



REQUEST FOR BIDS
OLD TOWN HOUSE HISTORICAL RESTORATION
FOUNDATION REPLACEMENT

ISSUE DATE:
March 6, 2010

MANDATORY SITE VISIT:
Monday March 15, 2010 – 10:00 AM

DEADLINE FOR PRE-BID QUESTIONS AND CLARIFICATIONS
Thursday March 18, 2010 – 12:00 PM

All questions should be addressed in writing to:
Thomas W. Perkins, PE
Dirigo Architectural Engineering, LLC
tperkins@dirigoae.com

BIDS MUST BE RECEIVED BY:
Friday March 26, 2010 – 2:00 PM

DELIVER BIDS TO:
Turner Town Office
11 Turner Center Road
Turner, Maine 04282
Attn: Ms. Eva Leavitt
or
EMAIL: manager@megalink.net

The Town of Turner is seeking responsible bidders for the replacement of the foundation of the Old Town House, located on Turner Center Road. The scope of work under this contract includes, but is not limited to the following:

1. Jacking and Leveling of Building
 - a. Resume/References of previous jacking and leveling projects
 - b. Submit engineered lifting plan for raising of the building. Include:
 - i. Temporary Interior Bracing
 - ii. Lifting Mechanisms
 - iii. Interim stabilization means and methods
 - iv. Coordination of subsequent foundation replacement work
 - v. Resetting of building onto new foundation
 - vi. Any other pertinent information relative to the safe execution of this activity
 - c. Lift building to install new foundation after bracing is complete
 - d. Install temporary shoring for safe access below for foundation replacement
 - e. Lower building back onto new foundation and securely attach per plans
 - f. Contractor to document by photo or video the existing conditions, condition of the hoisting equipment layout just prior to moving (including bracing, etc.), and then the actual move of the building (up and down).
 - g. All temporary/interim work to be inspected by Engineer prior to moving the building. 24 Hour notice required prior to moving of the building.

2. SITEWORK
 - a. Erosion Controls Measures including silt fence and hay bales
 - b. Protect adjacent structures and exhibits
 - c. Remove and protect any items to be reinstalled after construction (stairs, etc.)
 - d. Excavation of foundation and support posts as required (hand and machine work)
 - e. Install compacted gravel and stone base
 - f. Fine grade for foundation installation
 - g. Backfill and compact
 - h. Restore adjacent areas to prior condition
 - i. Loam and Seed as necessary
 - j. Reset existing steps

3. CONCRETE FOUNDATION
 - a. Rigid insulation to grade and profile as shown.
 - b. OPT 1: Frost-protected shallow foundation, including formwork, reinforcing, and concrete as shown on S100a
 - c. OPT 2: Typical frost wall foundation as shown on S100
 - d. New Support posts as shown on S101
 - e. Float finish on exposed surfaces
 - f. Concrete curing
 - g. All miscellaneous steel connection pieces

4. MASONRY
 - a. Remove and protect dry-laid stone foundation
 - b. Install galvanized wire mesh backing with pressure-treated timber framing, as shown on S100 and S101a. Allow for one large access door with galvanized hinges and lock hasp on the rear of the building.
 - c. Install dry-laid stone foundation using existing stones against wire mesh backing on front and sides of building.
 - d. ADD ALT: PER SQUARE FOOT PRICE for additional stone once original stone is expended

The responsible bidder will furnish and install all items required to carry out the work, per plans and specifications (attached)

Your scope of work includes, but is not limited to the following items, furnished and installed unless otherwise noted:

- Delivery and Installation to meet construction schedule
- Local and state permits, as required
- All layout/surveying
- Cooperation with inspectors and other trades
- Exclude all sales tax. Tax Exempt Number to be provided upon award
- All hoisting, rigging, and staging
- All equipment needed to perform your work
- All power required to operate equipment
- Daily cleanup and removal of waste materials from the jobsite, including disposal fees

BID DOCUMENTS

DRAWINGS

AX101	Floor Plan
AX201	South Elevation
AX202	West Elevation
AX203	East Elevation
AX204	North Elevation
AX205	Exterior Details
SX100	Sill Elevations
SX101	1 st FL Framing Details
SX102	Framing Details
SX103	Wall Framing
SX104	2 nd FL Framing
SX105	Roof Framing
C101	Proposed Site Plan
C102	Erosion Control Plan
A101	1 st Floor Plan
S100	Foundation Plan – Frost Wall
S101a	Foundation Plan – Frost Protected Shallow Foundation
S104	Roof Framing Plan

SPECIFICATIONS

Section 011000 – Summary
Section 012500 – Substitution Procedures
Section 012900 – Payment Procedures
Section 013300 – Submittal Procedures
Section 016000 – Product Requirements
Section 03300 – Concrete Foundations
Section 055000 – Metal Fabrications
Section 061000 – Rough Carpentry

CONSTRUCTION SCHEDULE

Contract Award: April 6, 2010
Construction Start: April 15, 2010
Construction Completion: June 1, 2010

INSURANCE COVERAGE

(a) Before commencing Work the Contractor at Contractor's own expense, shall procure insurance as described below from companies licensed in the State where the Work is to be performed, with a minimum Best's rating of "A-VIII" and approved by the Construction Manager, and shall maintain such insurance until completion and final acceptance of the Work with limits which are not less than the limits set forth below.

