

REQUEST FOR PROPOSAL

TO PROVIDE
GENERAL CONTRACTING SERVICES
FOR THE
***Demolition, Construction and Related Site Work for
new STREAM Building***

***School of the Holy Child
Rye, NY***

August 20, 2021

Prepared by: **SOUNDVIEW CONSTRUCTION ADVISORS LLC**

August 20, 2021

Dear Bidder:

Thank you for your interest in providing General Contracting (GC) Services for the demolition/related removals, construction and associated site work at School of the Holy Child (SHC).

The bid set of design documents and specifications for your information and use will be made available to you shortly.

I. PROJECT FEATURES

- All contract work as detailed in KG+D and associated drawings. (demolition required where noted and as needed to execute contract.)
- Contract to be **EDITED AIA101-2017 or AIA 104**, Owner to advise and provide edited version prior to contracting
- This project will take place on an active school campus, which will be in operation outside of the areas of work. Safety and comfort of working staff and students must be accommodated in the execution of the work. Access via Convent Lane must be carefully coordinated with neighbors and school operations.

II. IMPORTANT ISSUES FOR CONSIDERATION

- Coordination of all construction activity with SHC will require close planning and cooperation with Darren Vijacki, SHC's Plant Manager.
- All items designated as to be furnished and installed by the Owner may require coordination with GC's work.
- GC is responsible for the installation of certain items by Owner that are listed in the project documents, such as signage.
- A complete list of design drawings, specifications and related information is provided for your information. (Refer to Attachment 1, *List of Drawings & Specifications* provided in this RFP.)
- Owner to apply and pay for building permit. GC to pick up demo & building permits and secure any other required permits (excl. zoning). Cost of other, non-trade required permits, if any, to be passed through to Owner with no markup.
- Mechanical, Electrical & Plumbing to be performed by properly insured Subcontractors who employ full time and properly insured staff to execute the work (i.e., not sub-subcontracted to others).
- Contractor is to perform carting removal of waste from unpacked FBO (Furnished by Owner) items.
- Purchasing of decorative fixtures, furnishings, signage will be managed and controlled by The Owner. However, you may be required to assist in coordination of delivery and storage of said items on site. Contractor shall check Owner items installed by Contractor and identify any issues and immediately communicate these to the Owner with cc: to Soundview.

III. LIST OF CONSULTANTS/PROCEDURES DURING RFP RESPONSE PERIOD

The Project Team consists of:

Architect of Record: KG+D Architects PC (KG+D)
Structural Engineer: The DiSalvo Ericson Group (DIS)

MEP Engineer: OLA Consulting Engineers (OLA)
Civil Engineer: JMC Site Development Consultants (JMC)
Landscape Architect: IQ Landscape Architects (IQ)

IV. SCOPE OF WORK

The Scope of Work for the contract consists of all general contracting services necessary and required for all phases of the project, including without limitation:

Construction Phase

- *Assume overall responsibility for managing, supervising, and coordinating all aspects of construction. All items below to be posted on Procore, Submittal Exchange or similar Construction Mgmt. Software. Procore preferred but not required, please provide what software you will be using.*
 - Develop, monitor, and control the schedule. Establish and maintain coordination procedures, including site access, working with SHC and their associated vendors and the Owner's Representative.
 - Provide budget and schedule updates, including look-ahead, on a weekly basis.
 - Maintain full time construction supervisory staff at the Project site for the coordination and total supervision of all subcontractor and General Contractor labor if self-performing any work. (Please indicate on Attachment what subcontractor disciplines are self-preformed)
 - Provide and keep current project submittal log.
 - Conduct and record all job meetings and distribute to proper participants. Maintain daily field log, including but not limited to photo documentation of events and relative to the Project & personnel on site.
 - Evaluate all requests and findings that may result in change orders and/or time extensions and implement only with the approval of the Owner. Maintain a system of review and approval of shop drawings that meets design consultant and project schedule requirements.
 - Perform all self-inspection work necessary and complete associated paperwork to assure conformity to plans and specifications until final completion and acceptance of the Project by the Architect and Owner and Authority Having Jurisdiction.
 - Coordinate with owner's vendors & contractors, as necessary.
 - Prepare monthly requisitions, using the appropriate AIA format for payment, including appropriate back up and partial lien waiver as applicable for review by the Owner, Owner's Representative, and the Architect. Process shall include "pencil draft".
 - Ensure all subcontractor insurance remains in place and is current throughout project and warranty period, mirroring terms provided herein for GC.

