**Hansville House Bid Qualifications:**

Failla Hansville House Date 5-12-10

41195 Foulweather Bluff Road N.E.

Hansville, WA 98340

Thank you for your interest in this project. We have developed the website [www.hansvillehouse.com](http://www.hansvillehouse.com) in an effort to make the project assessable and to provide the information needed to bid on the portion of the project that fits your qualifications. The website has been developed that will have the plans and any recent revisions. All State licensing, insurance, and background references will be checked for every company whose bid is selected.

We anticipate that the project which is in for permitting now will be ready to begin in July keeping in mind the County permit process and their time schedule with which we have no control. ***Updates to the project will be posted to the website under the “Project updates” tab. Please check this prior to submitting any final bid.*** Direct all correspondence to hansvillehouse@gmail.com. This will be checked daily by Michael Failla and Marc Boyd, the owners representative.

**PROJECT: Constructing a new 2 story house with basement at address above.**

If you are bidding on more than one unique component of the project (i.e., sheetrock and painting), please break out each component of the bid and its corresponding bid price.

***For every bid please be as specific as possible so it is clear exactly what is included by itemizing each material or trade with a line item.***

For those whose bids will include work on the basement, the final size and finish work completed on the basement portion of this house will be determined by the overall cost of the living space it may create versus our budget for the preferred finish. Bids need to be broken out into 3 configurations each of which is posted on the new construction tab on the website; 2 as partial and 1as full area, and each to have individual prices for its area as defined such that they may be completed or excluded.

This project will be stick framed in panelized construction or site built based on best cost.

Excluded at this time are the following: the interior finishes, interior doors, millwork, HVAC, site road work, site drainage, detached garage and site demolition. Some of these will be called for bids at a future date.

Provide a separate budget for onsite retaining walls and concrete patio and exterior decks.

Bid per architectural drawings and this list below. Provide separate totals for each area, 1) Main house shell and core, 2) Basement level.

1. **SHELL / CORE:** *following to be included*:

a) All new exterior foundations including excavation and back fill.

b) Perimeter insulation R-10 and footing and perimeter down spout drains prior

 to back fill.

1. framing, exterior enclosure and finishes with interior complete through

 Plumbing rough in and electrical rough in.

d) Insulation

e) Drywall Mud taped to smooth level 4 finish (interior paint is excluded at this

 time).

1. **Foundations and basement;** For typical foundations with 24” clear crawl space assume 4’ deep, 8” concrete stemwalls with 10” x 18” spread footing to bear on hard pan with typical #4 rebar. Basement to be bid separate, in 3 scenarios, to be unfinished concrete with exterior rigid R-10 behind walls and below 4”slab. Provide exterior water proofing at basement walls, full height with drain matt Mirfi 5000 tied to footing drain and liquid boot water proofing applied to the concrete exterior, back fill with gravel. Run continuous loop of 4” schedule 40 PVC perf footing drain and separate complete loop roof drain of 4” sched 40 PVC drain pipe around house perimeter, tie into existing outfall pipe that runs down the hill. For unfinished basement, assume stub in for utilities at bathrooms. Basement to be bid as follows, 1) exclude basement, 2) Central basement under living room entry only, 3) As shown with area under master suite and living, 4) entire perimeter of house, as shown plus area under kitchen dining.
2. **Wall framing; for** standard framing 2x6 @16” O.C. with ½” exterior plywood, provide R-21 Batt insulation.
3. **Lateral resistance;** Provide 1 steel (2 story) moment frame per structural drawings, (½” thick 6x6 HSS material is on site for use). All other lateral resistance is by plywood shear wall with 8p at 6” edges and 12” center with hold downs on each corner of panel per structural drawings.
4. **New Exterior Siding** to be combination of Hardi Panel in 2’ horizontal strips with metal u joints and Horizontal Cedar to be tight knot. Provide alternate cost for beveled lap Artisan Hardi plank siding in lieu of Cedar. Cultured stone veneer at base and planter box. Use Tyvek building wrap or building felt on plywood as equal.
5. **Exterior Paint**, satin finish with clear stained trim (assume 3 colors). Trim to be 2x4 cedar with stained finish. Also include cedar belie band below window sills with Z or L flashing at all material transition.
6. **New Exterior Doors and windows,** Doors to be typical wood stained with marine u.v protected product, full glass or aluminum frame as alternate. Windows, fiberglass frames Milgard (or equal) U-0.35, Window operation Assume slider or casement, fixed windows on larger window and upper window sections. (Provide Line cost for the Windows).
7. **Entry Canopy** (and all trellis roofs) provide flashing on top of the Glue-lam beams where exposed, stain all wood. Flat trellis roof surface to be double layer translucent polycarbonate panels mounted top of the joists.
8. **Exterior 2nd floor Deck and deck in front of living room**, provide ½” x 6” stained tiger wood deck with corrugated metal roof mounted below deck. Provide gutter on low sides, tightline to storm drain system. (Provide 2 exterior lights each side of doors). Provide finish painted steel beam and column for cantilevered deck and exposed steel.
9. **Roof,** Standing metal seam roof, 24 Ga with 12” sections over Ice shield weather barrier underlayment on ½” cdx plywood deck. Provide R-38 high density batt insulation with standard stick framing, 2x12 @24” o.c. on large GLBs. Drywall inside typical. At all exterior overhangs discontinue plywood use stained 5/8” x 6” pine / fir t&g on top, rafters to be exposed, stained.
10. **Exterior lighting**, provide surface mounted lights rough in at 15’ intervals around the house with additional concentration of 8 fixtures at outdoor room.
11. **Interior lights, provide j-box only, in ceiling / wall mounted areas approximate quantity = 40 light fixtures.**
12. **Electrical** outlets, per code at 12’ on center, per wall and provide data cable in each space. Provide (4) 3 way lighting controls. Assume No low voltage wiring for sound or security alarm at this time.
13. **EXTERIOR Patios: (to be separated from the main house shell and core).**
14. **Cultured Stone** veneer at planters and walls where shown.
15. **New 4” Concrete Patio at front** and stairs **to driveway** cultured stone veneer on new planter boxes around concrete retaining walls.
16. **Backyard Patio**; Provide 4” concrete patio on excavation fill and base course with west facing concrete retaining wall (Approximately 30” high grade transition retaining wall) with concrete planter and wood bench, stairs as shown.
17. **Retaining walls**; existing in some area to remain and new 8” concrete walls and rockery, some excavation, wall heights per topographic survey. Assume that we can bring the site under patios and finish floor up 24” to use extra suitable soil. Other soil can be disposed on site at top near road with some stabilizing and erosion control required.
18. **Landscaping** and irrigation is excluded at this time.
19. Existing drive way to remain with new drive way portions excluded.
20. Septic is excluded

**BID FORMAT:**

Include all labor for construction, material and installation of materials. Include project management for subcontractor bids, selection of materials with owner, material procurement and project scheduling. Owner may purchase some items directly through separate subcontractor if specified.

End of Bid.

Please address all design questions and clarifications to the architect, Chandler Stever Architect, at 425-985-2176.

**Bids due on 6-3-10, 1 pm via email at** **Hansvillehouse@gmail.com**

**Contact info:**

 **Marc Boyd – owner’s project representative – 206-498-2328**

 **Chandler Stever – Architect – 425-985-2176**

 **Wade Damey – Structural Engineer – 206-650-6196**

 **Ken Martig – Soils Engineer – 360-754-9687**