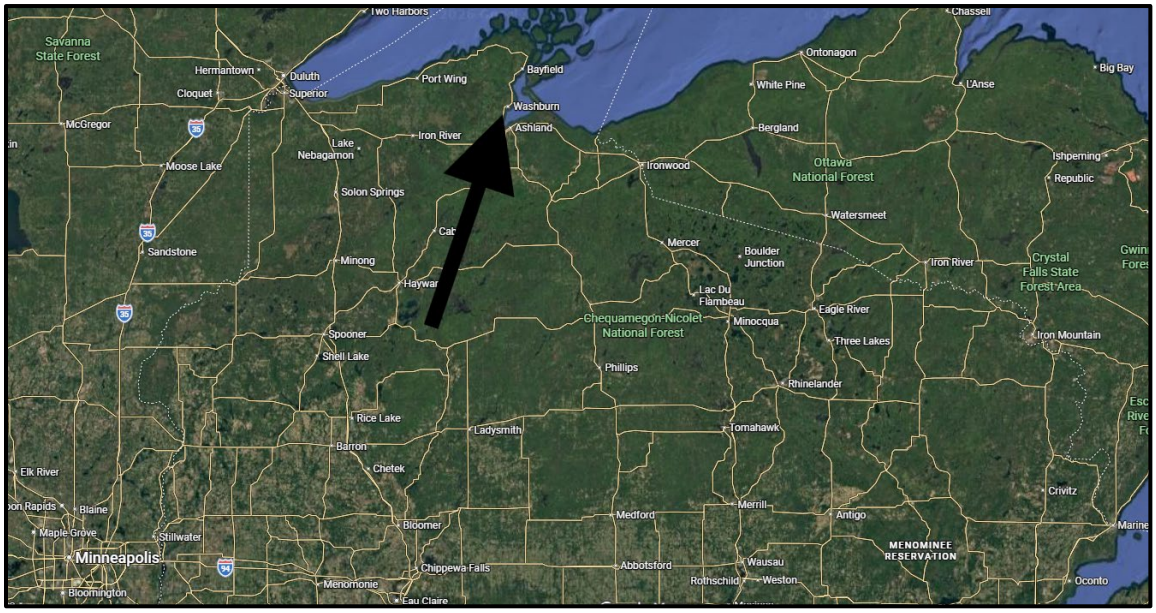
Chequamegon-Nicolet National Forest

Washburn Warehouse Building Envelope Rehabilitation

Statement of Work

Project Location

Washburn Ranger District
113 E Bayfield St.
Washburn, WI 54891



Project Overview

This project consists of rehabilitation of the exterior building envelopes of Forest Service warehouse facilities located at the Washburn administrative site.

Work includes removal of existing siding, installation of a continuous weather-resistive barrier (WRB), structural inspection and repairs, installation of wall sheathing where required, window replacement, door replacement, installation of new exterior siding systems, replacement of soffit and fascia components, flashing improvements, and associated exterior trim work.

All work shall restore building envelope durability suitable for northern Wisconsin climate conditions (Climate Zone 7).

The project is structured as follows:

- **Base Bid:** Lower Warehouse
- **Optional Bid Items 1 Through 4:** Upper Warehouse
  Work associated with Optional Bid Items 1 through 4 will only be performed if the options are awarded.

Buildings Included in This Project

Lower Warehouse (Base Bid)

Constructed approximately 1978. Wood-framed warehouse with mixed exterior cladding including lap siding and plywood panels attached directly to wall framing. Existing walls currently do not include code-compliant structural sheathing and lack a continuous weather-resistive barrier (WRB).

Upper Warehouse (Optional Bid Items 1 through 4)

Constructed approximately 1978. Wood-framed warehouse with diagonal plank wall sheathing beneath existing siding. Includes attached lean-to structure. Exterior walls currently lack a continuous weather-resistive barrier (WRB).

General

- Work shall include all elevations of the building(s) included in the Base Bid and any awarded Optional Bid Items.
- Contractors are strongly encouraged to perform a site visit prior to submitting a bid to verify existing conditions.
- Refer to Appendix A for additional photographs of existing conditions.