(b) Workmen's Compensation and Employer's Liability Insurance in accordance with Federal, State and local laws.

(c) Premises-Operations, Independent Contractors Protective, Products and Completed Operation Broad Form Property Damage including Contractual and Personal Injury. Completed Operations and Product Liability shall be maintained for two years after final payment. Limits for such insurance shall be equal to or greater than the following:

<u>Comprehensive General Liability:</u>	<u>Limits of Insurance:</u>
General Aggregate Limit (other than Products/Completed Operations)	\$1,000,000.00
Products/Completed Operations Aggregate Limit	\$1,000,000.00
Personal & Advertising Injury Limit	\$1,000,000.00
Each Occurrence Limit	\$500,000.00
Fire Damage Limit (any one fire)	\$ 50,000.00
Medical Expense Limit (any one person)	\$ 5,000.00

Automobile Liability (Including owned, non-owned and hired cars and trucks):

Property Damage Per Occurrence	\$500,000.00
Property Damage Aggregate	\$1,000,000.00
Bodily Injury Per Person	\$ 500,000.00
Bodily Injury Per Accident	\$1,000,000.00

Umbrella

Per Occurrence and Aggregate	\$2,000,000.00
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(d) Before commencing the Work, the Contractor shall furnish the Construction Manager with (i) certificates from its insurance companies showing that the above insurance is in force, stating policy

numbers, effective dates, expiration dates, and limits of liability thereunder; and (ii) copies of the actual endorsements which designate (1) the "additional insured" required to be added to the policies by this Subcontract, (2) the notices required to be sent to Construction Manager prior to the termination of such policies, and (3) the "primary" nature of such insurance coverage with respect to the additional insureds. If requested by Construction Manager at any time, Contractor shall also promptly furnish Construction Manager with copies of the policies. The Contractor agrees that nothing contained in this paragraph shall limit or release the Contractor from its obligations otherwise provided for in this Agreement, including assumption of liabilities and indemnification to the Owner, Engineer, Construction Manager and other "additional insureds" listed below.

(e) The Contractor must provide a certificate evidencing a per project aggregate endorsement applicable to this Project for all bodily injury, property damage, and personal/advertising injury claims other than bodily injury or property damage included in the products-completed operations.

(f) The following additional insured parties shall be listed on all Contractor's insurance policies and insurance certificates for the Project:

"Dirigo Architectural Engineering, LLC" (the Engineer and Construction Manager) and the **"Town Of Turner"** (the Owner) other affiliates of Owner and Engineer, and each person who shall, from time to time, be a member of the board of trustees or directors of any of the foregoing, as well as all officers, members of the staff, employees, agents, successors, assigns, affiliates, heirs and personal representatives of each of the foregoing."

(g) All of the Contractor's insurance policies shall be endorsed to reflect that coverage afforded to Owner, Construction Manager, Engineer, and all other "additional insureds" listed above, shall be primary with respect to such additional insureds, and that any policies held by any such additional insureds, if any, shall be deemed excess.

(h) All of the Contractor's insurance policies shall be endorsed to provide that the insurance company shall notify the Construction Manager in writing thirty (30) days prior to any cancellation of or change in the above insurance.

(i) A standard form of Fire Insurance and extended coverage with Builder's Risk endorsement may be provided by the Owner and/or others to cover the Contractor on the permanent construction including any materials and equipment on the site which are to be incorporated in the Work or which will be used up in connection with the Work, the value of which is included in the cost of the Work. The existence of the above insurance shall in no way relieve the Contractor or its Contractors of any responsibility or liability for which they are liable in excess of any amount recovered under the insurance provided above. The Contractor shall be responsible for any coverage on its temporary materials, tools, equipment, plant, scaffolds, bracing, sheds, etc.

(j) Any increase of limits of liability or any type of insurance not described above which the Contractor may require for its own protection or on account of statute, shall be its own responsibility and at its own expense. Any policy covering its own materials, equipment or other property against loss by physical damage shall include an endorsement providing that the underwriters waive their right of subrogation against the Owner, the Construction Manager, Engineer, and all other "additional insureds" listed above, as well as all other Contractors, and their sub-Contractors.

(k) The Contractor agrees to cooperate fully with the Construction Manager, the Owner and the insurance carriers in the safety and accident prevention program and claims handling procedures established for the Project.

(l) If Contractor fails to maintain the required insurance, Contractor shall be liable for all judgments, claims, costs, expenses and losses arising as a result of such failure.

OSHA AND SAFETY REQUIREMENTS

(a) The Contractor shall take all reasonable precautions in the performance of the Work to protect the safety and health of the public as well as all job site personnel. All Work shall be performed in accordance with the latest revisions of the Occupational Safety and Health Administration ("OSHA") Regulations for Construction and the latest requirements of all applicable federal, state and local safety laws and regulations. All equipment which is utilized for the Contractor's Work must meet all such safety laws and regulations.

