Bid Scope and Supplemental Specifications

Shaffer's Pavilion bathroom and concession addition

Project Description

The Village of Crivitz is seeking bids for construction of a bathroom and concession building addition at Shaffer's Pavilion, north of the Crivitz Bandshell. The project includes the work described in this document together with the accompanying drawings. The intent is to obtain a complete, code-compliant, operational, and ready-for-use facility for seasonal operation.

1 Scope of Work

The contractor shall furnish all labor, materials, equipment, supervision, permits, inspections, and incidental work necessary to complete the bathroom and concession building project. Work generally includes site work and utility connections, foundation construction, wood framing, exterior wall and roof systems, mechanical/electrical/plumbing work, interior finishes, toilet partitions, cleanup, restoration, and all related work necessary for a complete project.

2 Site Work and Utilities

The contractor shall provide all labor, materials, equipment, excavation, bedding, connections, backfill, compaction, and surface restoration necessary to connect the new building to existing municipal sanitary sewer and water service stubs. Connection points will be marked, and their known depths will be provided during site visits arranged by appointment through George Gocht. The Village shall make the same utility information available to all bidders. Bidders shall review the available information and site conditions and identify discrepancies before submitting a bid. The contractor shall include all costs to complete utility extensions and connections in compliance with all applicable Village, utility, and code requirements.

3 Foundation and Concrete

Construct a frost-protected shallow foundation suitable for seasonal operation without continuous winter heat. Provide an integral thickened perimeter approximately 16 inches deep, 12 inches wide at the top and flaring to a 24-inch bearing base; no separate frost wall. Match the existing pavilion floor elevation. Provide a 4-inch fiber-reinforced interior slab over 4 inches of compacted granular base, with minimum 6-mil polyethylene vapor retarder and seams lapped at least 6 inches. Interior slab and thickened edge concrete shall achieve 4,000 psi at 28 days. Provide rigid XPS insulation meeting ASTM C578 Type IV, minimum 25 psi compressive strength and R-5 per inch: 1 inch vertically at the sides, 2 inches horizontally below the slab, and 1 inch thick extending 24 inches outward around the entire perimeter. Install insulation per manufacturer instructions. Include the 20-by-6-foot exterior pad beneath CANTILEVER, with 4-inch air-entrained concrete over 4 inches of compacted granular base, broom finish, accessible transitions and drainage away. Exterior-pad concrete shall achieve 4,500 psi at 28 days with a maximum water-to-cementitious materials ratio of 0.45. Provide control and isolation joints. Protect required outward-swinging exit doors from frost movement at exterior landings. The Village reports natural sand/gravel and no known groundwater or unusual conditions; verify exposed subgrade and report unexpected conditions before placement. Include excavation, required reinforcement, anchorage, insulation protection, moisture protection and backfill. See F1 for the consolidated requirements.

4 Wood Framing and Structural Construction

Provide complete wood framing: 2x6 exterior walls, fully sheathed; 2x4 interior partitions unless shown otherwise. Field-verify and match existing wall and ceiling heights. Provide R-19 wall and R-38 ceiling insulation, subject to code requirements. Independently brace the addition against wind. Bracing basis: 7/16-inch APA-rated OSB, blocked panel edges, and 8d common nails at 6-inch supported edges / 12-inch intermediate framing. Complete the supplier bracing check and B1 connection schedule before bid issue; do not rely on the existing pavilion for lateral support.

5 Exterior Wall Finish

Exterior walls shall be finished with steel siding to match the existing structure in profile, style, and color as closely as reasonably available. The contractor shall include all required trims, flashings, fasteners, and accessories necessary for a complete and weather-resistant exterior wall system.

6 Roof and Truss Construction

The contractor shall provide all labor and materials necessary for a complete roof truss system. Roof trusses shall be engineered and manufactured for the building configuration and all applicable design loads and code requirements. The new roof shall be supported by the addition's new walls. Roof pitch shall match the existing structure. The roof deck shall be fully sheathed with a minimum 15/32-inch oriented strand board (OSB), with approved roof underlayment installed over the sheathing. The roof junction with the existing pavilion shall match and be weather-tight; provide separation and weather-tight flashing consistent with the addition being independently supported and braced. The new roof shall be finished with steel roofing to match the existing structure in profile, style, and color as closely as reasonably available. The contractor shall provide all necessary trim, flashing, fasteners, and accessories for a complete, watertight roofing system.