1.Drawings and Reference Documents

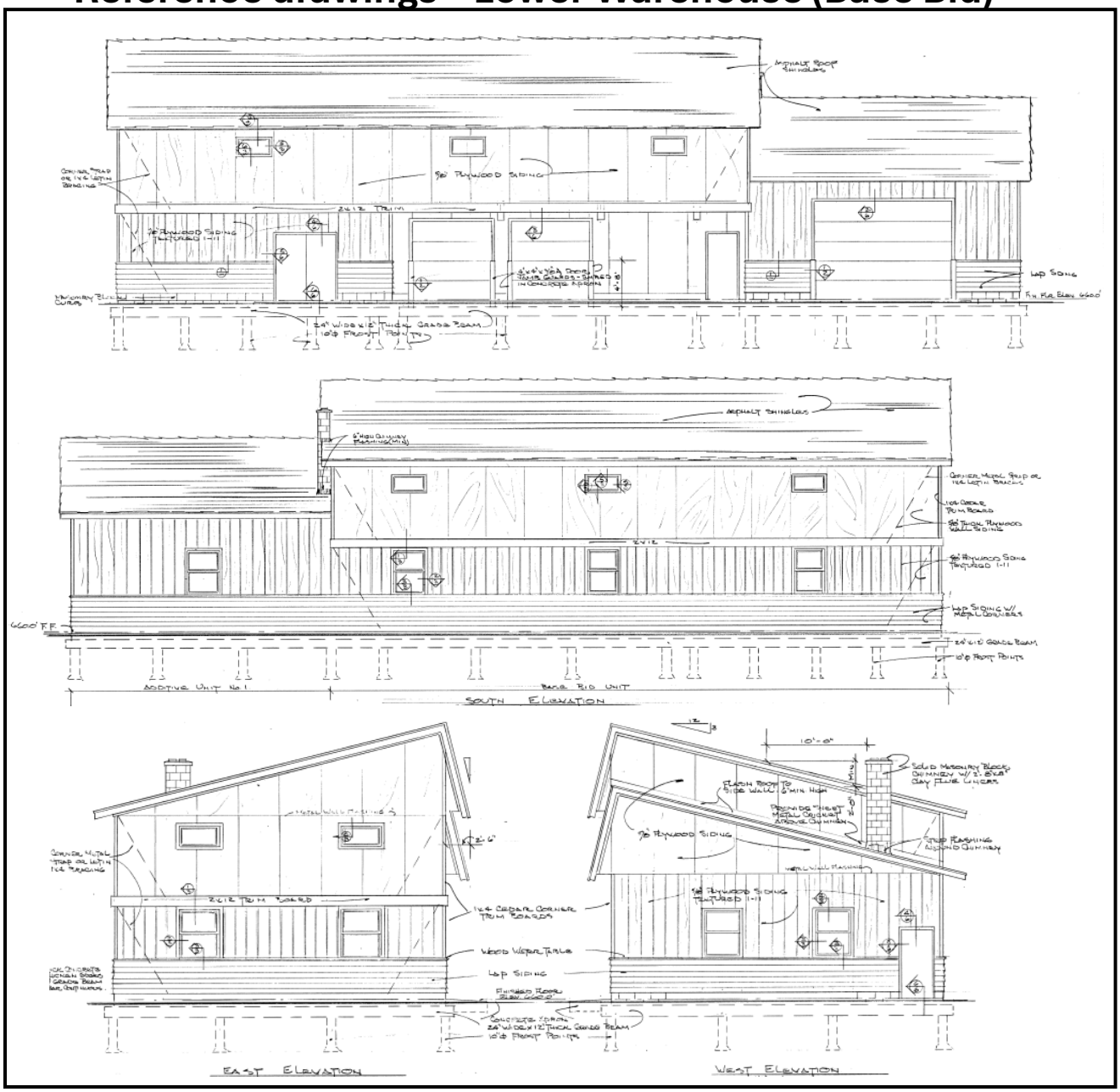
a) Drawings of the warehouse buildings are included in this package **for reference purposes only**. These drawings were previously prepared and may not reflect current site conditions.

b) The Contractor shall verify all dimensions, field conditions, and construction details prior to performing work.

c) The Contractor shall not rely solely on the reference drawings for construction. Field conditions shall govern.

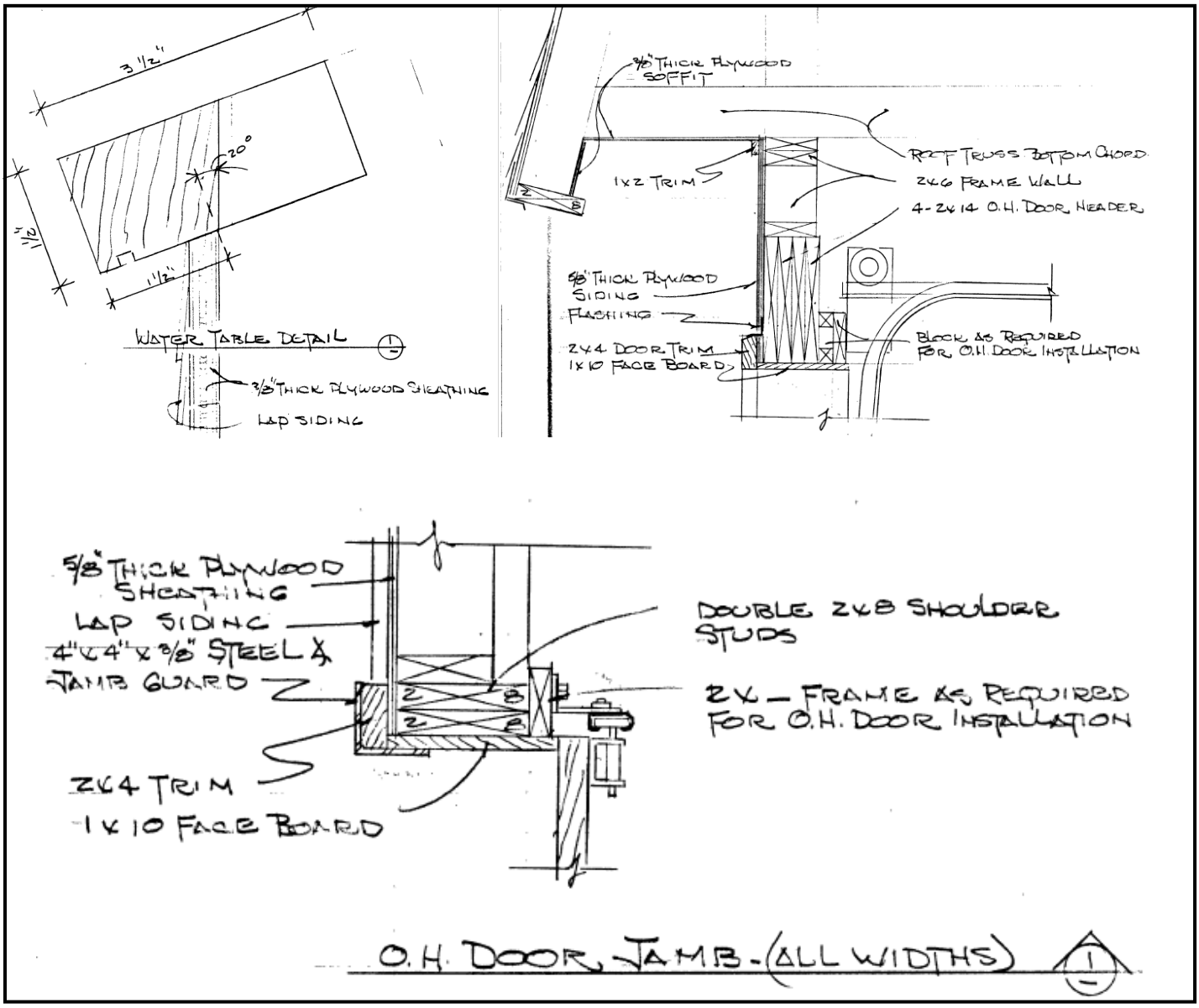
d) Any discrepancies between existing field conditions and the reference drawings shall be brought to the attention of the Contracting Officer Representative (COR) prior to proceeding with the affected work.