- Maintain a safe and clean job site, coordinating with school activities through SHC representative.
- Provide a project site-logistic plan that outlines your approach to moving labor and materials at various stages during the job.

Post – Construction/Close-out Phase

- *Assist in providing a smooth and expedient transition from construction to move-in*
 - Assist the Architect and Engineer(s) in preparation of punchlist and schedule with Owner and Design Consultants timeframe of verification for its completion.
 - Create and utilize “check-list” of all applicable documents required for Certificate of Occupancy (C.O.). Provide updates of such list upon request by Owner’s Representative. Obtain TCO and/or CO as appropriate.
 - Coordinate post-completion activities including the assembly of guarantees, manuals, maintenance contracts, as-built drawings of all trades, and Owner’s final acceptance of punchlist completion. Close out package to be submitted first to design team in electronic format for review prior to final distribution.
 - Coordinate with SHC delivery of FF&E for ease of access and assembly by others.
 - Provide access and availability of completed spaces required for Owner delivery and installation of Owner Equipment.
 - Provide final lien and claim releases to the Owner as part of final Payment request.
 - Provide training to SHC regarding all new equipment as part of close out and final payment request.

V. PROPOSAL EVALUATION

For the Owner’s Representative and Owner to evaluate your proposal, you are requested to respond to the following points in sequence:

1) Project Approach

Please provide proposed staffing and time dedicated from each.

2) Project Pricing, Qualifications and Attachments

(GC firm will not be considered unless bid form is complete and submitted)

- a. Please indicate your bid using the bid forms provided. Electronic format will be available after receipt of this RFP and acknowledgement of bid intention.
- b. Please provide a breakout of your bid as outlined in *Attachment 2*. Any exclusions and/or allowances should be clearly indicated here.
- c. Please complete Bid Alternates list as requested in *Attachment 3*.
- d. Please complete *Attachment 4*, Selected List of proposed Subcontractors.
- e. Please complete all the information requested on *Attachment 5* (Unit Prices & Hourly Rates).
- f. Include a draft RFI form to be used when project is underway.

3) Insurance/Indemnification

Please indicate if your firm is currently in bankruptcy proceedings. Please also describe any lawsuit activity in the past 5 years involving your firm, including pending claims

Contractor shall carry a General Liability of \$1M each occurrence, Contractual Liability of \$2M Aggregate Bodily Injury and Property Damage include coverage for Products/Completed Operations, Personal Injury, and X C U Coverage. Workers' Compensation in statutory limits. Automobile Liability coverage of \$1M, and to maintain insurance for the duration of the project. Limits of Umbrella Liability policy shall be at least \$10M. Further insurance coverage details and limits to follow. Sample of Certificate of Liability Insurance to be included with bid response showing coverage limits.

Owner shall be entitled to secure whatever insurance it deems fit.

GC to submit current certificate listing SHC as Certificate Holder; SHC, KG+D and Soundview Construction Advisors to be listed as Additional Insured.

Electronic submissions are acceptable in PDF format via email.

BID FORM

Proposal of: _____, Bidder,

License #: _____ Expiration Date: _____

For: ***School of the Holy Child***

To:

Contractor Bid

The Bidder hereby submits a proposal to SHC C/O Soundview Construction Advisors to complete the project scope of work in strict conformity with the Bidding and Contract Documents (including all plans, erection equipment, labor, materials, all applicable taxes, supplies, services, equipment, and other facilities required, necessary or incidental to the work required or contemplated for the completion of the project)

General requirements*

(CSI 1000) \$ _____

Cost of Construction **

(CSI 2000- 34000 with 00000) \$ _____

Insurance \$ _____

Fee \$ _____

PROJECT TOTAL \$ _____

* Provide break out of this bid in ***Attachment 6***

** Provide breakout of this in ***Attachment 2***

Change Orders: % applied to changes: _____

Project Schedule: _____ **Months**

Special Consideration - Addendum Receipt

Bidder shall acknowledge below the receipt of any and all addenda to the specifications and drawings, listing addenda by number and also by date.