7 Mechanical, Electrical, and Plumbing (MEP)

The contractor shall provide all labor, materials, equipment, permits, and inspections necessary to furnish and install complete and operational plumbing, HVAC, and electrical systems for the new bathroom and concession building. All work shall comply with applicable codes and utility requirements. The building will operate seasonally. The contractor shall furnish and install electric baseboard heaters. Plumbing shall include provisions for draining and winterization during the off-season; continuous winter heating shall not be assumed. The contractor shall furnish and install concession sinks, faucets, and complete plumbing connections.

Concession equipment shall be provided by the Village: six (6) Nesco roasters/hot-holding units, one (1) refrigerator, one (1) freezer and one (1) coffee maker. Install six Nesco receptacles along the counters by the serving windows, each on a separate dedicated branch circuit and breaker, allowing all six Nescos to operate simultaneously. Provide refrigerator and freezer receptacles along the rear wall shared with the bathrooms/mechanical room. Provide additional counter receptacles on circuit(s) separate from the six Nesco circuits for the coffee maker and general counter use; no fixed coffee-maker location is required. The contractor shall provide the electrical service, panel capacity, wiring, circuit protection and receptacles necessary for this use and other building loads. The electrical contractor shall size and install the work to meet applicable codes and equipment requirements.

8 Interior Finishes

Concession Area: Walls and ceilings shall be sheathed with oriented strand board (OSB). The contractor shall prepare, seal, prime and finish the OSB, including exposed edges and joints, with washable gloss paint to provide durable, smooth and easily cleanable surfaces. Include all preparation, painting labor and materials in the bid; the Village will not perform painting. Finished surfaces shall comply with applicable food-service and building requirements, including nonabsorbent finishes where required. The area is intended for holding and serving food already prepared elsewhere; no food cooking is planned inside. The contractor shall furnish and install plastic laminate countertops with supporting legs. Cabinets are excluded from the contractor's scope. Food-service equipment shall be provided by the Village as listed in Section 7.

Bathroom Areas: Walls and ceilings shall be finished with an interlocking interior polyvinyl chloride (PVC) wall and ceiling panel system, Trusscore or approved equal, including all required trims, fasteners, and accessories, installed in accordance with manufacturer requirements and applicable codes.

Floors: Sealed concrete floors shall be provided in both bathroom and concession areas. Concrete sealer and application shall be included in the contractor's scope.

General Interior Completion: The contractor shall provide all labor and materials necessary to deliver a complete and usable interior. All interior work shall comply with applicable codes.

9 Toilet Partitions

The contractor shall provide and install PVC toilet partitions with all required hardware, fasteners, and accessories for a complete and code-compliant installation.

10 General Conditions

The contractor shall provide all permits, licenses, inspections, insurance, supervision, equipment, and incidental materials necessary to complete the project. All work shall comply with applicable federal, state, and local codes and requirements. The contractor shall coordinate all trades and inspections and maintain a safe and orderly job site. Upon completion, the contractor shall remove all construction debris, clean the work area, restore disturbed areas, and deliver the building in a complete, code-compliant, operational, and ready-for-use condition. Obtain approval of the commercial building plans from the authorized Crivitz building inspector before construction begins.

11 Bid Submission and Schedule Requirements

Bid deadline: November 25, 2026 at 5:00 p.m. Central Time. Sealed bids must be received by the deadline.

Submission: Deliver sealed bids by mail or in person to Village of Crivitz, 800 Henriette Avenue, PO Box 727, Crivitz, WI 54114. Email bids will not be accepted. Allow enough mailing time for receipt by the deadline.

Public opening: Immediately after the deadline at Village Hall, 800 Henriette Avenue, Crivitz, Wisconsin.

Documents and visits: emoser@crivitz.gov | 715-854-2030. Site visits are by appointment; call George Gocht at 715-977-1830. Attendance is not mandatory.

Clarifications: Changes or clarifications affecting bids shall be issued to all planholders by written addendum. Oral discussions do not change the bidding documents.