(b) The Contractor shall ensure that each employee receives a site-specific orientation. The Contractor shall submit documentation of same to the Construction Manager within one week of such training.

(c) Contractor shall hold weekly tool box talks and submit documentation of same to Construction Manager within one week.

(d) Contractor shall participate in and cooperate with any site visits/inspections by an OSHA-funded State Consultation Program arranged by the Construction Manager or another Contractor.

(e) In accordance with the requirements of OSHA, Contractor shall designate one or more of its employees who will act as "competent persons" to provide for frequent and regular inspections of the job site, materials and equipment. In addition, if Contractor's Work involves exposure to any specific hazards or conditions for which OSHA specifically requires the employment of a "competent person", Contractor shall designate one or more of its employees to act as "competent persons" with respect to such hazards or conditions. Before commencing any work at the project site, Contractor shall furnish Construction Manager with a letter or other writing identifying each employee who will act as a "competent person" for Contractor.

(f) The Contractor is responsible for implementing an on-going job safety program as required by state, local and federal regulations and copies of reports of such program shall be promptly sent to Construction Manager for its records. As part of this obligation, the Contractor must comply with the Hazard Communication Training per OSHA regulations. Training shall involve providing information to employees making them aware of the latest regulations and training them on how to read and interpret Material Safety Data Sheets. These Material Safety Data Sheets shall be promptly provided to Construction Manager. Each employee shall receive generic training to cover the basic types of hazardous chemicals, hazardous materials, and any other hazardous products in accordance with OSHA regulations.

(g) Upon the Construction Manager's request, the Contractor shall submit a detailed written description of its safety program and implementation plan for the Construction Manager's review and approval within thirty (30) days after the date of such request.

(h) If for any reason the Contractor's work forces remove or disturb the safety protection devices provided by others, Contractor shall promptly notify Construction Manager of same and the Contractor shall promptly restore the safety protection to the original intent of the safety device and the governing regulations and laws.

(i) If Contractor becomes aware of any job site incident that involves any actual or potential injury, illness, property damage or environmental damage, Contractor shall provide verbal notice to Construction Manager within one (1) hour, to be followed by written notice within twenty-four (24) hours.

(j) It is understood that any fine, or violation resulting in a fine, (including but not limited to fines or violations issued to or assessed against Owner or Construction Manager) caused by the acts or omissions of the Contractor will be paid by the Contractor and if not so paid the amount of the fine and all related costs and attorneys' fees may be charged against and deducted from any amounts due to the Contractor.

(k) Whenever the Construction Manager becomes aware of any noncompliance with these safety requirements or any condition that poses a serious or imminent danger to the health and safety of the public or job site personnel, the Construction Manager shall notify the Contractor verbally, with written confirmation, and request immediate initiation of corrective action. This notice, when delivered to the Contractor or the Contractor's representative at the work site, shall be deemed sufficient notice of the noncompliance and that the corrective action is required. After receiving the notice, the Contractor shall immediately take corrective action. If the Contractor fails or refuses to promptly take corrective action, Construction Manager, without prejudice to any other rights it may have, may: (i) withhold all or any portion of any payments otherwise due to Contractor pending the completion of such corrective action, and/or (ii) issue an order stopping all or part of the Work until satisfactory corrective action has been taken. The Contractor shall not be entitled to any equitable adjustment of the Subcontract price or extension of the performance schedule on account of any stop work order issued under this article.

(l) The Contractor shall insert this article, with appropriate changes in the designation of the parties, in all lower-tier subcontracts.

(m) The Contractor is responsible for identifying anticipated crane use on the project and reviewing such use in advance with the Construction Manager's Project Manager. Prior to the commencement of crane use, the Contractor shall furnish a copy of the current annual crane inspection conducted by an independent, third-party inspection agency that is acceptable to Construction Manager.

(n) The Contractor shall ensure that every person under its control (employees, Contractors, vendors, visitors, inspectors, drivers, delivery personnel, etc.) that enters the site shall wear at all times hardhats and safety glasses approved by the American National Standards Institute (ANSI).

BIDDING INSTRUCTIONS

Submit pricing on corporate letterhead, broken out as follows:

<u>WORK SCOPE</u>	<u>LUMP SUM BID</u>
Jacking and Leveling of Building	\$ _____
Site work	\$ _____
Concrete Foundations	
OPT 1 – Frost Protected Shallow Foundation	\$ _____
OPT 2 – Frost Wall Foundation	\$ _____
Masonry	\$ _____
ADD ALT: Additional Stone (F&I)	\$ _____ per SF

Include with your bid:

- Certificates of Insurance covering work scope above
- Three (3) References of past work involving lifting/jacking of building, work on historic restorations, and work on frost-protected shallow foundations

BID EVALUATION CRITERIA

Award will be made based on pricing, project experience, and bid responsiveness.

The Town Manager and Construction Manager will review all bids and recommend award to the Board of Selectmen. The Town reserves the right to accept or reject any or all bids submitted as they deem them to be in the best interest of the Town of Turner and the Old Town House Project.