Addendum No. _____ Date _____; Addendum No. _____ Date _____

Addendum No. _____ Date _____; Addendum No. _____ Date _____

The Bidder further certifies familiarization with the data contained therein and has taken the contents thereof into account in the preparation of this response.

Address

The Bidder designates the following as the address to which all notices and correspondence are to be directed in the event that the Bidder is awarded the Contract:

Name: _____

Address: _____

Phone: _____

Signature and Seals _____ **Date:** _____

ATTACHMENTS

ATTACHMENT 1

LIST OF DRAWINGS & OTHER DOCUMENTS

#	Description	Bid Set
Title	Title Sheet	8/12/21
00 General		
CC-1	Code Compliance Information	8/12/21
CC-2	Code Compliance Drawings	8/12/21
G001	General Information	8/12/21
01 Civil		
C000	Zoning Compliance Sheet	8/12/21
C010	Overall Existing Conditions Map	8/12/21
C020	Existing Conditions Map	8/12/21
C040	Site Removal Plans	8/12/21
C100	Overall Site Plans	8/12/21
C101	Site Layout Plan	8/12/21
C200	Grading Plan	8/12/21
C210	Slope Disturbance Plan	8/12/21
C300	Utilities Plan	8/12/21
C400	Erosion and Sediment Control Plan	8/12/21
C601	Fire Safety Plan	8/12/21
C602	Fire Vehicle Access plan	8/12/21
C700	Water Quality Improvement Plan	8/12/21
C800	Civil and Landscaping Alternatives Plan	8/12/21
C900	Construction Details	8/12/21
C901	Construction Details	8/12/21
C902	Construction Details	8/12/21
C903	Construction Details	8/12/21
C904	Construction Details	8/12/21
C905	Construction Details	8/12/21
C906	Construction Details	8/12/21
02 Landscape		
L100	Site Grading and Materials	8/12/21
L101	Courtyard Grading and Materials Plan	8/12/21
L200	Planting and Tree Removals Plan	8/12/21
L300	Site Details	8/12/21

L301	Site Details	8/12/21
L302	“E” Wall Site Details	8/12/21
L400	Photometric Study	8/12/21
03 Structural		
S001	General Notes and Material Specifications	8/12/21
S002	General Notes and Material Specifications	8/12/21
S101	First Floor Slab-On-Grade and FDN Plan	8/12/21
S102	Second Floor Framing Plan	8/12/21
S103	Roof Framing Plan	8/12/21
S201	Foundation Schedules and Typical Details	8/12/21
S202	Foundation Schedules and Typical Details	8/12/21
S210	Foundation Sections	8/12/21
S211	Foundation Sections	8/12/21
S301	Framing Details and Sections	8/12/21
S310	Truss Elevations	8/12/21
S401	Masonry Schedule and Typical Details	8/12/21
S402	Typical Masonry Details	8/12/21
S501	Cold Formed Framing Schedules and Typical Detail	8/12/21
03.5 Hazardous Materials		
ASB- 100	Basement /building 1930 Asbestos Containing Material Location Plan	8/19/21
ASB -101	1 st floor /building 1930 Asbestos Containing Material Location Plan	8/19/21
ASB -102	Attic /building 1930 Asbestos Containing Material Location Plan	8/19/21
ASB -103	Crawl Space /building 1930 Asbestos Containing Material Location Plan	8/19/21
ASB -104	Roof /building 1930 Asbestos Containing Material Location Plan	8/19/21
ASB -105	1 st floor /building 1950 Asbestos Containing Material Location Plan	8/19/21
ASB -106	2 nd floor /building 1950 Asbestos Containing Material Location Plan	8/19/21
ASB -107	Roof /building 1950 Asbestos Containing Material Location Plan	8/19/21
ASB -108	1 st floor /building 1970 Asbestos Containing Material Location Plan	8/19/21
ASB -109	2 nd floor /building 1970 Asbestos Containing Material Location Plan	8/19/21
ASB -110	Roof /building 1970 Asbestos Containing Material Location Plan	8/19/21
04 Architecture		
A101	First Floor Demo Plan	8/12/21
A102	Second Floor Demo Plan	8/12/21
A201	First Floor Plan	8/12/21