Bid security: Each bid shall include a certified check or bid bond equal to 5% of the bid, payable to the Village. The successful bidder shall execute and file the required contract and bond within 10 calendar days after receipt of written notice of award. Failure to do so shall result in forfeiture of the bid security as liquidated damages.

Bid validity and completion: Bids shall remain valid for 60 calendar days after opening. Required completion is May 1, 2027.

Submit a lump-sum price for the complete project, contractor contact information, a proposed schedule, and acknowledgement of the plans, specifications and addenda. Include the sworn bidder certificate and proposed subcontractor list required by Wis. Stat. § 66.0901(7); the statutory subcontractor-omission rule applies. Any award shall be to the lowest responsible bidder meeting the bidding requirements, subject to the Village’s lawful right to reject bids.

12 Intent of Documents

The drawings and these supplemental specifications are intended to be read together. Where the drawings do not specifically identify a material, connection, accessory, or incidental item reasonably necessary to provide a complete and code-compliant installation, the contractor shall include such work in the bid. Bidders shall field verify existing conditions that affect their work and shall identify material conflicts or questions before submitting a bid.

Drawings: Crivitz_Concession_Plan_Bracing_Review.pdf, October 1, 2026, two sheets: project plan with F1 foundation section and B1 bracing details. Reduced reproductions follow F1; use the full-size PDF for legibility and written dimensions. B1 records the agreed bracing basis; complete the supplier design check and connection schedule before bid issue. Resolve document conflicts by written clarification; oral answers do not modify the bidding documents.

F1 Foundation Requirements

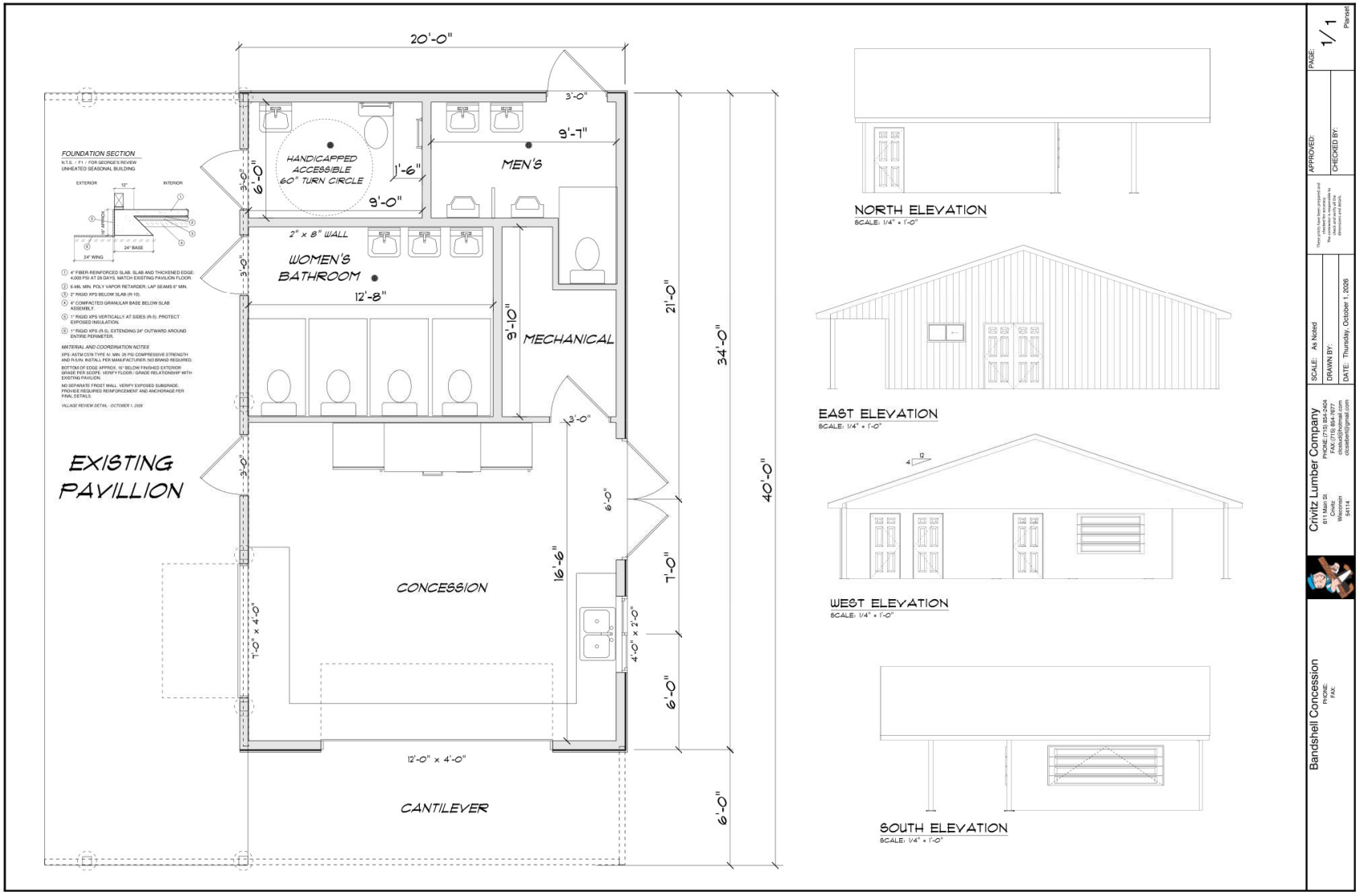
Shaffer's Pavilion addition | Project specifications