Reference drawings – Lower Warehouse (Base Bid)

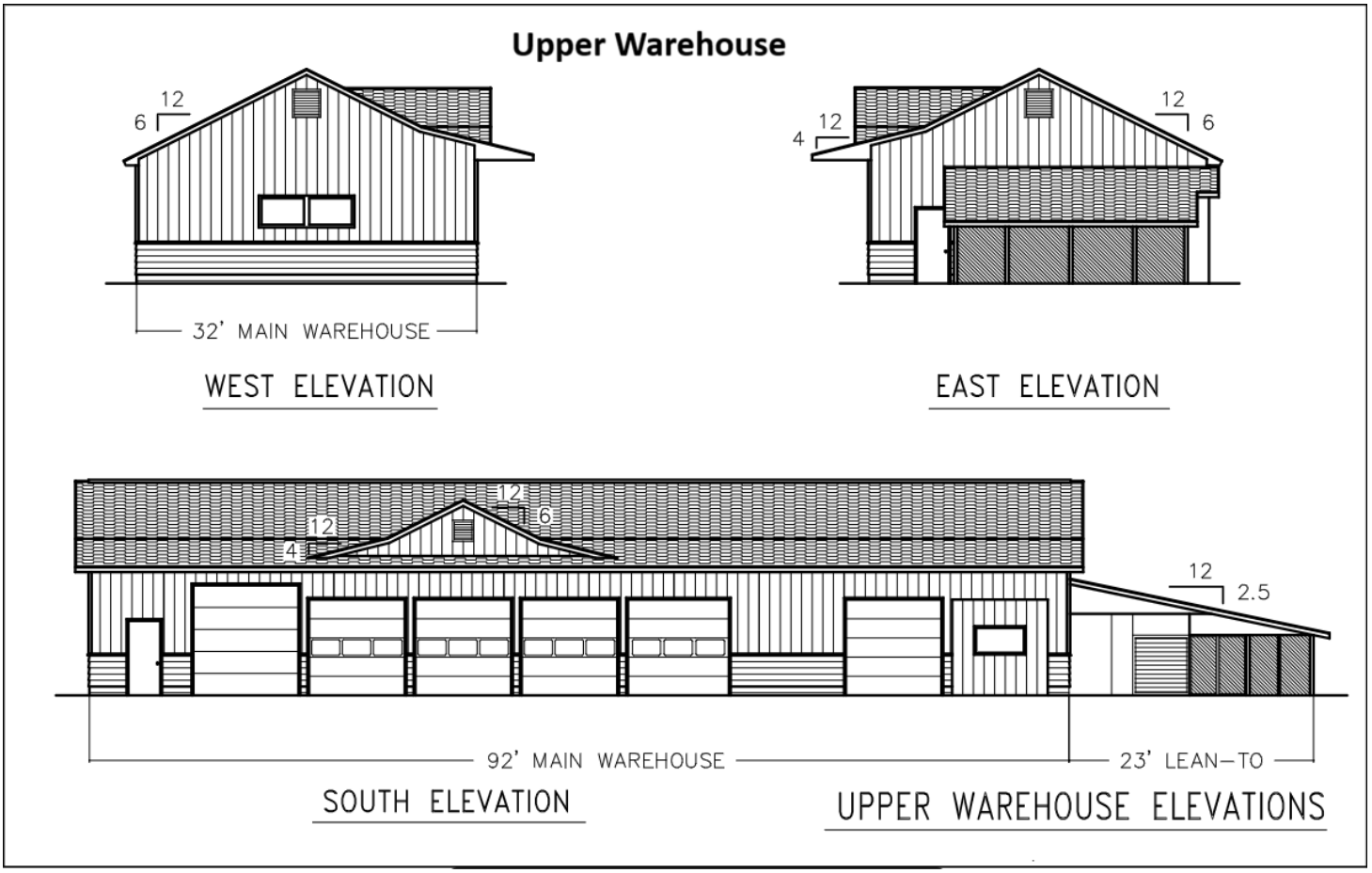


The following sketches are conceptual in nature and intended to illustrate general conditions. Final construction details shall be determined by the Contractor in accordance with manufacturer requirements, applicable codes, and field conditions.