A202	Second Floor Plan	8/12/21
A211	Power and Data Plans	8/12/21
A250	Roof Plan	8/12/21
A301	Exterior Elevations and Sections	8/12/21
A302	Exterior Elevations and Sections	8/12/21
A401	Enlarged Plan and Interior Elev - Art Studio	8/12/21
A402	Enlarged Plan and Interior Elev - Science Lab	8/12/21
A403	Enlarged Plan and Interior Elev - Science Lab	8/12/21
A404	Enlarged Plan and Interior Elev - Engineering Lab	8/12/21
A430	Toilet Room Plans and Elevations	8/12/21
A440	Typical Casework/Millwork Details	8/12/21
A441	Typical Casework/Millwork Details	8/12/21
A501	Casework, Millwork, and Finish Schedule	8/12/21
A502	Finish Floor Plan	8/12/21
A530	Signature Schedule	8/12/21
A601	Reflected Ceiling Plans	8/12/21
A602	Ceiling Details	8/12/21
A701	Elevator, Stair Plans and Sections	8/12/21
A702	Typical Stair Plans and Sections	8/12/21
A801	Wall Sections	8/12/21
A802	Wall Sections	8/12/21
A803	Wall Sections	8/12/21
A804	Wall Sections	8/12/21
A805	Building Details	8/12/21
A806	Building Details	8/12/21
A807	Site Wall Sections	8/12/21
A811	Exterior Finish Details	8/12/21
A812	Exterior Finish Details	8/12/21
A831	Plan Details	8/12/21
A901	Partition Details	8/12/21
A902	Door Schedule and Typical Door Details	8/12/21
A903	Window Types	8/12/21
05 Fire Protection		
FP001	Fire Protection Symbols - Abbreviations Notes	8/12/21
FP201	Fire Protections - First Floor Plan	8/12/21
FP202	Fire Protection - 2nd Floor Plan & Attic Plans	8/12/21
FP701	Fire Protection 1 of 2	8/12/21
FP702	Fire Protection 2 of 2	8/12/21
FR001	Fire Radio Symbols Abbreviations and General Notes	8/12/21

FR301	Fire Radio First Floor Plan	8/12/21
FR302	Fire Radio Second Floor Plan	8/12/21
FR501	Fire Radio Communications (ERRCS) One-Line Diagram	8/12/21
06 Plumbing		
P001	Plumbing Symbols Abbreviations	8/12/21
P101	Plumbing Demolition Plan	8/12/21
P201	Plumbing 1st Floor Plan New Work Plan	8/12/21
P202	Plumbing 2nd Floor New Work Plan	8/12/21
P501	Plumbing Riser Diagram	8/12/21
P701	Plumbing Details 1 of 2	8/12/21
P702	Plumbing Details 2 of 2	8/12/21
07 Mechanical		
M001	Mechanical Symbols Abbreviations and Notes	8/12/21
M201	Mechanical 1st Floor New Work Plan	8/12/21
M202	Mechanical 2nd Floor New Work Plan	8/12/21
M203	Mechanical Attic New Work Plan	8/12/21
M401	Mechanical Site Plan	8/12/21
M601	Mechanical Equipment Note and Schedule	8/12/21
M602	Mechanical Schedules	8/12/21
M701	Mechanical Details	8/12/21
M702	Mechanical Details	8/12/21
M703	Mechanical Details	8/12/21
08 Electrical		
E001	Electrical Symbols Abbreviations and General Notes	8/12/21
E100	Electrical Site Power Plan	8/12/21
E101	Electrical First Floor Demolition Plan	8/12/21
E102	Electrical Second Floor Demolition Plan	8/12/21
E103	Electrical Site Conduit Routing Plan	8/12/21
E200	Electrical Site Lighting Plan	8/12/21
E201	Electrical First Floor Lighting Plan	8/12/21
E202	Electrical Second Floor Lighting Plan	8/12/21
E301	Electrical First Floor New Work Plan	8/12/21
E302	Electrical Second Floor New Work Plan	8/12/21
E303	Electrical Attic New Work Plan	8/12/21
E401	Fire Alarm First Floor New Work Plan	8/12/21
E402	Fire Alarm Second Floor New Work Plan	8/12/21
E501	Electrical One-Line Diagram – Demo Work	8/12/21
E502	Electrical One-Line Diagram – New Work	8/12/21
E503	Fire Alarm Riser Diagram - Demo Work	8/12/21