Item	Requirement
Foundation	Integral thickened perimeter approximately 16 inches deep; 12 inches wide at top, flaring to 24 inches at the bearing base. No separate frost wall. Bottom approximately 16 inches below exterior grade, as stated in George's supplied scope; verify floor and exterior-grade relationship with the existing pavilion as noted on the project section.
Interior slab	4-inch fiber-reinforced concrete over 4 inches compacted granular base. Minimum 6-mil polyethylene vapor retarder with seams lapped at least 6 inches. Match pavilion floor. Slab and thickened edge: 4,000 psi at 28 days.
Rigid insulation	Rigid XPS insulation, ASTM C578 Type IV, minimum 25 psi compressive strength and R-5 per inch: 1 inch vertically on sides; 2 inches horizontally below slab; 1 inch thick horizontal wing extending 24 inches outward around the entire perimeter. Install per manufacturer instructions. Building is winterized and unheated in winter.
Anchorage	1/2-inch anchor bolts, minimum 7-inch embedment, maximum 6 feet on center; at least two per sill piece, 4–12 inches from ends. Provide required hold-downs for independent bracing.
Exterior pad	20 by 6 feet; 4-inch air-entrained concrete over 4 inches compacted granular base. Minimum 4,500 psi at 28 days; maximum water-to-cementitious materials ratio 0.45. Broom finish, control joints, accessible transitions and drainage away. No planned winter salt use.
Pavilion junction	Addition carries its own roof and is independently braced against wind. Provide isolation joint at existing concrete and a secure, weather-tight roof junction; do not assume structural support from existing slab or post footings.
Review and permits	In-house plan preparation is the selected route. Obtain approval from the authorized Crivitz building inspector before construction. Required permits and inspections remain applicable.

Applicable code references: Wisconsin SPS 361–366; 2021 IBC Chapters 18, 19 and 23; 2021 IECC C402. This specification sheet accompanies the project drawings and does not establish plan approval.

Project Drawings

October 1 2026 | Plan with foundation section and B1 bracing details | Refer to full-size PDF



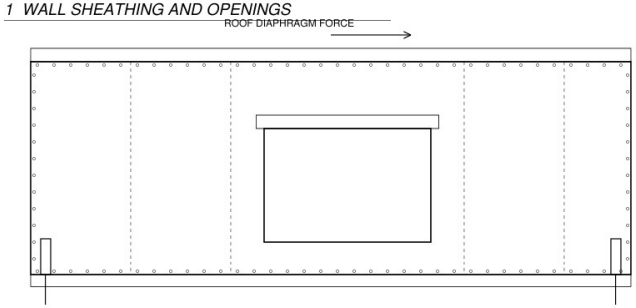
B1 Independent Bracing Details

Agreed basis | Supplier design check and connection schedule required before bid issue

