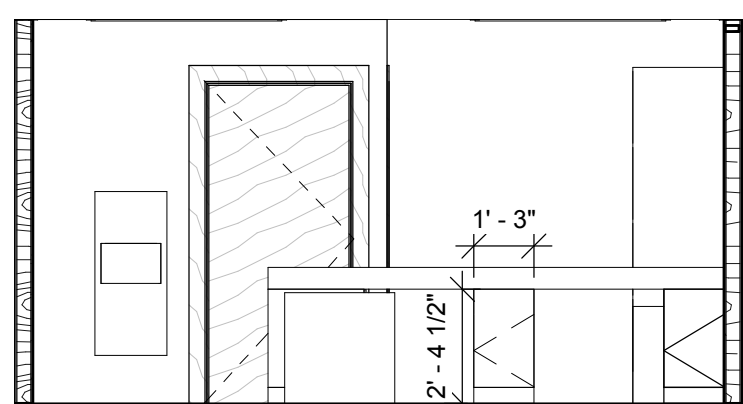
2 Elevation 2
1/4" = 1'-0"



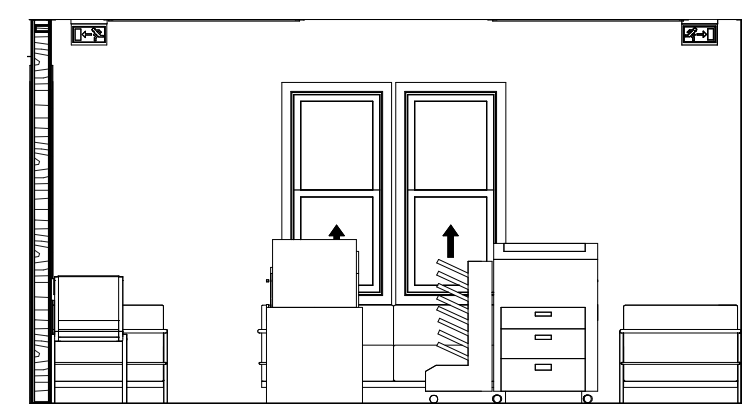
3 Elevation 3
1/4" = 1'-0"



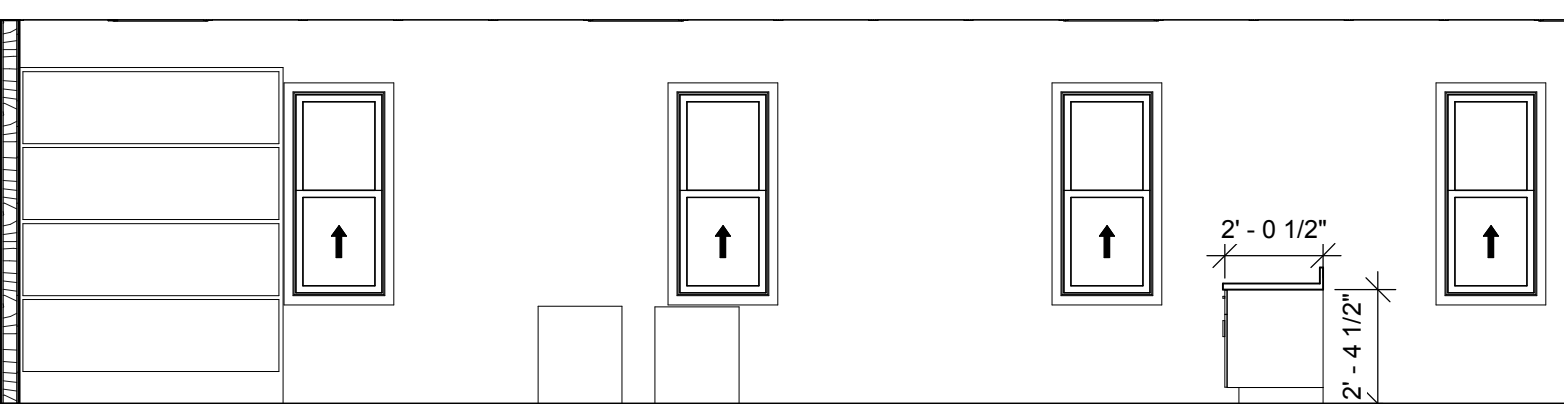
4 Elevation 4
1/4" = 1'-0"



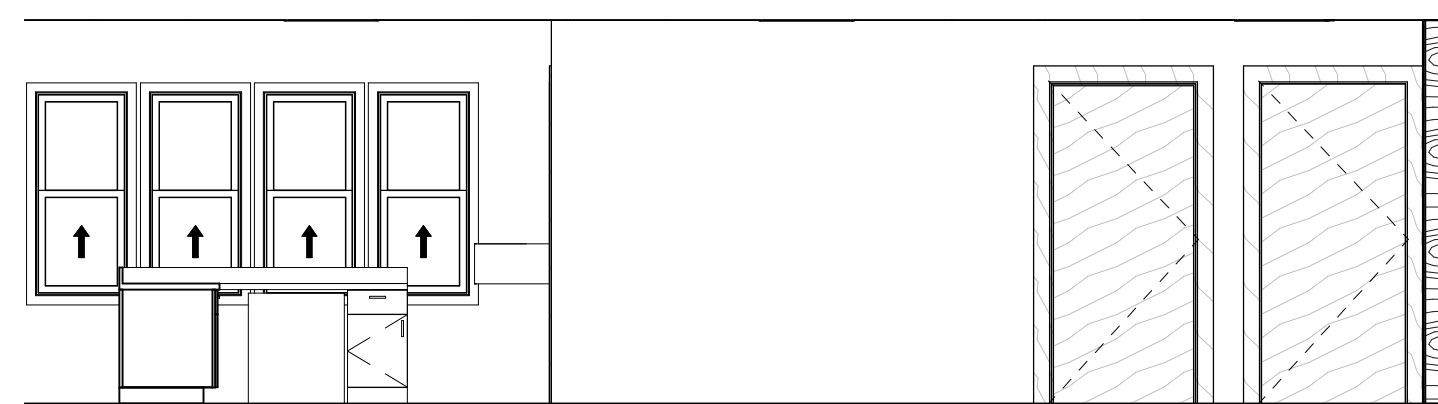
5 Casework Elevation - West
1/4" = 1'-0"



