

**REQUEST FOR PROPOSALS**  
Prefabricated Cabin Structures  
For  
Rock Island County Forest Preserve District  
Loud Thunder Forest Preserve  
19406 Loud Thunder Road  
Illinois City, IL 61259

October 21, 2019

To Whom It May Concern:

The Rock Island County Forest Preserve District is seeking requests for estimated cost proposals for two prefabricated structures to be placed at Loud Thunder Forest Preserve, Illinois City, IL.

The estimated cost proposals shall include all costs complete with either the vendors base features or District's specifications or minimal requirements, design, engineering, placement including freight or delivery, permitting, labor, equipment and materials to be properly installed to the any manufacturer's specifications to Loud Thunder Forest Preserve, 19406 Loud Thunder Road, Illinois City, Illinois 61259 (specific location noted on Figure A within Loud Thunder Forest Preserve.)

The sealed proposals marked Loud Thunder Prefabricated Cabin Structures must be received no later than 12:00 PM, Thursday, November 7, 2019 in the Forest Preserve Office, 19406 Loud Thunder Road, Illinois City, IL, 61259. The proposals will be publicly opened and acknowledged aloud immediately thereafter.

The Rock Island County Forest Preserve District is not subject to Excise Tax or Illinois State Sales Tax.

The proposals will be considered on quality, services provided, equipment complying substantially with specifications stated in the scope of work and cost. Any deviation or substitution needs to be stated and described in detail. Standard catalog sheets or technical data will not be accepted in lieu of this requirement, however, descriptive literature showing complete specifications for the item being proposed is not discouraged. The Rock Island County Forest Preserve District will make the sole determination on whether such substitutions are equivalent to the equipment specified and in the best interest of the District.

**Project Description**

The Rock Island County Forest Preserve District (District) is proposing two new prefabricated cabin structures to be constructed, set and finished at the Loud Thunder Forest Preserve in Illinois City, IL with foundation, utility connections and HVAC components to be installed by others.

The prefabricated cabin structures to be constructed as part of this project may include multiple different designs for the District's consideration. The District will select one or two preliminary designs from a single vendor which may be slightly altered and used as the basis for placement at each of the two proposed cabin locations. Design drawings shall include dimensional information, room sizes, and layouts. All room layouts and sizes shall be adjustable following owner review and approval.

The vendor shall develop preliminary technical specifications for review.

The vendor shall be prepared to submit building permit documents to for Rock Island County Building & Zoning approval.

The vendor shall provide probable construction cost for the cabin structures and submit to the District. Total cost to include all design, labor, material, delivery, placement from the base options that substantially meet the minimum cabin structure requirements.

The vendor shall be prepared to incorporate any comments and prepare final drawings and technical specifications to ensure the structure can be permitted in Rock Island County before payment of such structure and services.

Enclosed is a map showing the location of the two prefabricated cabin structures. The District will be utilizing the C1 and C2 locations. See Figure A.

**Prefabricated Cabin structures:**

Each structure shall be designed and equipped with, but not limited to the following minimum cabin structure or feature requirements:

1. Each cabin structure shall meet or exceed [Rock Island County Building Codes](#).
2. Each cabin structure should be approximately 20 feet wide by 36 feet long.
3. Two doors of egress from the structure
4. Fireplace chase
5. Integrated covered porch or ability for owner to construct a deck to be built by others.
6. Minimum of two bedrooms
7. Minimum of one bathroom (tub/shower, toilet, sink)
8. Great room/living room area
9. Kitchen-sink, LP stove, refrigerator and kitchen cabinetry
10. Metal roof, sheathing, and insulation
11. Doors and door frames options
12. Door hardware options
13. Single hung low-E window and window frames
14. Moisture-resistant siding options
15. Flooring and finish options
16. Walls and finish options
17. Direct-vented LP gas fireplace
18. Ceilings and finish options
19. Electrical wiring
20. 200-amp electrical panel
21. Vent piping
22. Wall and ceiling insulation

23. Heating and air conditioning ventilation (furnace and air conditioning to be done by others)
24. Lighting fixture options
25. Plumbing fixture options
26. Handicap accessibility
27. Plumbed for fire sprinklers
28. Other considerations and specifications of the structure shall include any and all fittings, brackets, braces, footings or other materials needed to successfully complete the installation.
29. The following items will be provided by others and are not included in the cabin design: concrete foundation; plumbing and fuel line connections; electric utility connections; exterior finishes including, steps, walkways, site preparation, landscaping; will be provided by others.

