

INVITATION TO BID

St. James Township, Beaver Island, Michigan invites bids for the construction of a new display enclosure for the historic Fresnel Lens recently removed from the St. James Light Tower. The new display will be constructed inside the St. James Township Hall, located at 37735 Michigan Avenue. This project is titled **"Fresnel Lens Display at the St. James Township Hall"**.

The Work consists of the construction of a new display enclosure for the historic Fresnel Lens recently removed from the St. James Light Tower. The work includes the construction of a new exhibit room within the Township Hall where the lens will be permanently displayed. The interior enclosure will include a wood frame partition with painted wood trim and tempered safety glass. Exterior work includes the removal of an existing window, enlargement of a wall opening and installation of a new 45 degree wood bay window with exterior cladding. Modifications of the existing wood frame barrier-free ramp are included. An interior solid core wood door with paint finish and related hardware is also included as part of the interior enclosure. Miscellaneous rough and finish carpentry related to the work are also included in the project.

Installation of the Fresnel Lens and pedestal base **are not** included in the scope of work and will be handled under a separate contract with a professional lampist. Any electrical work pertaining to a display light in the Fresnel Lens will also be handled directly by the lampist.

Firm fixed price sealed bids will be received from General Contractors at the St. James Township Office no later than **3:00 p.m. (ET) on Monday, October 31, 2016**. Firm fixed price bids shall be submitted in a plain envelope marked "FRESNEL LENS DISPLAY". Bids will be opened publicly on the due date, read aloud and recorded. A Bid Bond is not required. Faxed copies or e-mailed copies are not acceptable.

Contract documents are included with this Invitation to Bid.

All contractors are encouraged to visit the project site. Contact Ms. Elaine West at 231-448-2377 to schedule a site visit.

It is the intent to award a construction contract at the November 2, 2016 township board meeting with construction beginning immediately thereafter. All construction work shall be completed no later than December 23, 2016.

The St. James Township reserves the right to reject any and all bids and is not obligated to accept the lowest bid and may waive any informality and irregularity in the bidding procedure.

This invitation issued October 5, 2016.

SECTION 01 10 00 SUMMARY

PART 1 - GENERAL

1.1 DESCRIPTION

- A. This section includes descriptions of the project team, the Scope of Work, and work restrictions.

1.2 PROJECT INFORMATION

- A. Project Identification: FRESNEL LENS DISPLAY
 - 1. Project Location: St. James Township Hall, 37735 Michigan Ave., Beaver Island, Michigan.
- B. Owner: St. James Township, Beaver Island, Michigan.
- C. Architect: Sanders & Czapski Associates, PLLC, Marquette, Michigan.
- D. The Work consists of the construction of a new display enclosure for the historic Fresnel Lens recently removed from the St. James Light Tower. The work includes the construction of a new exhibit room within the Township Hall where the lens will be permanently displayed. The interior enclosure will include a wood frame partition with painted wood trim and tempered safety glass. Exterior work includes the removal of an existing window, enlargement of a wall opening and installation of a new 45 degree wood bay window with exterior cladding. Modifications of the existing wood frame barrier-free ramp are included. An interior solid core wood door with paint finish and related hardware is also included as part of the interior enclosure. Miscellaneous rough and finish carpentry related to the work are also included in the project.

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The work is shown on three 11 x 17 drawings, A-1, A-2 and A-3, issued for Owner's Use and dated September 15, 2016.

1.3 WORK RESTRICTIONS

- A. Contractor's Use of Premises: During construction, Contractor will have full use of the site and building as indicated:
 - 1. The contractor will have full use of the building for construction except during times when township meetings or other business meetings are conducted. The contractor shall coordinate his work schedule with the township and shall have the interior and exterior relatively clean and free of construction materials and debris during such meeting times.

2. The contractor shall have use of the bathroom facilities within the building.
 3. The contractor shall have use of water and electrical service at the building as needed for construction operations.
 4. The contractor shall secure any wall openings at the end of each work day to protect the building from weather and vandalism. Building security shall be coordinated with the township.
- B. On-Site Work Hours: Limit work in the light tower to normal business working hours of 7 a.m. to 8 p.m., Monday through Friday, unless otherwise indicated or arranged with the Owner.
1. Weekend Hours: Coordinate with Owner.
 2. Early Morning Hours: Coordinate with Owner.
 3. Work hours shall be restricted during township meetings and other business meetings.
- C. Nonsmoking Building: Smoking is not permitted within the township hall.

1.4 SCHEDULE

- A. Bids shall be submitted no later than 3:00 pm (ET) on Monday, October 31, 2016 at the ST. James Township Hall. Electronic or faxed bids will not be accepted.
- B. Bids shall be reviewed by St. James Township and a contract will be awarded at the township board meeting on November 2, 2016. The contractor will be able to commence work immediately.
- C. All work shall be completed no later than Friday, December 23, 2016.
- D. Completion of the project in a timely manner is required. Liquidated damages in the amount of \$100 per day will be assessed for each calendar day beyond December 23, 2016 that the project is not complete.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 10 00

DOCUMENT 00 41 13
BID FORM

1.1 BID INFORMATION

- A. Bidder: _____
- B. Project Name: FRESNEL LENS DISPLAY
- C. Project Location: St. James Township Hall, Beaver Island, Michigan
- D. Owner: St. James Township.
- E. Architect: Sanders & Czapski Associates, PLLC, Marquette, Michigan

1.2 CERTIFICATIONS AND BASE BID

- A. Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Drawings and all subsequent Addenda, as prepared by Sanders & Czapski Associates, PLLC, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the firm, fixed price sum of:
1. _____ Dollars (\$_____)

1.3 BID GUARANTEE

- A. A bid bond, or bid security, is not required

1.4 TIME OF COMPLETION

- A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents immediately upon award of contract, and shall fully complete the Work no later than December 23, 2016, or within _____ calendar days of contract award.

1.5 ACKNOWLEDGEMENT OF ADDENDA

- A. The undersigned Bidder acknowledges receipt of and use of the following Addenda, if any, in the preparation of this Bid:
1. Addendum No. 1, dated _____.
2. Addendum No. 2, dated _____.

1.6 CONTRACTOR'S LICENSE

- A. The undersigned further states that it is a duly licensed contractor or builder, for the type of work proposed, in the State of Michigan and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

1.7 SUBMISSION OF BID

Respectfully submitted this _____ day of _____, 2016.

Submitted By: _____
(Name of bidding firm or corporation)

Authorized
Signature: _____
(Handwritten signature)

Signed By: _____
(Type or print name)

Title: _____
(Owner/Partner/President/Vice President)

Street Address: _____

City, State, Zip _____

Phone: _____

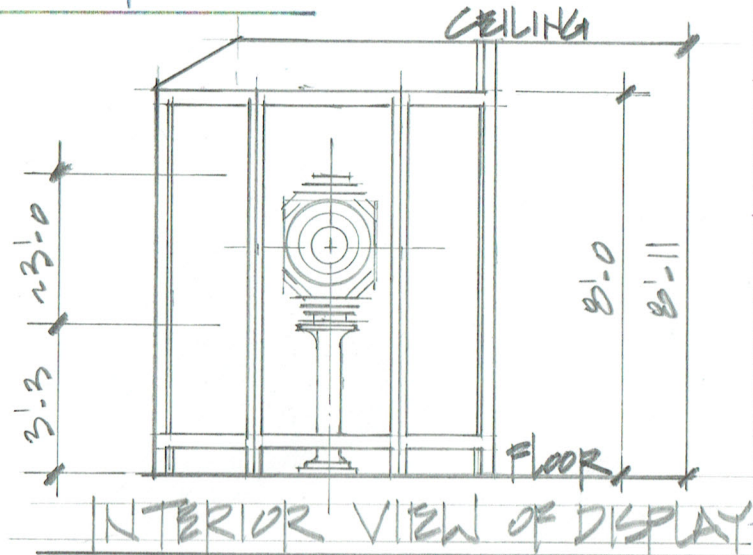
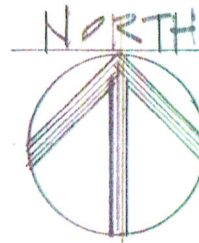
License No.: _____

Federal ID No.: _____

END OF DOCUMENT 00 41 13

PROPOSED LENS DISPLAY SCHEME #1

FLOOR PLAN
SCALE: 3/16" = 1'-0"



INTERIOR VIEW OF DISPLAY

1/4" = 1'-0"