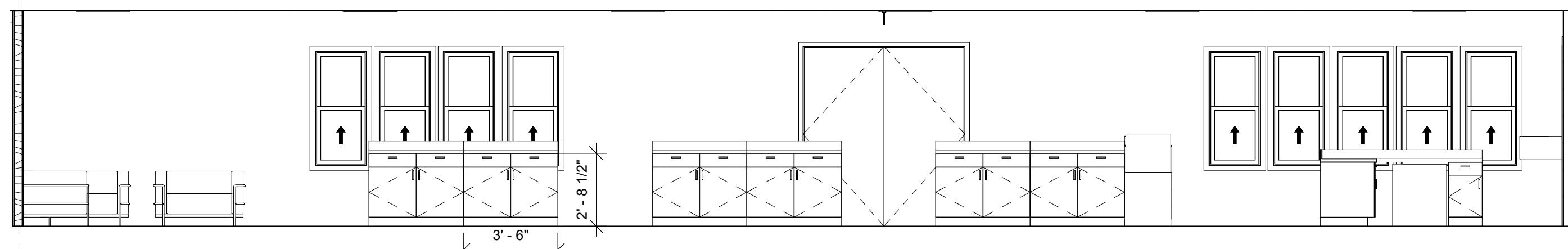
6 Casework Elevation - East
1/4" = 1'-0"



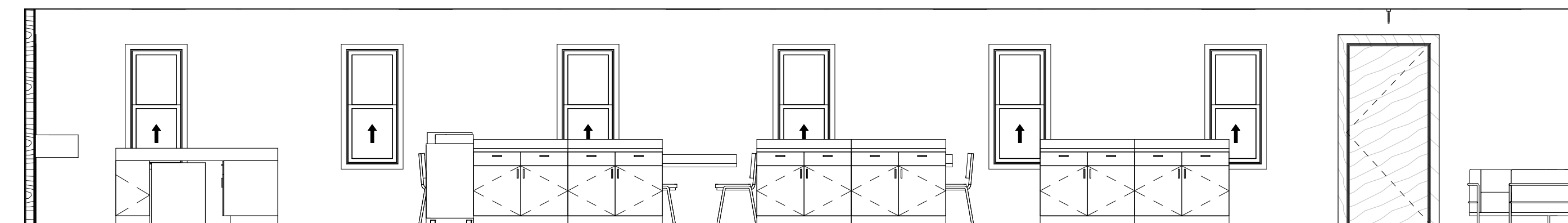
7 Work Desk Elevation - North
1/4" = 1'-0"



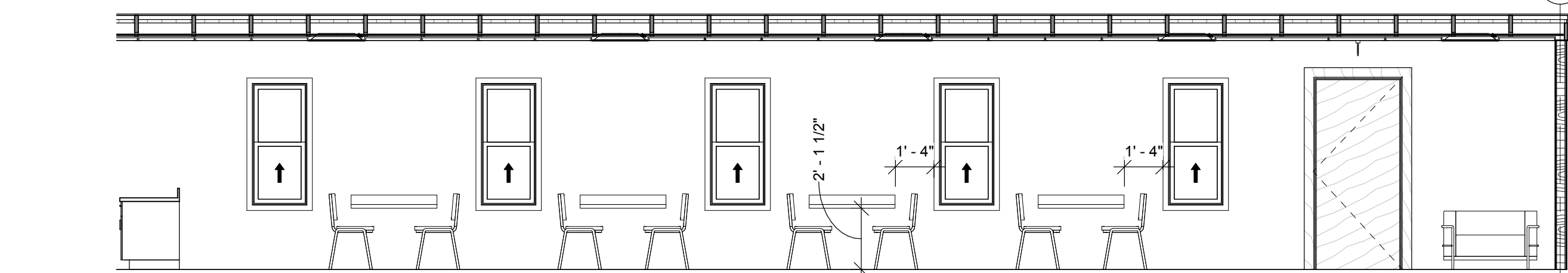
8 Work Desk Elevation - South
1/4" = 1'-0"



9 Casework Elevation - South
1/4" = 1'-0"



10 Casework Elevation - North
1/4" = 1'-0"



11 Wall Tables Elevation - North
1/4" = 1'-0"

Date Description Date Issued

Date	Description	Date Issued



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DETAILS + SECTIONS + ELEVATIONS + PERSPECTIVE

DESIGN DEVELOPMENT
SEPTEMBER 7, 2018

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38013	DH	MS	CH

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