Lower warehouse
(Conceptual Details for Reference Only)



Reference drawings – Upper Warehouse (Optional Bid Item 1)



See Appendix A for additional Photos

2.Project Description

The extent of the work shall include all elevations of each building included in the Base Bid and any awarded Optional Bid Items unless otherwise noted.

a) The contractor shall furnish all labor, materials, equipment, supervision, transportation, and incidentals necessary to complete the rehabilitation of exterior building envelopes at the Washburn Warehouse site.

b) Work under the Base Bid includes all work associated with the Lower Warehouse. Work on the Upper Warehouse shall be performed only if awarded as Optional Bid Items 1 through 4.

c) Work includes, but is not limited to, the following:

Base Bid – Lower Warehouse

- Selective demolition and removal of existing siding and associated materials
- Structural inspection and repair of wall framing as required
- Delete: ~~Installation of structural wall sheathing (7/16" OSB) on all elevations~~
- Added: Installation of structural wall sheathing (5/8" CDX) on all elevations.
- Installation of a continuous weather-resistive barrier (WRB) system
- Flashing improvements at all critical transitions
- Removal and replacement of windows
- Removal and replacement of exterior service doors
- Installation of new exterior siding systems
- Replacement of soffit and fascia components
- Installation of exterior trim and related finish work

Optional Bid Item 1 – Upper Warehouse (if awarded)

- Selective demolition and removal of existing siding and associated materials
- Structural inspection and repair of wall framing as required
- Installation of a continuous weather-resistive barrier (WRB) system
- Flashing improvements at all critical transitions
- Removal and replacement of windows
- Removal and replacement of exterior service doors
- Installation of new exterior siding systems
- Replacement of soffit and fascia components
- Installation of exterior trim and related finish work

d) All materials and installations shall comply with manufacturers' written instructions and applicable building codes. In the event of a conflict between manufacturer requirements, contract documents, or applicable building codes, the most restrictive requirement shall apply, as determined by the Contracting Officer

e) Contractor shall coordinate all work to maintain weather tightness throughout construction.

3. Existing Conditions

a) The warehouse buildings were constructed in approximately 1978 and consist of wood-framed wall assemblies with aging exterior siding materials. Wall construction varies by location, with some assemblies incorporating diagonal plank sheathing and others consisting of panel siding applied directly to framing members without separate structural sheathing or a continuous weather-resistive barrier (WRB).

Conditions described herein are based on limited observation and are not intended to be comprehensive.

b) **Lower Warehouse (Base Bid)**

Observed conditions include:

- Existing panel siding applied directly to framing members without separate structural wall sheathing
- Lack of a continuous weather-resistive barrier (WRB)
- Evidence of air infiltration through wall assemblies
- Windows at or near the end of their service life
- Service doors at or near the end of their service life
- Minimal clearance between existing siding and finished grade

c) **Upper Warehouse (Optional Bid Item 1)**

Observed conditions include:

- Diagonal plank wall sheathing
- Lack of continuous weather-resistive barrier (WRB)
- Evidence of air infiltration through wall assemblies
- Windows at or near the end of their service life
- Service doors at or near the end of their service life
- Minimal clearance between existing siding and finished grade
- Existing lean-to structure attached to the building that interferes with installation of new siding and continuous weather-resistive barrier (WRB) system (see Optional Bid Items 2 through 4 for treatment options)

Contractor shall verify all field conditions prior to construction and shall notify COR of any discrepancies before proceeding with affected work.

4.Hazardous materials and unknown conditions

The Forest Service is not aware of hazardous materials associated with the exterior siding systems to be removed as part of this project. However, the buildings were constructed circa 1978 and materials typical of that era may be present. The Contractor shall assume that hazardous materials may be encountered.

If materials suspected to contain hazardous substances (including asbestos-containing materials or lead-based coatings) are encountered, the contractor shall:

- Stop work in the affected area
- Notify the Contracting Officer Representative (COR) immediately
- Secure the area to prevent disturbance
- Do not disturb or remove suspected hazardous materials

The Contractor shall comply with all applicable federal, state, and local regulations related to hazardous materials, including OSHA requirements.

Work shall not resume in the affected area until direction is provided by the COR.

Handling, testing, and abatement of hazardous materials, if required, will be addressed through contract modification or written direction from the Forest Service.

5.Selective Demolition

a) **Lower Warehouse (Base Bid)**
Remove existing exterior siding and associated materials from the Lower Warehouse.

Work includes:

- Removal of all existing siding materials
- Removal of exterior trim, corner boards, and associated components
- Removal of flashing associated with existing siding system
- Removal of existing soffit and fascia systems, including associated trim and ventilation components
- Remove existing fasteners, furring, and miscellaneous attachments to prepare substrates for new sheathing, WRB, and siding
- Remove existing masonry chimney from the roofline upward, including associated flashings and roof penetrations
    - Remove chimney flashing and associated roofing penetrations
    - Patch roof deck and roofing to match existing roofing system and maintain a watertight assembly
- Protection of existing roofing systems and building interiors during demolition
  All debris shall be removed from the site and disposed of in accordance with applicable federal, state, and local regulations.
- Added: Remove and dispose of the existing angle iron installed on each side of the overhead doors.

b) **Upper Warehouse (Optional Bid Item 1)**
If awarded, remove existing exterior siding and associated materials from the Upper Warehouse. Work in areas adjacent to the existing lean-to shall be performed in accordance with the awarded bid option (see applicable Optional Bid Items)

Work includes:

- Removal of all existing siding materials
- Removal of exterior trim, corner boards, and associated components
- Removal of flashing associated with existing siding system
- Removal of existing soffit and fascia systems, including associated trim and ventilation components
- Removal of existing gable vents
    - Frame in and sheath openings to match surrounding wall construction
    - Prepare surfaces for installation of WRB and siding
- Protection of existing roofing systems and building interiors during demolition

All debris shall be removed from the site and disposed of in accordance with applicable federal, state, and local regulations.

- Added: Remove and dispose of the existing angle iron installed on each side of the overhead doors.

c) **General Requirements (All Work)**

- The Contractor shall anticipate typical concealed conditions associated with wood-framed construction including blocking, wiring, and abandoned penetrations.
- The Contractor shall temporarily protect exposed walls from weather during construction.
- The Contractor shall coordinate demolition activities to avoid damage to structural elements intended to remain

6.Structural Inspection and Repairs

a) Following removal of siding, contractor shall inspect exposed wall framing for deterioration or structural damage at all buildings included in the Base Bid and any awarded Optional Bid Items.

b) Repair or replace damaged components including:
   - Wall studs
   - Bottom plates
   - Rim boards
   - Blocking
   - Other framing members as required

c) Pressure-treated lumber shall be used where framing contacts concrete or masonry.

d) Typical framing replacement is defined as localized replacement of individual studs, plates, blocking, or similar members.

e) Structural repairs exceeding typical framing replacement, including extensive deterioration or conditions affecting structural integrity, shall be reported to the Contracting Officer Representative (COR) prior to repairing. Work shall not proceed in these areas until written direction is provided.

f) Structural repairs identified by the contractor or the Government during construction shall be coordinated with the COR prior to proceeding with the work.

g) Minor incidental repairs necessary to complete the work as specified shall be considered incidental to the contract and included in the contractor's lump sum bid unless otherwise authorized by the Contracting Officer.

h) No additional compensation shall be provided for incidental work required to complete the project unless authorized by the Contracting Officer.

7. Wall Sheathing

a) **Lower Warehouse (Base Bid)**

Install structural wall sheathing on all exterior elevations of the Lower Warehouse following removal of existing siding.

- Delete: ~~Install minimum 7/16" OSB structural sheathing or approved equal~~
- Added: Install minimum 5/8" CDX plywood structural sheathing or approved equal
- Install sheathing continuously over wall framing to provide a uniform substrate for WRB and siding installation
- Fasten sheathing in accordance with applicable building codes and manufacturer recommendations, including required fastener type, spacing, and edge fastening
- Provide blocking or additional framing as required to support sheathing edges and maintain structural continuity

Existing plywood siding attached directly to wall framing without underlying structural sheathing shall be removed as part of the work and shall not be considered an acceptable substrate.

b) **Upper Warehouse (Optional Bid Item 1)**

Structural sheathing is not anticipated to be required.

Existing diagonal plank sheathing may remain where structurally sound and suitable for installation of WRB and siding.

Localized installation of structural sheathing may be required where:

- Existing sheathing is damaged or deteriorated
- Substrate is not suitable for WRB or siding installation

c) **General Requirements (All Work)**

The Contractor shall verify substrate conditions and notify the COR of any areas requiring additional sheathing beyond typical conditions prior to installation.

8.Weather-Resistive Barrier (WRB) and Air Barrier

Install a continuous WRB over exterior wall assemblies at all elevations of buildings included in the Base Bid and any awarded Optional Bid Items.

Acceptable materials include Tyvek CommercialWrap or approved equal.

a) **Installations requirements:**
- Install WRB continuously over all exterior wall surfaces
- Install WRB in a shingle fashion to promote positive drainage
- Provide minimum overlaps in accordance with manufacturer recommendations
- Tape all seams and integrate with flashing to maintain a continuous air and water-resistive barrier system
- Install WRB prior to installation of siding and trim

b) **Openings and Penetrations:**
- Integrate WRB with window and door flashing to provide a continuous drainage plane
- Properly seal WRB at all penetrations, including vents, conduit, and mechanical/electrical components
- Repair any damage to WRB prior to installation of siding

c) **General**
- Contractor shall ensure continuity of WRB system at all transitions, including wall-to-wall roof and wall-to-foundation interfaces.
- Install in accordance with manufacturer requirements; where conflicts occur, the most restrictive requirements shall apply.