E504	Fire Alarm Riser Diagram - New Work	8/12/21
E601	Electrical Schedules	8/12/21
E602	Electrical Schedules	8/12/21
E603	Electrical Schedules	8/12/21
E701	Electrical Details	8/12/21
E702	Electrical Details	8/12/21
E703	Electrical Details	8/12/21

Other:		
Specifications/Manuals		8/12/21
WP Asbestos Survey Report - School of the Holy child		8/20/21

ATTACHMENT 2

PHASE 1: BID BREAKOUT

Bid of: _____, Builder,

BID Break-out (please indicate where “allowance” is used). To properly evaluate your bid, please provide bid breakout as follows:

			\$
1000	General Requirements (please provide breakout in Attachment 6)		
2000	Existing Conditions		
	• Selective Demolition and Removals		
	• Hazmat removal related		
3000	Concrete (please list any winter conditions as an allowance breakout)		
	• Foundation Drainage & Waterproofing		
	• Foundation, Footings, Slab and Piers		
	• Misc. Pads		
4000	Masonry		
	• Stone Veneer		
	• Masonry		
	• Curbs & Sidewalks		
	• Driveway		
5000	Metals		
	• Structural Steel		
	• Cold Form Metal Framing		
	• Misc. Metals		
	• Steel Pan Stairs		
	• Ornamental Metals		
	• Stair Rails and Posts		
	• Exterior Metal Handrails		

6000

Wood, Plastics & Composites		
• Composite Wood Decking		
• Structural Wood Trusses		
• Rough Carpentry Labor		
• Rough Carpentry Material		
• Exterior Trim Labor		
• Exterior Trim Material		
• Interior Trim Labor		
• Interior Trim Material		
• Millwork - Cabinets/built-ins		
➤ Chemistry Room 105 (not to include upper shelving in Add/Alt section)		
➤ Biology Room 106		
➤ Art Studio Room 111 (not to include casework; elevation 4/A401 in Add/Alt section)		
➤ Engineering & Design Room 201		
➤ Fab Lab Room 201a		
➤ Project Room 202		
➤ Physics/Robotics Room 205		
➤ Environmental Science Room 206		

7000

Thermal & Moisture Protection		
• Standing Seam Metal Roofing		
• EPDM Membrane Roofing and Roof Insulation		
• Gutters and Leaders		
• Insulation		
• Fiber Cement Siding		

8000	Windows and doors		
	• Steel Doors and Frames		
	• Wood Doors		
	• Exterior Barn Doors		
	• FRP/ Aluminum Hybrid Doors		
	• Aluminum Entrances and Storefronts		
	• Aluminum Clad Wood Windows		
	• All other Doors		
	• Door Hardware		
9000	Finishes		
	• Gypsum Drywall		
	• Ceramic Tile		
	• Tile Labor		
	• Epoxy Countertops		
	• Butcher Block Tops		
	• P-Lam Tops		
	• Acoustical Panel Ceilings		
	• Acoustical Wood Ceilings		
	• Resilient Base and Accessories		
	• Resilient Tile Flooring		
	• Carpeting & Carpet Tile		
	• Timber Beams		
	• Painting and Finishing		
	• Other (Please specify)		
10000	Specialties		
	• Visual Display Boards		
	• Signage		
	• Toilet Partitions		
	• Interior Aluminum Partitions		
	• Toilet Accessories		
11000	Equipment		
	• Residential Appliances		

