



2025-2026 Village of Lexington Concrete Work Bid

The Village of Lexington is accepting bids for concrete work in the Village of Lexington at the North Shore Mobile Home Park, along with other site work needed throughout the village, which could include sidewalks, driveways, and slabs. This contract shall be for the entire 2025 - 2026 construction season, this enables the village to proceed with projects faster and save time. We understand that the 2025 concrete costs could increase, so we will allow for a rate increase equal to the cost per yard increase of concrete for that year if needed. Bids will be based on an all-inclusive square foot price for site preparation, installation of new pads (Per HUD MHCSS 8/10/09 see attached), and restoration of the site after slab installation. Contractors shall also include an all-inclusive cost per square for removal of existing concrete pads as needed. Other forms of work shall include an all-inclusive cost per square foot for installation of 4" and 6" sidewalks, removal of old sidewalk, 4" and 6" all purpose slabs, and 6" driveway approaches. See complete specs for each item below.

NSMHP Old Concrete Slab/Pad Removal

- Removal and responsible disposal/reuse of concrete and debris as needed.

\$ _____ per square foot.

Site Preparation, Installation, and site restoration of New Mobile Home Park Pads/Piers

- Excavation and removal of spoils (as needed).
- Installation and compaction of a **(CLAY FREE)** sand, washed gravel, or crushed stone base a minimum of 16" deep in all areas under slab.
- Installation of 6" minimum slab thickness in all areas of 4,000 psi cement mix or greater.
- Installation of 18" of R-5.6 continuous vertical insulation around complete slab perimeter.
- Pilings or piers based on manufacturers installation instructions in lieu of pad.
- Site grade finishing including a slope from top of slab grade at no less than a 1:16 pitch and blending into the surrounding area grades with a minimum of 2" of topsoil where able and grass hydro seeding, or grass/straw mat as required.
- Any surrounding areas disturbed during construction, returned to original condition.
- SEE SPECIFIC INSTALLATION SPECIFICATIONS ATTACHED.

\$ _____ per square foot.

It is anticipated that concrete work will be required on 5-10 mobile home park sites during the 2025-2026 construction season. Any questions about the above specifications shall be directed to the Lexington Village Manager, Lori Fisher, at (810) 359-8631, or Utilities Manager Christopher Heiden at 810-359-5901.

Village of Lexington Contractor Requirements for Sidewalk Installation and Removal

The installation and removal specifications defined by the Village of Lexington are as follows. In each of the sections that will be outlined below the contractor shall be responsible for the following:

1. A construction schedule mutually agreed between the Village Utility Manager and the Contractor. All work shall be conducted during normal working hours 7:00 am to 7:00 pm.
2. Removal of existing concrete where applicable and hauling removed concrete to a dumpsite outside of the village, or to a dumpsite acceptable to the owner inside the village.
3. **If property stakes are disturbed during the progression of any project it shall be the contractors' responsibility to have the stakes replaced by a licensed surveyor.**
4. Removal of sod in areas that sidewalk does not currently exist where applicable. Removed sod may be hauled to a designated dumping area within the village.
5. Installation of a minimum of 4 inches of fill sand needed, to set grades, and to be compacted to at least 95% minimum density.
6. Installation of minimum 4000 psi concrete sidewalk which is to be 5 feet wide unless stipulated otherwise. Thickness shall be 4 inches in normal foot traffic areas. Areas at driveways and approaches are to be 6 inches thick unless stipulated otherwise.
7. Expansion joint material is to be placed where needed between cement and asphalt, buildings, etc. Expansion joint shall be placed in the sidewalk at a maximum of every 40 linear feet and also at areas where 4-inch concrete meets 6-inch concrete. Stress crack joints shall be placed in the sidewalk at a maximum of every 5 feet. A plastic sleeve shall be provided by the village in areas where a water shut off valve may be within the sidewalk.
8. **At all access and egress points located at street intersections contractors must follow the rules of the ADA act of 1990 with respect to grade requirements and concerning the use of detectable warning tiles, specifically truncated domes.**
9. **After the sidewalk has been installed top soil is to be placed and COMPACTED at a 5 to 1 slope REGARDLESS OF WIDTH each side of the sidewalk. So as to replace the site to as close to original condition as possible. ALL ruts and or holes created by equipment used in the process of implementing this project shall be filled by the CONTRACTOR back to original condition.**

Village of Lexington Contractor Requirements for
Sidewalk Installation and Removal

Continued:

10. After the areas have been restored with top soil to as close to original condition as possible, the areas of bare top soil are to be hydro-seeded, or seeded with fastened straw blankets.
11. Any damages to private property or village property including public utilities will be the sole responsibility of the contractor to resolve any issues, or pay for monetary damages.
12. Contractor shall be responsible for contacting home owners and business owners to coordinate any parking or traffic issues. The contractor shall provide and maintain all barricades, lights, flashers, and signs required by the Michigan Department of transportation and the Village of Lexington. The contractor shall keep at least one lane of traffic open at all times.
13. Final placement of new sidewalk shall be agreed upon between the Village Utility Manager and or DPW Manager and the contractor.
14. Payment of the contract invoice shall occur after inspection is completed by the Village Utility Manager and or DPW Manager, resulting in acceptance of the project by the village.
15. All Contractors shall comply with all of the contractor requirements which apply in the operations policy # 502-07 before any work shall begin.

Old Sidewalk Removal

- Removal and responsible disposal/reuse of concrete and debris as needed.

\$_____ per square foot.

Old Multi Use Slab, or Driveway Approach Removal

- Removal and responsible disposal/reuse of concrete and debris as needed.

\$_____ per square foot.

Site Preparation, Installation, and site restoration of New 4" Sidewalk.

- Installation per specifications above.

\$_____ per square foot.

Site Preparation, Installation, and site restoration of New 6” Sidewalk.

- Installation per specifications above.

\$ _____ per square foot.

Site Preparation, Installation, and site restoration of New 6” Driveway approaches.

- Installation per specifications above (As Applicable).

\$ _____ per square foot.

Site Preparation, Installation, and site restoration of New 4” Multi Use Slabs.

- Installation per specifications above (As Applicable).

\$ _____ per square foot.

Site Preparation, Installation, and site restoration of New 6” Multi Use Slabs.

- Installation per specifications above (As Applicable).

\$ _____ per square foot.

The village typically does a large sidewalk replacement project each fall, and sporadic multi use slabs throughout town. Any questions about the above sidewalk/slab specifications shall be directed to Utilities Manager, Christopher Heiden at 810-359-5901, or DPW Manager Jerry Scott at 810-359-8536.

Bids for these items shall be turned in no later than 1:00pm on Friday, March 28, 2025. Bids shall be enclosed in a sealed envelope marked “2025-2026 Concrete Work Bid”.

Please mail or email bids to:

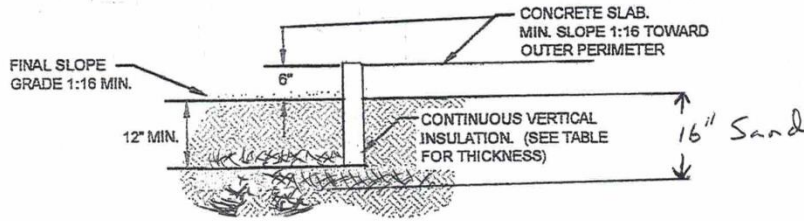
2025-2026 Concrete Work Bid
c/o Village Clerk
7227 Huron Avenue, Suite 100
Lexington, MI 48450