### **Permitting with Rock Island County:**

If a vendor is selected, each vendor shall be able to meet the following requirements ensuring the District shall be able to obtain a building permit from Rock Island County. All final design and construction plans shall include the following information as required from the Rock Island County Building & Zoning Department:

- [Application](#)
  - Building Owner; Street Address; City/Town; State; Zip; (***Rock Island County Forest Preserve District, 19406 Loud Thunder Road, Illinois City, IL 61259***)
  - General Contractor information. (must be registered with Rock Island County);
  - Architect of Record as required per Illinois Architecture Practice Act (225 ILCS 305/);
  - Building/Job Address or legal description may be required;
  - Brief Description of Job: Type of Construction; Occupancy Type; Number of Stories; Sprinkler Requirement
- Two (2) sets of plans and specifications, all plans shall include the following information:
  - All plans shall bear the stamp of a licensed State of Illinois architect and/or engineering professional;
  - Declarations page: This should include all codes assumed for design, occupancy type, square footage of each occupancy type per floor, occupancy calculations, constructions type, specific design criteria, load calculations, etc;
  - Construction and placement of all fire walls, floor/ceiling and roof/ceiling assemblies and their fire rating along with the appropriate listing number;
  - Door and window schedules, which include fire rating(s), hardware, U-factors and locations;
  - Floor plans showing all rooms, dimensions, room names and/or uses for occupancy;
  - Engineered Truss Drawings (if applicable);
  - Wall and building sections showing floors, walls, and roof construction;
  - Accessibility plans showing parking details, accessible exterior routes and locations of accessible entrances, adequate details and dimensions to evaluate accessible means of egress, including occupant loads for each floor, exit arrangement ad sizes, corridors, doors, stairs, areas of refuge, etc; provisions including but not limited to access to services, seating, listening systems, accessible fixtures, elevators, work surfaces, etc; adequate details and dimensions to evaluate the accessible route to areas required to be accessible, including corridors, door, protruding objects, maneuvering clearances, clear floor space at fixtures and controls, etc, tactile signage provided, etc

- Energy code compliance: COMCheck or Similar compliance software unless using the prescriptive approach, with details shown on plans;
- Fire Sprinkler plan that is signed and sealed with hydraulic calculations, catalog cut sheets and specifications for the fire sprinkler system and related equipment, etc;
- Electrical plan showing all electrical equipment, devices, one line diagrams showing all feeders, service equipment, panel schedules, location of all areas, emergency systems, life safety systems, and load calculations;
- Mechanical plan showing all combustion air, return air, supply openings, furnace/boiler locations along with venting, BTU input and output, locations, fire dampers and installation details, flame spread ratings of all insulated ducts, gas piping sizes and locations with support, Class I hoods and ducts along with the fire protection systems, shaft construction sections, and appropriate system shut-offs shown;
- Plumbing plan showing thermal expansion tank, temperature relief and vacuum relief as necessary for water heaters, riser diagram for all water piping including size and type, riser diagram for the drain, waste and vent system including size and type of pipe, indicate separation between sewer and water services, indicate drinking fountains or bottled water, indicate the type of backflow protection (RPZ requires floor drain), provide catalog cuts for all fixtures, faucets and plumbing equipment, indicate the type and location of all special valves, appliances and devices, indicate the location of all pipe cleanouts, provide details for handicapped access to the plumbing fixtures (size of water closet enclosure, height of water closet, grab bars, lavatory, tissue holder, mirror and length of grab bars, location of grease trap, location of water meter.
- Site plan (for new and additions only) showing all water lines, sewer lines or septic system, site drainage, access roads, property lines, holding ponds, buildings, approaches and public sidewalks, parking spaces, accessible spaces and sizes, floodplain elevations and building floor elevations;
- List of Subcontractors (must be [registered](#));