OFFICE & STORAGE

NEW BAY WINDOW

FILL IN SECTION OF RAMP

36" BARRIER-FREE ENTRY DOOR TO MEETING ROOM

FIRE EXTINGUISHER

MEETING ROOM

BATHROOM

2'-0" WIDE ACCESS DOOR
4TH ORDER FRESNEL LENS
APPROX. 1'-0" DIAMETER

GLASS & WOOD
LENS DISPLAY ENCLOSURE

OFFICE

EXISTING
BARRIER-FREE RAMP

SANDERS & CZAPSKI ASSOCIATES, PLLC

architecture / landscape architecture / historic preservation

109 South Front Street / Suite 210 / Marquette, Michigan 49833
Phone: 906.273.1207 / Fax: 906.273.1208
www.sanders-czapski.com

PROPOSED FRESNEL LENS DISPLAY

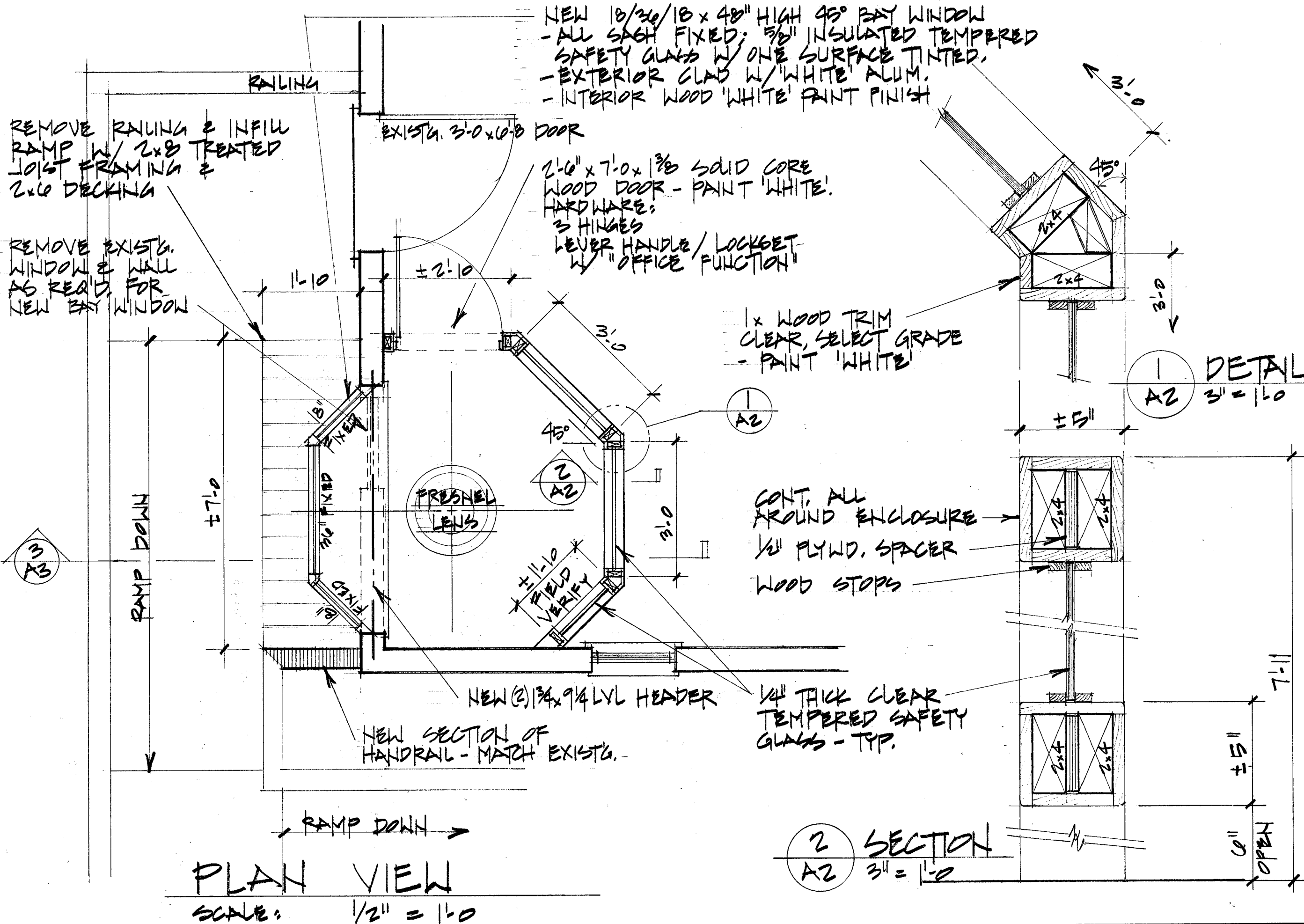
ST. JAMES TOWNSHIP HALL

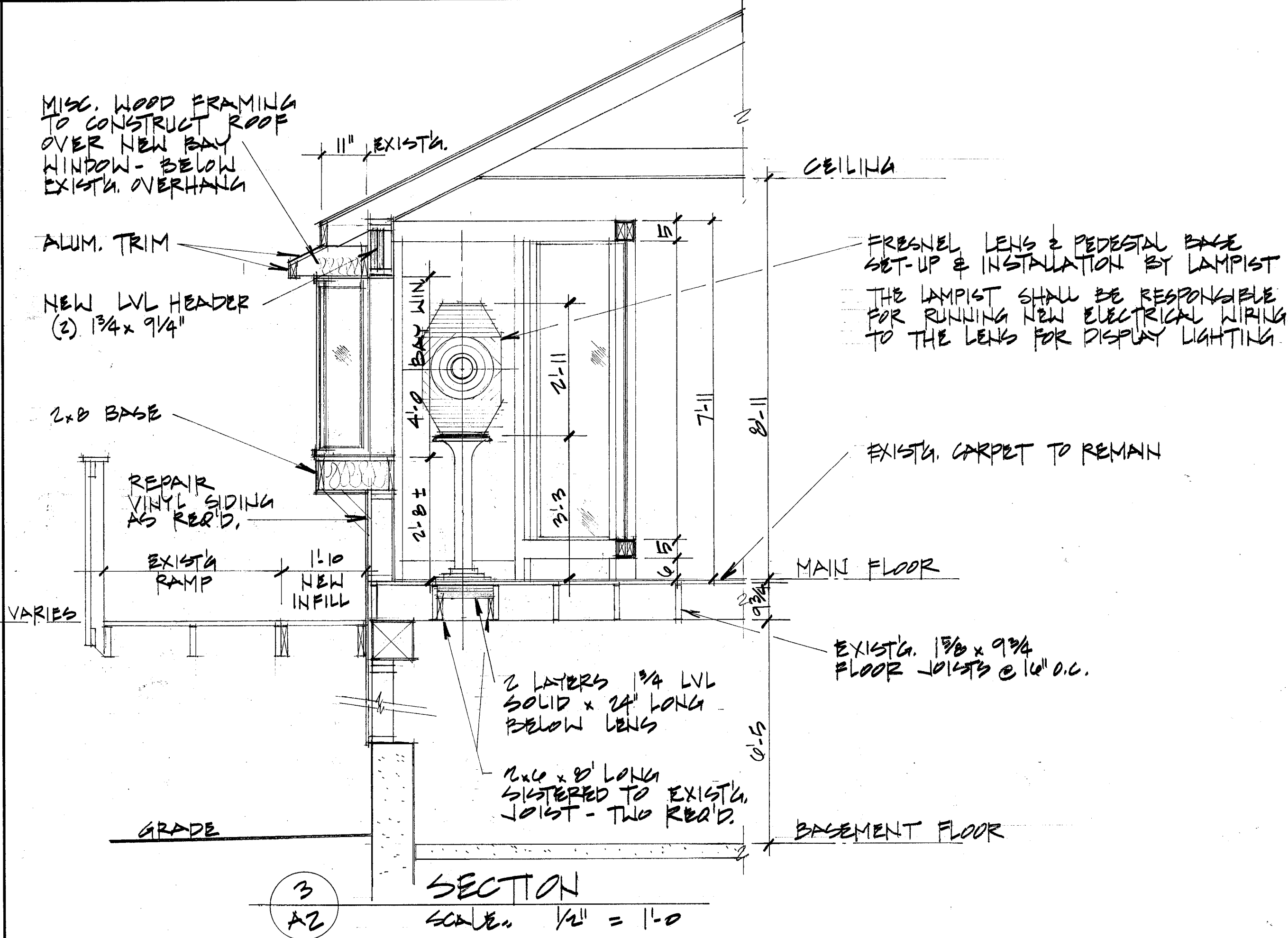
BEAVER ISLAND, MICHIGAN

OWNERS USE
15 SEP 2014

31 May 2016

issued:





PROPOSED FRESNEL LENS DISPLAY
 ST. JAMES TOWNSHIP HALL
 BEAVER ISLAND, MICHIGAN