**Request for Bids**

**Blanden Art Education Center Project Scope:**

**Sealed Bids due 1/27/2023 by 4:00pm**

**Bids may be hand delivered or mailed:**

City Hall Municipal Building

Attu: Office of Mayor / Blanden Project

819 1st Ave S

Fort Dodge Iowa 50501

**Point of contact:**

Eric Anderson, Director

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**Project summary:**

A larger and more accessible education space has been needed for several years. The purchase of the building located at 224 South 8th Street is the most cost-effective way and the quickest way to resolve the issue of space and accessibility. The goal of this project is to have an area that is accessible and safe for art education programming. The programming includes – adult and children's art classes, workshops, and camps—having a space that can handle different art mediums, such as painting, ceramics, mixed media, digital, and printmaking. The room needs to be open but has secure areas that can be closed off to students to protect equipment and supplies. Along with having an open space, the goal is to have a safe space for staff, patrons, and students. The project timeline would be interior ready to be used **by Aug 1, 2023**.

**Key objectives:**

* Variation in design and methods created by the contractor
* Demolition of unneeded structures to create an open floor plan allowing full view from front to back of the space.
* Finishing off the interior space to be used as a multi-use space
	+ Install an ADA Bathroom with one sink and one toilet with a door facing the central area of the classroom for safety.
	+ Enlarging office to 11”x10’1” Finishing off an office in the North East corner of the space – this space will have carpeting, a drop ceiling, and one interior window facing the front entry. Door will need to be widen to office.
	+ Construction of a new storeroom next to office with a drop ceiling and lockable door.11”x10’1” [Electrical in this space will need to accommodate a counter and cabinets.
	+ Removal of old mastic from floors, cement patched where needed and the cement sanded and polished.
	+ Carpet Tile in the entry area and office space.
	+ A high impact laminate counter will be added to the West back wall facing the open space that will accommodate the following:
		- One ADA-compliant counter and sink that is 34” off the ground with an open knee space a min 27” off the floor and 8” from countertop front edge. A slop of 1” depth – max per 6” height. Toe space 9”from the floor and 17” from countertop front edge. Slope 1” depth per 6” height. Counter / Floor space 50” width. Stainless steel sink min of 22” width with an offset drain.
		- One counter and sink min 36” off the ground with covered cabinet under. Counter space 50” width a stainless steel utility sink min 22” wide and 12” deep.
	+ A new Aluminum Storefront door (similar to new Broadband building) that will swing out – the outside step will need to be modified, adding a new step down and a railing.
	+ New Aluminum storefront backdoor with a window (half of the door) with an auto opener for ADA. (similar to front door)
	+ The two exterior doors would use a keycard system to unlock the doors – the same as the city uses at City Hall, the keycard system would be connected to the city to allow authorized city employees’ access. (Walsh System) Owner provided.
	+ Three new energy-efficient windows installed, replacing the old windows on the East side of the building. That match the look and style of the doors.
	+ A firewall created for the utility/kiln room
* HVAC - includes removal of old AC the installation of new 4-ton AC unit. Replace all ductwork from furnace up to main outlet trunk (reuse of main distribution ductwork. Add 10’ extension off main throughout space and run ductwork for office, storeroom, bathroom, and Utility/kiln room. Create new return on back wall above utility room door, include pass through returns in office and storeroom.
	+ (Power plugs to accommodate to kilns - Current kiln 240 volts 33.4 amps single phase 8000 watts Second Kiln – 240 volt 56 amps single phase or 37 amps 3 phase 13,440 watts
* Relocation of water heater – (New Electric water heater will be installed)
* Finished by Fall 2023

**Project Scope:**

The contractor will provide variation in design and methods. Contractor responsible to have necessary insurance, permits, and use licensed/certified sub-contractors The needed workforce to demo and finish the interior space of 224 South 8th Street for a multipurpose room for Blanden programming. The project will align with a budget provided by the contractor and meet all current building codes and ADA standards.

**Project schedule: *(Schedule is an estimate*)**

* January 27, 2023 - Sealed Bids due by 4:00 pm – City Hall Municipal building
* January 27 @ 4:30 – Opening of bids
* January 31, 2023 – BMAM Board will review and approve selected bid
* February 13, 2023 – bid will be brought to City Council for approval
* February 14, 2022 – The contractor will be contacted to schedule a project meeting [pending City Council approval.]
* February 2023 - Project start
* Aug 1, 2023 – Project Completion