9.Windows

a) Lower Warehouse (Base Bid)

- Remove and replace all existing windows at the Lower Warehouse.
- The contractor shall field verify quantity, sizes, operation types, and locations of all windows prior to ordering.
- The base Bid shall include replacement of 13 Windows.
- One second-story office window shall be replaced with an egress-compliant window providing a minimum net cleat opening of 5.7 square feet, a minimum net clear opening height of 24 inches, and a minimum net clear opening width of 20 inches. Final window location shall be coordinated with the Government.

b) Upper Warehouse (Optional Bid Item 1)

- If awarded, remove and replace all existing windows at the Upper Warehouse
- The Contractor shall field verify quantity, sizes, operation types, and locations of all windows prior to ordering.
- Optional Bid Item 1 shall include replacement of 12 windows.

c) Window Construction and Performance

- Vinyl or fiberglass frame construction
- Nailing flange suitable for integration with WRB
- Double-pane insulated glazing (triple-pane acceptable)
- Low-E coating with argon gas fill
- U-factor of 0.30 or lower (ENERGY STAR Northern Climate compliant or equivalent)
- Factory-finished frames (color shall be selected by the Government from manufacturer's standard color options to coordinate with the exterior siding system)

d) Window Operation

- Replacement windows shall match existing operation type at each location (double-hung, sliding, fixed, etc.)
- Any deviations shall be submitted to the COR and approved in writing prior to installation

e) Installation Requirements

- Install windows plumb, level, and square per manufacturer instructions
- Provide sill flashing, jamb flashing, and head flashing at all openings
- Fully integrate flashing with WRB system to maintain a continuous drainage plane

- Provide continuous air sealing at window perimeters using low-expansion form or backer rod and sealant

f) Interior Finishes

Interior finish requirements shall match adjacent existing conditions unless otherwise noted

- **Finished Interior Areas**
  - Provide and install wood extension jambs to match wall thickness
  - Provide interior casing/trim to match existing profiles or approved standard
  - Prime and paint interior wood components to match adjacent finishes
- **Unfinished Interior Areas**
  - No interior trim or casing required
  - Window frames may remain exposed
  - Seal perimeter of window openings to maintain air barrier
  - Provide a clean, functional installation suitable for utility space

10. Doors

a) Lower Warehouse (Base Bid)

- Remove and replace existing personnel service doors and associated hardware at the Lower Warehouse
- Furnish and install two (2) new 3’-0” commercial steel service doors

b) Upper Warehouse (Optional Bid Item 1)

- If awarded, remove and replace existing personnel service doors and associated hardware at the Upper Warehouse
- Furnish and install two (2) new 3’-0” commercial steel service doors

c) Door Construction and Materials

- Doors and frames shall be factory primed and suitable for exterior exposure
- Doors shall include:
  - 18-gauge hollow metal door with insulated core suitable for exterior applications
  - 16-gaugewelded hollow metal frame
  - Minimum three (3) heavy-duty commercial-grade hinges per door
  - Commercial-grade keypad lockset with programmable access (Schlage CO-100 or approved equivalent), rated for exterior use
  - Weatherstripping and threshold
  - Surface-mounted door closer

d) Installation Requirements

- Contractor shall verify door sizes, frame conditions, and swing direction prior to ordering
- Install doors plumb, level, and square in accordance with manufacturer instructions
- Anchor frames securely to existing structure
- Provide sill flashing or pan flashing as required to prevent water intrusion
- Integrate door flashing with WRB system to maintain a continuous drainage plane
- Provide continuous air sealing at door perimeters using low-expansion foam or sealant
- Repair or modify rough openings as required for proper installation

e) Finish

- Doors and frames shall be factory primed and field painted
- Field-applied finish shall be suitable for exterior exposure and applied in accordance with manufacturer recommendations
- Color shall be selected by the Government to coordinate with the exterior siding system

- Contractor shall submit proposed paint product data and color selections for approval prior to application

11. Flashing and Water Management

Requirements of this section apply to the Lower Warehouse (Base Bid) and any awarded Optional Bid Items.

a) Install flashing at all critical transitions including:
   - Window and door heads, jambs, and sills
   - Roof-to-wall intersections
   - Foundation-to-wall interfaces

b) Flashing shall be compatible with the selected siding system and color-matched to adjacent materials where exposed. Flashing shall be of sufficient thickness and rigidity for exterior applications.

c) Flashing shall be integrated with the weather-resistive barrier (WRB) system and installed in accordance with WRB and siding manufacturer requirements. All flashing shall be installed in a shingle-lap manner to direct water to the exterior.

d) Provide kick-out flashing at all roof-to-wall intersections where roof slopes terminate against vertical walls.

e) Provide continuous metal base flashing at foundation-to-wall transitions to direct water to the exterior and protect the wall assembly.

f) Maintain a minimum 6-inch clearance between siding and finished grade unless otherwise approved in writing.