	• Disappearing Stairway		
	• Fume Hoods		
	• Laboratory Storage		
12000	Furnishings (includes Window Shades)		
14000	Conveying systems		
	• Hydraulic Elevator		
16750	Fire Alarm/Detection		
21000	Fire Suppression		
22000	Plumbing Systems & Fixtures		
	• Labor and Material		
	• Fixtures & Fittings		
23000	HVAC Systems		
	• Material		
	• Labor to install		
26000	Electrical		
	• Labor and Materials		
	• Lighting Fixtures		
	• Hook up for future Solar		
27000	Communications		
28000	Electronic Safety and Security		
31000	Earthwork		
	• Geothermal Wells		
32000	Exterior improvements		
	• Flexible Paving Rehabilitation		
	• Cement and Concrete		
	• Flexible Paving		
	• Turf Surfaced Roadways		
	• Masonry Pavers and Copings		
	• Curbs		
	• Pavement markings and signs		

	• Fencing		
	• Unit Masonry Walls		
	• Site Furnishings		
	Exterior Improvements – Lawn/Plantings		
33000	Utilities		
	• Misc. Utilities		
	• Water Utilities		
	• Sanitary Sewerage		
	• Storm Drain Utilities		
34000	Transportation		
	• Vehicle Guide Rails		
00000	All Other Costs (please provide breakout in Attachment 6)		

TOTAL DIV 1000-34000 with 00000

\$

ATTACHMENT 3

ALTERNATES

Alternate prices shown includes General Conditions, Overhead, Profit, Insurance, and all applicable taxes to reflect a complete cost of execution

	Alternates	\$
1.	2 nd floor classroom area fitted out with related MEP, as reflected in bid drawings (described on cover page)	
2.	Elevator System & Equipment See Details 3/A701 & 4/701	
3.	First Floor millwork and cabinetry scope to be clarified via Addendum (blocking for future to be in base bid)	
4.	Casework in Art Room, elevation 4/A401	
5.	Prefab Cupolas in lieu of stick built	
6.	Solar Panels (Furnish and install – electrical provided in base bid)	
7.	Bluestone Pavement in place of Grass Surface	
8.	Pavement w/ River Round Joints in place of Gravel Pavement	
9.	Pole Lights, Walkway Steps and Handrails (see L100)	
10.	Wooden Overlook (see 7/L300)	
11.	Solid Stone Benches in Courtyard	
12.	Provide Performance and Payment bond	

Attachment 4

LIST OF MAJOR SUBCONTRACTORS

Please list the potential subcontractors you would consider for each trade:

SUBCONTRACT

PROPOSED SUBCONTRACTOR

Site work

Landscape

Masonry

Finish Carpentry

Tiling

Flooring

Millwork

HVAC

Plumbing

Electrical

Painting

*The foregoing will be held as confidential information for the Owner, the Owner's Representative, and the Architect.

ATTACHMENT 5

The following hourly rates shall be used for all additions and/or deletions to the scope of Work and shall be inclusive of furnishing and installing (unless noted otherwise) of all labor, trucking, overhead, profit, equipment, engineering, hoisting, protection, shop drawings, taxes, permits, delivery, and supervision and shall remain in effect until the completion of the project. Items covered by these prices shall be furnished in accordance with the Specifications and in quantities directed by the Owner.

HOURLY LABOR RATES*

Project Manager	_____
Superintendent	_____
Carpenter	_____
Steamfitter/pipefitter	_____
Ironworker	_____
Finish Carpenter	_____
Mason	_____
Plumber	_____
Electrician	_____
Painter	_____
Laborer	_____

*Please specify if union or non-union

*The foregoing will be held as confidential information for the Owner, the Owner's Representative and the Architect.

UNIT PRICES*

Bulk rock excavation and disposal	\$/ _____ cy
Linear rock excavation and disposal	\$/ _____ cy
Excavator, including operator	\$/ _____ day
Silt fence/site safety fence	\$/ _____ lf
Data Drop ≥ 75'	\$/ _____ lf
Data Drop ≤ 75'	\$/ _____ lf

ATTACHMENT 6

General Requirements Break out provided here:

“Other” costs, 00000 – from Bid Form/Attachment 2 provided here: