STATEMENT OF WORK (2026 05 11)
Concrete patio construction (NAICS code 238990)
Kootenai Bunkhouse (Asset #:10051232) deck to concrete patio conversion pr

Request for Proposal Schedule

Task	Description	Quanty	Unit	Amount
1	Base Bid: Site prep, build forms, and pour a 133” x 314” concrete patio with steps leading out of sliding door and an ABA accessible ramp leading to sidewalk with handrail.	1	each	
2	Option 1: Demolish and dispose of existing deck	1	each	

a) Bonds – A bid bond is not required. Contractors are reminded that any amount awarded over $35,000 requires
submission of a Payment Bond. Any amount over $150,000.00 requires both payment and performance bonds. Bonds
are due no later than 10 calendar days after award.
b) Price Schedule – To be considered for award, provide pricing for all tasks and submit with your proposal. Please ensure that a detailed cost breakdown is included with your proposal for each discipline and labor rate. Proposals submitted without this information may not be considered.
c) Submissions for Technical Factors – Return submissions for all technical factors (if applicable).
d) To acknowledge any amendment(s) issued, sign and return the "Acknowledgment of Amendments" section on the following page.

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1. General:

1.1 Project Description:
Kootenai National Wildlife Refuge (287 Westside Road, Bonners Ferry, ID 83805) is requesting the construction of a concrete patio to accommodate outside use of the bunkhouse (Asset #: 10051232) with an option to bid on the demolition of existing wood deck.

1.2 Purpose/End Application:
The purpose of this project is to replace the existing wood deck which has several loose and rotting boards with a durable low-maintenance concrete patio to provide outdoor space for bunkhouse residents.

1.3 Contractor Qualifications:
Contractors must have demonstrated experience in concrete patios.

1.4 Other:
All work must comply with applicable local and federal regulations regarding environmental safety.

2. Place of Performance and Period of Performance

2.1 The Kootenai Bunkhouse is located at 116 Service Lane, Bonners Ferry, Idaho 83805 with the deck found on the east side of the residence.

2.2 Period of Performance: June 15, 2026-May 30, 2027, The concrete pour will be scheduled to allow for optimal weather conditions (**no rain or freezing temperatures),** ensuring proper drying and curing of the concrete.

2.3 Normal duty hours Monday thru Friday 8:00 a.m. - 4:30 p.m. In the event of emergencies, Contractor shall provide contact information.

2.4 Non-duty hours include week nights, weekends, and Government holidays (New Year's Day, Martin Luther King JR.s's Birthday, President's Day, Memorial Day, Juneteenth, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day, Christmas Day).

3. Scope

3.1 Demolition and removal of existing dilapidated wood deck and rails. Prepare subgrade with compacted aggregate. Build and set forms and install reinforcement rebar for strength and reduce cracking for a 26'x12'concrete patio with a step out from the sliding glass door and an ABA accessible ramp from the patio to the sidewalk. Additionally, steps leading from the second (bedroom) sliding glass door to the ground. The exterior perimeter of the slab will be turned down 12" below finish grade. Complete finish work to include a broom finish and control joints. All construction debris is removed.

4. Deliverables and/or Delivery Schedule:

4.1 Deliverables:

The bunkhouse will have a 26'x12'concrete patio slab with a step/landing out from the sliding

glass door and an ABA accessible ramp from the patio to the existing sidewalk maintaining the same width as the sidewalk (47") : Patio ramp horizontal Run = Rise × 12 = 5″ × 12 = 60" long. Additionally, steps leading from the second (bedroom) sliding glass door to the ground – steps should be no more than 7" in rise elevation and will be a minimum of 10 inches wide (2 steps). The exterior perimeter of the slab will be turned down 12" below finish grade.
All construction debris is removed and legally disposed of at an appropriate location.

4.2 Concrete patio specifications

- Subgrade. Remove decorative rock currently under the deck and incorporate into existing rock outside the patio footprint. Additional grubbing of native soil may be needed to match patio slab/step/ramp specifications. Place and compact 6 inches of ¾-1 inch minus road base or dense grade aggregate. Place above the subgrade to improve drainage and reduce differential settlement.
- Reinforcement. The new concrete patio, steps, and ramp will be reinforced with welded wire fabric (WWF) 6" 6/6 gauge, located in top 1/3 of slab on 18-inch centers and supported on chairs, which provides superior crack control
- Slab Thickness. Slab thickness shall be a minimum of 5 inches thick pour connecting to the existing foundation of the house**.** The exterior perimeter of the slab will be turned down 12" below finish grade. The slab will be approximately 5 inches above existing grade with a 6" step/landing from the sliding glass door - (field fit to meet design specs.).
- Concrete mix design. The water-to-cement (w/c) ratio is the single most critical mix parameter. ACI 318 (Building Code Requirements for Structural Concrete) specifies a maximum w/c ratio of 0.45 for concrete exposed to freezing and thawing in a moist condition. Contractor to comply with American Concrete Institute (ACI) requirements. **Particular attention for hot and cold weather pouring.** Concrete not placed within 90 minutes of leaving batch plant will be rejected.
- Joint design**.** Control joints are intentionally weakened planes cut or tooled into the slab surface to direct cracking along predictable lines. The standard spacing rule — supported by ACI 302.1R — places control joints at intervals no greater than 2 to 3 times the slab thickness in feet. For a 5-inch slab, joint spacing should not exceed 10 Feet **or 180 sq. ft..** Concrete needs expansion joint against the existing building- Nomaco NOMAFLEX Expansion Joint 1/2" x 4" x 10' (Bundle of 10).
- Finish. The Concrete will be "broom finished". The ABA accessible ramp from the patio to the sidewalk will maintain the same width as the existing sidewalk (47"). Patio ABA ramp must have a maximum slope of 1:12 horizontal Run = Rise × 12 = 5″ × 12 = 60" long. The concrete shall be installed and sloped away from the house- typical ¼" per foot (Field fit to meet specification).

5. Data Management Plan (DMP) N/A

6. Government-Furnished Equipment (GFE) / Government-Furnished Information (GFI) N/A

7. Evaluation and Acceptance

7.1 Refuge staff will inspect patio and access throughout and after construction is completed.

8. Quality Control/Quality Assurance:

8.1 The International Residential Code (IRC), published by the International Code Council (ICC), governs concrete slab construction in residential applications across the 49 states that have adopted it in some form. Section R506 of the IRC specifically addresses concrete structural category that covers exterior patios — specifying 3,500 psi for slabs exposed to freezing and thawing cycles (IRC R506.2.1).

9. Technical Coordinator/Contracting Officer:

9.1 Shannon Ehlers
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9.2 Angelia Phebus
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9.3 Contracting Officer
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Email: Tiffannie_Pannell@ios.doi.gov