12. Exterior Fixtures and Utilities

Requirements of this section apply to the Lower Warehouse (Base Bid) and any awarded Optional Bid Items.

a) Existing exterior fixtures and utilities mounted on building walls shall be temporarily removed as required to allow installation of new WRB and siding systems.

b) Items may include, but are not limited to:
   - Exterior light fixtures
   - Electrical outlets and conduit
   - Exterior switches
   - Gas meter and associated piping
   - Communication equipment
   - Exterior signage

c) Contractor shall coordinate with the Forest Service prior to disconnecting or relocating any active utilities. Contractor shall provide all labor necessary for temporary disconnection, support, protection, and reconnection of utilities.

d) Existing fixtures and utilities shall be properly supported and protected during construction.

e) Following installation of siding, all fixtures and utilities shall be reinstalled plumb, level, and securely mounted to structural backing or manufacturer-approved mounting blocks compatible with the siding system.

f) Remove and dispose of abandoned or unused fixtures as identified in the field and approved in writing.

g) All penetrations through wall assemblies shall be properly sealed and flashed I accordance with WRB manufacturer requirements to maintain the integrity of the weather-resistive barrier and air barrier systems.

h) All utility work shall comply with applicable federal, state, and local codes and regulations.

i) Added: Contractor shall provide and install new bolt down safety bollards on each side of all overhead doors to protect the siding and door jambs from vehicle damage. Bollard construction and installation shall be as follows.
   - Minimum 36” tall
   - Minimum 4.5” diameter
   - Steel powder coated yellow

- Bolted securely to the existing concrete apron. Installed plumb, adjacent to each side of all overhead doors, and in a manner that does not restrict the useable space of the overhead door opening.

j) Added: Remove signs/signage and provide them to the government. Contractor not responsible for replacing signs/signage.

13. Soffit and Fascia

Requirements of this section apply to the Lower Warehouse (Base Bid) and any awarded Optional Bid Items.

a) Remove existing soffit and fascia materials.

b) Inspect rafter tails and roof edge framing and repair or replace as necessary to provide a sound substrate for new work.

c) Install new soffit and fascia system including:
   - Replace deteriorated wood sub-fascia as required
   - Pre-finished aluminum fascia cover over wood sub-fascia
   - Vented aluminum soffit panels for attic ventilation

   Solid soffit panels where ventilation is not required

d) All materials shall be corrosion resistant and suitable for cold climate exposure.

e) Install soffit and fascia components in accordance with manufacturer requirements.

f) Soffit, fascia, and associated trim components shall be compatible with the selected siding system and coordinated in color and finish to provide a uniform exterior appearance.

14. Exterior Cladding and Trim

Requirements of this section apply to the Lower Warehouse (Base Bid) and any awarded Optional Bid Items.

a) Install new exterior siding system on all elevations.
b) Provide prefinished steel panel siding system (e.g., Metal Sales Classic Rib or approved equal) suitable for commercial or warehouse applications.
c) Panels shall be minimum 26-gauge steel with factory applied finish (PVDF or approved equal). Color shall be selected by the Government from manufacturer's standard options.
d) Install siding system over completed WRB system. Siding and trim shall be integrated with flashing and WRB to maintain a continuous weather-resistive barrier.
e) Install siding in accordance with manufacturer requirements. Panels shall be installed plumb, level, and aligned with consistent layout across all elevations.
f) Provide appropriate fasteners and attachment methods compatible with substrate and siding system.
g) Provide necessary trim including:
    - Corner trim
    - Window and door trim
    - Base trim
    - Starter and termination trim
    - Transitions trim

h) Trim shall be pre-finished, compatible with siding system, and color-coordinated. Trim color (match or accent) shall be selected by the Government.
i) Coordinate siding installation with all penetrations, flashing, soffit, and fascia components to provide a complete, weather-tight exterior system.
j) All trim, flashing, soffit, and fascia components shall be coordinated to provide a consistent and uniform exterior appearance.

15.Finishing

Requirements of this section apply to the Lower Warehouse (Base Bid) and any awarded Optional Bid Items.

a) Replace wood jambs and weatherstripping at all overhead door openings to provide a complete and weathertight installation.
b) Prime and paint all field-cut, exposed, or unfinished siding, trim, and wood surfaces as required to match selected building colors or Forest Service direction.
c) Sealant installation shall be coordinated with flashing and WRB systems to maintain continuity of the building envelope.
d) Seal all exterior joints and penetrations with exterior-grade sealant compatible with adjacent materials.

16.Site Coordination

a) Contractor shall coordinate construction activities to allow continued operation of the warehouse facilities to the maximum extent practicable.
b) Contractor shall coordinate access with adjacent property owners where necessary.
c) Contractor shall coordinate with the Forest Service in advance of any work that may impact building access, utilities, or operations.
d) Temporary closures of entrances or interruptions to utilities shall be scheduled and approved in advance by the COR.
e) Contractor responsibilities include:
    - Maintaining safe access to building entrances to building, unless otherwise approved by the COR
    - Maintaining a clean and safe job site
    - Protecting adjacent site features and facilities
    - Removing construction debris regularly
    - Limiting staging and storage of materials and equipment to areas approved by the Forest Service
    - Repairing any damage to adjacent property, structures, or site features caused by construction activities at no additional cost to the Government

17.Submittals

a) The contractor shall submit product data for all exterior materials, including siding panels, trim, flashing, soffit, fascia, WRB, sealants, windows, and doors prior to installation.
b) Submittals shall include manufacturer's product data, specifications, material descriptions, finish information, and warranty information.
c) Warranty documentation for factory-applied siding finish systems shall include coverage for:
    - Film integrity
    - Fade resistance
    - Chalk resistance
    - Perforation resistance
d) The contractor shall also submit color samples or manufacturer color charts for siding, trim, soffit, fascia, and flashing for Government review and selection.
e) Submittals shall be provided sufficiently in advance of procurement and installation to allow for Government review.
f) No materials shall be ordered or installed until submittals have been reviewed and approved by the Government.

