



November 30, 2018

I invite you to bid on all (or any) of the following three projects within Hidden Valley Lake:

1. Construction of a shelter
2. Adding bathrooms to the upper beach shelter
3. Tying the roof line and outside wall together on the lower level lifeguard building and bathrooms

Specifications for Project #1: Construction of a new shelter:

The new shelter will be located near the marina. It will be sized at 24' X 33' and have a bathroom and storage room (see attached sketch). The following must be met as a minimum:

General: Excavate and install a gravel base.

- Excavate and pour 8 concrete piers 24" X 24" that are 20" deep for support of the roof structure.
- Install a 22' X 34' concrete pad 6" thick with ½ " rebar laid on 24 " grid on center with wire ties on each joint and standard finish.
- Frame roof structure using 6" X 6" posts and 2" X 12" beam with scissor trusses, 2 common gables and ½" OSB.
- Roof to be 30 lb. felt with Owens Corning 30 year shingles (**Summer Harvest**) with 4 roof vents on back side of roof.
- Roof will have 12" overhang on both sides with 2" X 6" gutter boards, gable ends and 6" overhang with 2' X 6" rake.
- Siding and soffits, color to match the current scheme at our Lake Melody Shelter.
- Gable ends covered in double 4" or 5" standard lap siding inside. Soffits and rakes will have vented soffits.
- Vaulted ceilings will have solid no lap vinyl soffit, color to match the current scheme at our Lake Melody Shelter.
- All beams and braces on post will be wrapped in aluminum.
- All posts will be wrapped with vinyl 6" X 6" 2 piece post coverings, color to match gable ends.

- Post will be attached with metal base plates.
- Gutters will be 5" aluminum one continuous gutter on both sides with down spouts. Color will match gables and post.

Bathrooms:

- Two unisex bathrooms. (See Attached Drawing marked Marina.)
- Must be ADA compliant.
- Pex water line, cold water only.
- FRP 4X8 Panels for restroom walls and ceiling with connecting strips.
- 36 inch wide doors. (Storage room also)
- Grab Bars.

Electric:

- Install electric in shelter in compliance with code and include a 50 amp service panel with 6 outlets, one switch and 6 tamper resistant lights.

Specifications for Project #2: Add two unisex bathrooms 7' X 8' to the back side of the upper beach shelter along with a storage room of the same size. (See attachment marked "Upper Beach".)

Bathrooms:

- Two bathrooms.
- Must be ADA compliant.
- Pex water line, cold water only.
- FRP 4X8 Panels for restroom walls and ceiling with connecting strips.
- 36 inch wide doors. (Storage room also)
- Grab bars.

Project #3: Tie the roof line and outside wall line together on lower level lifeguard building and bathrooms using the current color scheme found on the shelter and existing bathroom.

General specifications (as appropriate):

- Everything will be vandal resistant.
- Install lockable disconnect breaker box.
- Trench and run service from meter/transformer to breaker box on post using a min of #2 aluminum wire and conduit.
- Final clean-up-- all material to be removed by contractor.
- Seed and straw all disturbed areas.
- Must be completed within 90 days of contract award.
- Price must include cost of permits which will be retained by the contractor.

All participants in this bidding process must meet on site with the Community Manager to discuss the projects in more detail.

All bids with contractor designs must be received sealed by December 28, 2018 at 12:00 p.m. Successful bidder(s) must also commit to completing the projects 90 days after their contract is awarded. Please submit bids to my attention at: Hidden Valley Lake Property Owners Association, 19303 Schmarr Drive, Lawrenceburg, IN 47025.

Respectfully,

Bruce Keller,
Community Manager, Hidden Valley Lake