10. Reference Figures

Figure 1: Existing Deck with step

Figure 2: Existing Deck

Figure 3 Existing Deck outside of Bedroom

Figure 4 Under the Deck

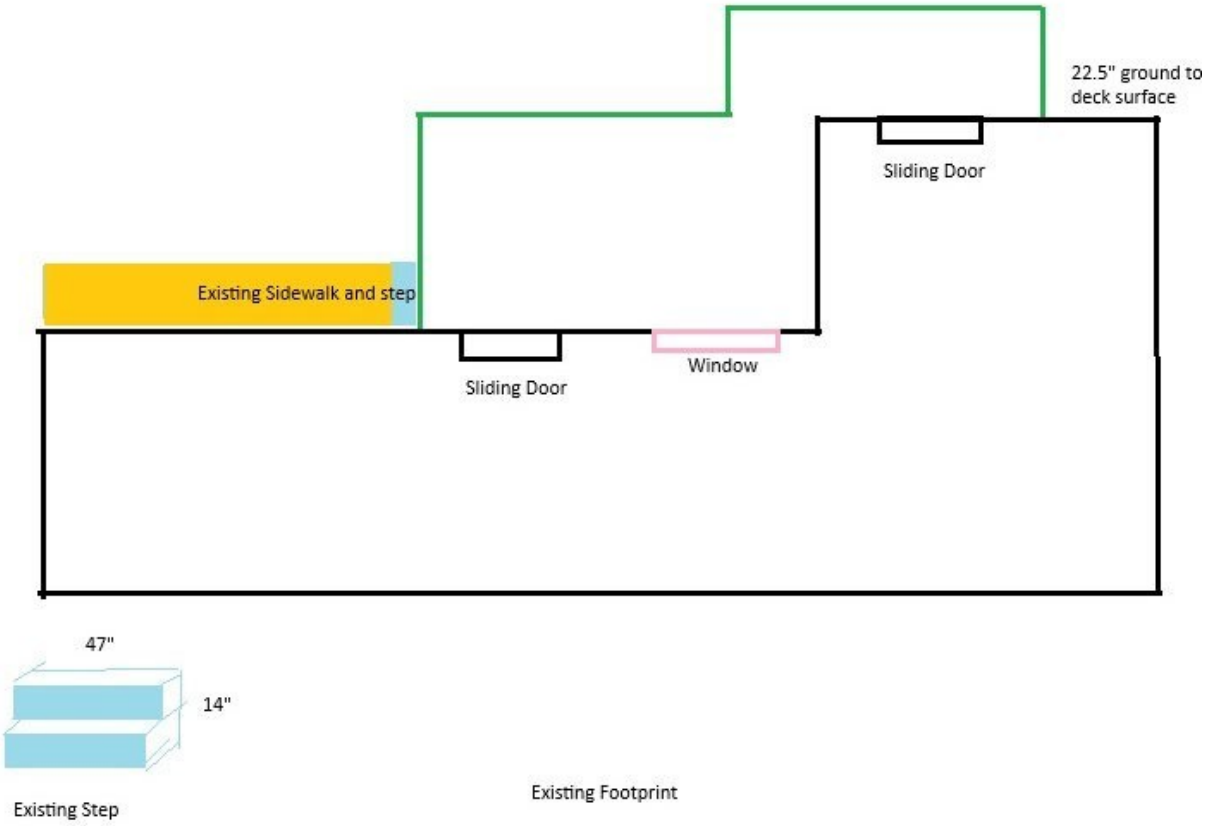

Figure 5: Existing deck footprint

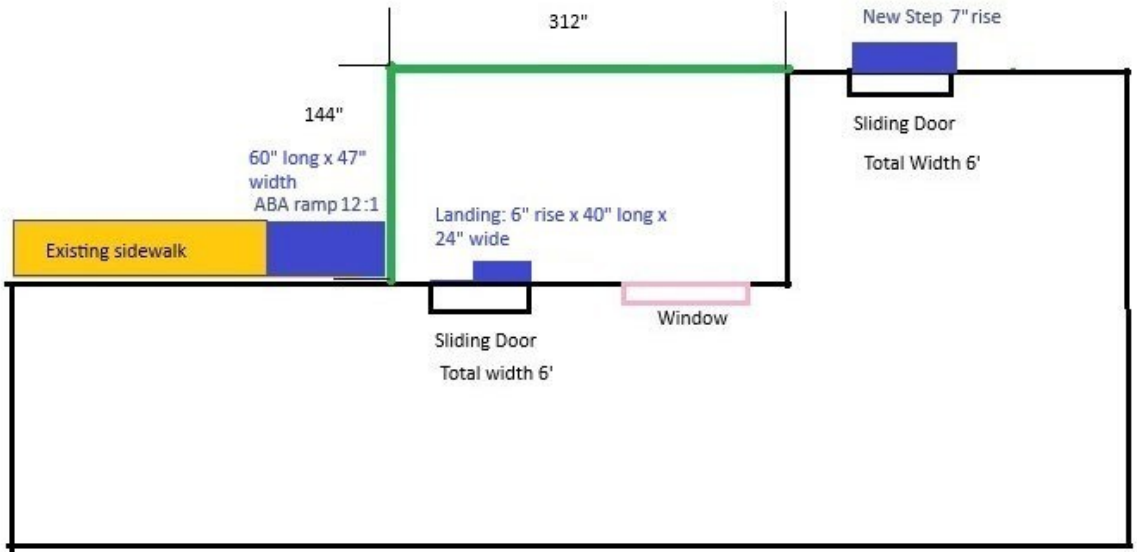

Figure 6: Bunkhouse Concrete Patio Design