Email: clerk@villageoflexington.com

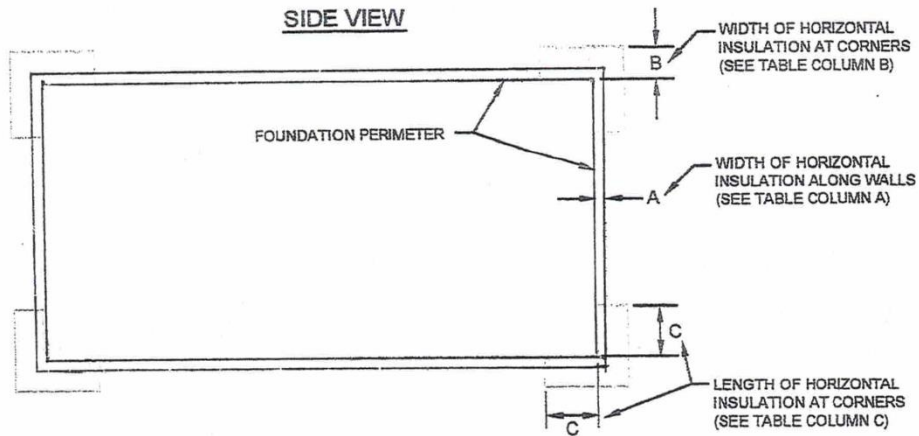
Or submit on-line through BidNet Direct

All bids will be considered. Contractors shall provide proof of applicable insurance/licensure per Village policy. The Village reserves the right to refuse any or all bids.

Supplement to the Installation Manual



SIDE VIEW



MINIMUM INSULATION REQUIREMENTS						
AIR FREEZING INDEX (F-DAYS) (SEE NOTE 1)	VERTICAL INSULATION R-VALUES	HORIZONTAL INSULATION R-VALUES		HORIZONTAL INSULATION DIMENSIONS		
		Along Walls	At Corners	A	B	C
2000 or LESS	5.6	Not Req.	Not Req.	Not Req.	Not Req.	Not Req.
3000	7.8	8.5	9.8	12"	24"	48"
4000	10.1	10.5	13.1	24"	36"	60"

Lexington

Notes:

- Local authorities or professional engineer to be consulted to determine the air freezing index value. Interpolation between values is permissible.
- Vertical insulation shall be expanded polystyrene insulation or extruded polystyrene insulation.
- Horizontal insulation shall be extruded polystyrene insulation.
- 2" minimum concrete slab or asphalt paving or 1/2" cementitious board required where horizontal insulation length is greater than 24".
- See Table for R-values along walls and at corners.
- Frost protection per 2003 IRC.

	PROPRIETARY AND CONFIDENTIAL These drawings and specifications are original, proprietary, confidential materials of Adventure Homes of Garrett, IN, LLC Copyright © 2009 by		Adventure Homes of Garrett, IN, LLC	
	Calculation Numbers		TITLE CONCRETE SLAB FOUNDATION FROST PROTECTION MULTI-SECTION 40 PSF L.L. WZ-1	
	0022287		By: Jack W.	NO.
	0022288		Date: 11-16-06	72-74-0052.02
0022289			REV.	

Operations Policy # 502-07
Village of Lexington Contractor Requirements

1. Insurance
 - a. Minimum of \$1,000,000 liability – Must provide current certificate of insurance
 - b. Must provide a copy of policy stating the Village of Lexington as an additional insured.
 - c. Workers Compensation - Must provide current certificate of insurance or submit the appropriate Sole Proprietor "hold harmless" form attachment A or B.
 - d. Vehicle liability - Must provide current certificate of insurance for all vehicles used for contracted work.
2. Safety
 - a. Contractor shall warrant that employees are trained and certified for Confined Entry when required for the contracted work.
 - b. Contractor shall warrant that employees are trained and certified for Personal Protection Equipment use when required for the contracted work.
3. Equipment
 - a. Contractor shall warrant their capability of supplying all required equipment in good working condition, including employee safety standards, necessary for contracted work.
4. Qualification
 - a. All contractors shall provide a copy of their current State business license.
 - b. All contractors seeking work from the Village shall submit with bids their company contact information and billing address.
 - c. All contractors seeking work from the Village shall submit with their bids the above referenced documentation in sections 1, 2 and 3.
 - d. All contractors seeking work from the Village shall submit with bids a list of sub contractors anticipated to work on the project and their company contact information. Primary contractors are responsible for ensuring sub contractors with all contractor requirements.
5. Initiation of Work Payment
 - a. No work is to proceed until all requirements are verified to have been met by the Village Department Manager hiring the contractor.
 - b. No work is to proceed until the service contract is signed and filed with the Village Clerk.
 - c. No payments, including advances or progress, are to be made unless all requirements are met and payment is authorized by the Village or appropriate Department Manager.

Approved by Council January 22, 2007
Amended June 6, 2007

KMC 060607