INDEPENDENT BRACING DETAILS

AGREED BRACING BASIS - N.T.S. - SUPPLIER DESIGN CHECK AND CONNECTION SCHEDULE REQUIRED BEFORE BID ISSUE

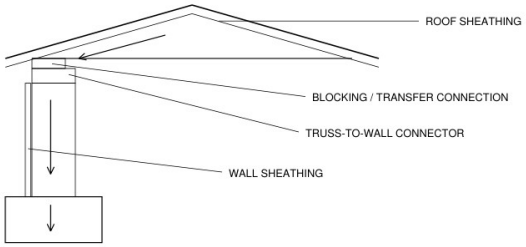
1 WALL SHEATHING AND OPENINGS



AGREED BASIS: 7/16" APA-RATED OSB OVER 2x6 WALL FRAMING WITH BLOCKED PANEL EDGES. 8d COMMON NAILS AT 6" O.C. EDGES / 12" O.C. INTERMEDIATE FRAMING, SUBJECT TO PROJECT BRACING CHECK.

OPENING SHOWN IS DIAGRAMMATIC. SELECT WALL SEGMENTS AND ANY REQUIRED STRAPS / COLLECTORS FROM THE ACTUAL DOOR AND WINDOW LAYOUT. HOLD-DOWN POSITIONS ABOVE ARE ILLUSTRATIVE.

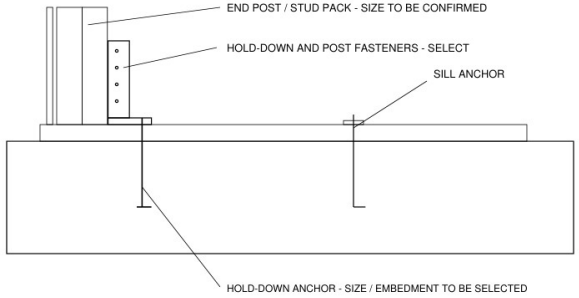
2 ROOF TO WALL LOAD TRANSFER



CONTINUOUS LOAD PATH: ROOF SHEATHING TO BLOCKING / COLLECTORS, WALL SHEATHING, SILL ANCHORS AND FOUNDATION. PROVIDE UPLIFT CONNECTIONS AT ROOF BEARINGS.

THE ADDITION RESISTS WIND IN BOTH DIRECTIONS WITHOUT RELYING ON THE EXISTING PAVILION. CONNECTOR TYPES, CAPACITIES AND FASTENERS REQUIRE PROJECT-SPECIFIC SELECTION.

3 WALL END HOLD-DOWN AND SILL



SILL ANCHORS PER CURRENT SCOPE: 1/2" DIA., 7" MIN. EMBEDMENT, 6' MAX. O.C.; MIN. TWO PER SILL PIECE, 4-12" FROM ENDS. VERIFY ADEQUACY FOR SELECTED BRACING.

SILL ANCHORS AND HOLD-DOWN ANCHORS SERVE DIFFERENT FUNCTIONS. CONFIRM CONCRETE EDGE DISTANCE, EMBEDMENT, REINFORCEMENT AND CAPACITY WITH THE SELECTED HARDWARE.

4 BRACING BASIS AND CONNECTION SCHEDULE

WALL LAYOUT
Mark braced segments, lengths and end posts on plan.

WALL PANELS
7/16" APA-rated OSB; blocked panel edges. Verify span rating / grade.

WALL FASTENERS
8d common nails; 6" O.C. edges / 12" O.C. intermediate framing.

ROOF TRANSFER
Diaphragm nailing, blocking and connectors: _____

HOLD-DOWNS
Simpson Strong-Tie or equivalent; model / capacity / fasteners: _____

CONCRETE ANCHORS
Diameter / embedment / edge distance: _____

OPENING TRANSFER
Straps / collectors or alternate bracing details: _____

GEORGE TO COORDINATE SUPPLIER DESIGN CHECK FOR WIND LOADS AND ACTUAL OPENINGS. CONFIRM WALL SEGMENTS, NAILING, ROOF CONNECTIONS, HOLD-DOWNS AND ANCHORAGE BEFORE BID ISSUE.

REFERENCE: APA SHEAR WALLS & DIAPHRAGMS; APA SHEAR WALL HOLD-DOWN ANCHOR DETAIL EWG-33. PROJECT CONNECTION VALUES REMAIN FOR REVIEW.

BANDSHELL CONCESSION | VILLAGE BRACING REVIEW | OCTOBER 1, 2026 | B1