****Sections 18 through 20 are Optional Bid Items. The Government reserves the right to award or not award these optional bid items based on available project funding.****

18.Optional Bid Item 1 (Upper Warehouse Building Envelope Rehabilitation and Siding Replacement)

a) If awarded, the Contractor shall perform all work required for exterior building envelope rehabilitation of the Upper Warehouse, including all elevations of the main structure.
b) Work shall include all requirements identified in Sections 1 through 17 of this Statement of Work, as applicable to the Upper Warehouse
c) The existing lean-to- structure shall remain in place under this bid item. Contractor shall:
    - Perform siding and WRB installation at areas accessible without removal of the lean-to
    - Terminate siding, flashing, and WRB in a watertight manner at interfaces with the existing lean-to roof and walls
    - Coordinate installation to maintain functionality of the existing lean-to

Work on the lean-to structure is not included in this bid item.

19. Optional Bid Item 2 (Lean-To Removal)

a) If awarded, the Contractor shall remove the existing lean-to structure attached to the Upper Warehouse.

b) Work shall include:
   - Complete demolition and removal of the lean-to structure, including framing, roofing, siding, and associated components
   - Proper disposal of all materials in accordance with applicable federal, state, and local regulations
   - Protection of the Upper Warehouse during demolition
   - Repair of any damage to the main structure resulting from removal

c) Following the removal, the contractor shall:
   - Complete exterior wall rehabilitation of previously concealed areas in accordance with sections 1 through 17 of this Statement of Work
   - Provide continuous WRB, Flashing, and siding to match adjacent construction
   - Ensure a complete and watertight building envelope

20. Optional Bid Item 3 (Provide and Install Prefabricated Storage Structure)

a) If awarded, work shall include:
   - Furnish and install one (1) prefabricated storage shed, nominal size 16 ft x 24 ft

b) The prefabricated structure shall:
   - Be suitable for exterior storage use in a cold climate
   - Be installed level and plumb on an appropriate foundation or base system (e.g., compacted gravel, concrete slab, or manufacturer-recommended system)
   - Include manufacturer's standard roofing, siding, doors, and trim
   - Be color-coordinated with the Upper Warehouse exterior (final color selected by the Government)
   - Include the following doors:
     - One (1) 8 ft x 7 ft overhead door, complete with tracks, hardware, and weatherstripping
     - One (1) 3 ft wide hinged service door, insulated with lockset and weatherstripping

c) Contractor shall:
   - Coordinate location of the structure with the Forest Service
   - Prepare site as required, including grading and base preparation

Utilities are not required

21. Optional Bid Item 4 (Construct Sand-Alone Lean-To Storage Structure)

a) If awarded, the contractor shall furnish and construct one (1) sand-alone lean-to structure.
b) Work shall include:
   - Site preparation and grading as required
   - Furnish and construct one (1) stand-alone lean-to storage structure, nominal size approximately 24 ft x 24 ft
   - Provide compacted gravel base or other approved foundation system suitable for the proposed structure
   - Stand-alone lean-to structure shall be located a minimum of 4 feet from the Upper Warehouse, measured from the exterior wall, unless otherwise approved by the Government
   - Coordinate final structure location with the Forest Service prior to construction
   - Contractor shall submit shop drawings showing overall dimensions, elevations, roof slope, structural framing, gate configuration, footing details, and anchorage methods for Government review prior to fabrication or construction
   - Contractor shall submit shop drawings and structural design information demonstrating compliance with Wisconsin SPS 362.1603, SPS 362.1608, and IBC section 1603.1.3.
c) Structure Requirements:

- Roofed structure suitable for exterior storage use in a northern climate
- Lean-to structure shall provide a minimum clear interior height of 6 feet at the low side and a minimum roof slope of 3:12, unless a lower slope is approved by the roofing manufacturer and accepted by the Government.
- Enclosed on three (3) sides with exterior metal wall panels to match selected siding system
- Open front enclosed with chain-link fencing including one (1) 8-foot-wide gate
- Roofing, siding, trim, and finishes shall be color-coordinated with the Upper Warehouse
- Structure shall be installed plumb, level, and securely anchored

d) Chain-link fence and gate requirements:

- Galvanized chain-link fencing, minimum 6-foot height
- One (1) rolling chain-link gate, nominal width 8 feet, configured to slide parallel to the fence line
- Gate shall include latch hardware suitable for padlock security
- Fence posts, gate posts, and gate support framing shall be galvanized steel and embedded in concrete
- Concrete footings shall be sized in accordance with manufacturer recommendations and local code requirements

Utilities are not required

Appendix A

Photos of the warehouse buildings are for reference purposes only.

1. Lower Warehouse - North Elevation

2. Lower Warehouse - Overhead Door Openings

3. Lower Warehouse - South Elevation

4. Lower Warehouse - South Elevation

5. Lower Warehouse - East Elevation

6. Lower Warehouse - Roofline and Overhang

7. Lower Warehouse - Interior

8. Upper Warehouse - South Elevation

9. Upper Warehouse - East Elevation and Lean-To

10. Upper Warehouse - West Elevation

11. Upper Warehouse - North Elevation

12. Upper Warehouse - Overhangs

13. Upper Warehouse - Northeast Corner and Lean-To