



INFORMATION FOR BIDDERS

OWNER

Neck of the Woods
1673 Main St
Waitsfield, VT 05673
Attention:
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Rob Ciappenelli: rciappenelli@gmail.com

ARCHITECT

Osso Studio Architecture
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Waterbury, VT 05676
Attention: Greg Montgomery
greg@ossostudio.org ; (802) 242-2713

INVITATION

Neck of the Woods (NOW) invites general contractors to submit bids for all sections of construction work at the Neck of the Woods Renovation located in Waitsfield, VT. The contract documents contain the provisions required for the construction of the project. Minority-owned, women-owned, locally owned and Section 3 businesses are encouraged to apply. Interested contractors should take necessary affirmative steps to assure that Minority/Women/Section 3 business enterprises are used when possible.

A site visit will be held on Friday May 16th @ 8:30am for all interested contractors.

PROJECT DESCRIPTION

The project consists of renovations to the existing daycare building as well as a small addition to create a new entrance and lobby with an elevator/LULA. Work will primarily focus on renovating the existing second floor office/storage areas into classrooms with en suite bathrooms. This will require substantial Life Safety upgrades, including creating two new means of egress and an NFPA 13 sprinkler system. Additional renovation work will include conditioning the attic spaces, lighting upgrades, window replacement, and interior finishes. Work will include new mechanicals for the renovated classrooms as well as all associated plumbing.

The project will remain occupied and in operation during the majority of the construction work. Contractors should review sheet A0.4 for preliminary phasing and scope of work coordination information. Contractors will need to coordinate any ground floor work with NOW staff, as well as ensure egress and Life Safety requirements are met throughout the project.



NOW bid for and selected Chevalier Fire Protection as the Design/Build sprinkler contractor. Once selected, the GC will absorb this contract and manage Chevalier as one of their own subcontractors.

In previous renovation work, NOW contracted with Royal Group for the new Fire Alarm system that has been installed. Selected contractor should work with Royal Group for required work on existing system for this project.

NOW will be working with the local Rotary group in an effort to lower costs for all exterior painting. Contractor to review the paint section of the outline specification for clarification on the scope of work to be performed by the Contractor.

Ward's Mechanical in Waitsfield has the service contract with NOW for the building and has been doing all of the previous renovation/repair work for them. Contractors are **NOT** required to use Ward's.

Ossostudio has not been contracted for any Contract Administration or Construction Review Services. Selected Contractor to work directly with the Owner for all construction related communications and requirements.

SCHEDULE

Project is out to bid on Monday May 5th.

An optional site visit will be hold on Friday May 16th @ 8:30am.

Last day for contractors to submit questions is May 28th by 3pm.

All bids are due by **Friday May 30th @ 3pm.**

If desired, Owners will interview contractors the following Monday (6/2).

Owner anticipates notifying the selected contractor by Tuesday June 3rd.

Working with the selected contractor, Owner will arrive at final cost by June 6th.

Contract will be executed with the selected contractor shortly after, and mobilization may begin.

Areas of the building will be unoccupied for the week of 6/16. If the contractor can mobilize to begin demolition in select areas this week, that would be beneficial.

CONTRACT DOCUMENTS

The Contract Documents (CD) consist of a Project Manual, Drawings and Addenda prepared by the architect, as applicable. The CD, in electronic form, are available through the Architect. Bidders are responsible for reviewing the complete set of Contract Documents to determine the full scope of work including required coordination with other trades.

BID INFORMATION

The bidding General Contractor is responsible for procuring and accepting bids from subcontractors, reviewing scope and completeness, and assembling a total price for Owner to review. Bids are to be submitted on bid forms provided within the Project Manual per the requirements and schedule identified within the Project Manual. By submitting a bid, bidders



certify that they have reviewed the Contract Documents consisting of the Project Manual, Drawings and all Addenda.

QUESTIONS AND ADDENDA

Submit all communications and questions to the Architect - contact info above - who will coordinate answers from Owner and Consultants and issue addenda as required.

BID PROVISIONS

Attention is called to the provisions contained in the General and Bidding sections of these documents.

The Davis-Bacon Act, Section 3, and BABA requirements do **NOT** apply to this project.

This project **IS** tax-exempt; therefore, Vermont State Sales Tax is **NOT** applicable to any materials supplied for this project. Owner will provide selected contractor with necessary forms.

No bidder may withdraw a bid within 60 days after the bid opening.

If the proposed project cost exceeds the Owner's budget, the Owner reserves the right to conduct Value Engineering (VE) with the lowest and most qualified bidders. Contractors should allow within their bid proposal for limited VE Preconstruction services to adjust the project scope to align with the Owner's budget.

BID PROCEDURE & REQUIREMENTS

All bid procedures will be coordinated by the Architect. The bid form is included in this Project Manual for base bid and any alternatives.

The Owner reserves the right to waive any informalities or minor defects or reject any and all bids. Any bid may be withdrawn prior to the above scheduled time for the opening of bids or its authorized postponement. Should there be reasons why the contract cannot be awarded within a reasonable period, the time may be extended by mutual agreement between the Owner and the Bidder. After submission of bids, the bidder shall not assert that there was a misunderstanding concerning the nature of the work to be done.



BONDING

The following bonds will be furnished by the GC. Providing these bonds is a condition of the Contract between the Owner and the GC.

01. 100% Performance Bond at execution of contract.
02. 100% Payment Bond at execution of contract.
03. 5% Bid Guarantee provided with Bid Proposal.

The Guarantee can take the form of a Bid Bond, Certified Check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of the bid, execute such contractual documents as may be required within the time specified

ALTERNATES & ALLOWANCES

Attention is called to Specification Section 01 23 00 - Alternates which contains a detailed description of bid alternates not all of which are identified on drawings or in specifications. The alternates are also listed on the bid form.

Additionally, refer to Specification Section 01 21 00 – Allowances for cost allowance information on specific items within the project not precisely defined prior to bidding.

CONTRACT & CONSTRUCTION START

The Owner may make such investigations it deems necessary to determine the ability of any bidder or subcontractor, to perform the work, and the bidder shall furnish to the Owner all such information and data for this purpose as the Owner may request.

The Owner reserves the right to accept any bid it deems to be in its best interest or to reject any bid if the evidence submitted by, or investigation of, such bidder fails to satisfy the Owner that such bidder is properly qualified to carry out the obligations of the Agreement and to complete the work described therein.

All applicable laws, ordinances, and rules and regulations of all authorities having jurisdiction over construction of the project shall apply to the contract throughout.

Supply the names and addresses of major material suppliers and subcontractors to the Owner, prior to signing the contract. Submit a schedule of values and a construction schedule per the requirements of applicable section in these specifications, prior to commencement of construction. This is in addition to the requirements of the Bid Form.

The General Conditions of the Contract, AIA Document A201 – 2017, will govern the project.



BID SUBMISSION

All bids are due by **Friday May 30th @ 3pm.**

Bids will be submitted electronically in pdf format. The first pages of the Bid submission should be the Bid Form, followed by any other required documentation or content. The Bid Guarantee should be submitted as a separate pdf file.

Email proposals to the Architect – contact information above.

END OF SECTION