**Schedule:**

Include a production schedule for the proposed work. Proposal should be itemized showing a breakdown of tasks with a total cost for each element of work.

**Direct Questions and Site Visit Information:**

Direct questions about the Loud Thunder Prefabricated Cabin Structures, contact Jeffrey Craver, District Director, office (309) 795-1040, Monday through Friday 8:00 AM-4:30 PM. Vendors may visit the site during normal business hours between. All other site visits must be coordinated with Mr. Craver.

**General Requirements to be Considered:**

Work may be performed any day of the week between 8:00 AM and 4:30 PM.

Vendors will be required to perform all locates of existing lines and utilities as needed.

Vendors will be required to obtain all permits as necessary to complete the project.

A final as-built plan shall be furnished to the Forest Preserve District upon completion of the project.

All work must be completed no later than 5:00 PM on August 1, 2020. A liquidated damage fee will be assessed at \$250.00 per day should the project not be completed on July 1, 2020.

Once work has commenced the Vendor is responsible for being at the site each day until the work is completed. Work may commence once a contract is secured.

Vendor is responsible for verification of actual quantities.

The Vendor shall have the responsibility of abiding by all of the Forest Preserve District policies pertaining to vendors and contractors, which shall be provided upon award of the project.

All vendors agree to abide by the Rock Island County Forest Preserve District payment procedure in which bills received prior to the 25th day of the month are processed and paid by check on approximately the 25th day of the next month.

The Rock Island County Forest Preserve District reserves the right to reject any or all proposals, to waive any irregularities, or to accept that proposal which, in the judgment of proper officials, is to be in the best interest of Rock Island County Forest Preserve District.

**Prevailing Wage Rates:**

The successful vendor will operate in compliance of any prevailing wage laws of Illinois applicable for this project. If the Illinois Department of Labor revises the prevailing rate of hourly wages to be paid by Rock Island County, the revised rates as provided by the public body shall apply to this contract.

Please access Rock Island County Forest Preserve District Website ([www.ricfpd.org](http://www.ricfpd.org)) for Prevailing Wage Information or the Illinois Department of Labor ([www.illinois.gov/idol/Pages/default.aspx](http://www.illinois.gov/idol/Pages/default.aspx))

**Insurance:**

The vendor shall provide insurance in the following coverage and amounts, and shall submit certificates from their insurance company indicating the coverage in force prior to starting work on District property.

Worker's Compensation	Statutory
Manufacturers & Contractors Liability	\$1,000,000-500,000
Property Damage - per accident	\$1,000,000
Aggregate	\$2,000,000
Automobile Liability including	
Hired & non-owned autos	\$1,000,000-500,000
Per accident	\$1,000,000

**Permits & Building Codes:** The vendor will need to acquire and provide all required permits to the Owner and the vendor shall comply with all applicable local building codes i.e. Rock Island County. Those building codes and regulations supersede any conflicting specifications contained herein.

**Contract/Purchase Agreement:** Should the District and successful vendor not come to terms on a contract/purchase agreement within fourteen (14) days of receipt of a contract/purchase agreement by the approved vendor, the District reserves the right to request an agreement with an alternate proposal.

**Safety Regulations:** All vendors shall have the responsibility of enforcing strict adherence to all federal, state and local job safety rules and regulations regarding job-site operations this includes the responsibility of utility locates.

If you have any questions, please call.

Sincerely,

Jeff Craver, Director  
Forest Preserve District of Rock Island County

Enclosures

# Figure A