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**TOWN OF NEWTOWN
PURCHASING AGENT**

**TOWN OF NEWTOWN
REQUEST FOR PROPOSAL
TREADWELL POOL RE-PLASTERING AND POOLDECK REPLACEMENT**

The Town of Newtown is seeking to engage a company to perform re-plastering of the Treadwell Pool and demolition and construction of the existing pool deck. This project is located at Treadwell Memorial Park, 47-49 Philo Curtis Road, Sandy Hook, CT 06482.

Motivation for plastering is routine, cyclical updating of the facilities due to normal aging of plaster as well as isolated spots in the pools that need specific attention. Pool was last plastered in 2005. Existing pools have at least one layer of plaster and are expected to need a full strip-prepare. Bids should include this work at both pools.

Motivation for deck replacement is to address cracking, spalling and grade issues. The existing deck has exceeded its useful service life and settling has caused water entry into the adjacent pool building. Positive surface drainage away from structures, and to existing or new surface drains shall be a component of this project. Replacement of all existing chain link perimeter fencing shall be included as a component of this project. New fencing shall match existing emergency exit gates and panels.

The assumed finishes and materials must be priced to meet the exact specs described in the RFP.

Respondents are required to submit three (3) double-sided copies and one electronic copy of a sealed Proposal by no later than June 25th at 3:00 PM at the Newtown Finance Office, located at Newtown Municipal Center, 3 Primrose Street, Newtown, CT 06470, clearly marked "Treadwell Pool Re-Plastering and Pooldeck Replacement". Proposals received after that date and time will be rejected.

Site Review: A mandatory pre-bid, on-site meeting for interested contractors shall occur Monday, June 17th at 10:30 AM. Additional site reviews during the proposal period are encouraged to give contractors a more complete understanding of the project. The site is accessible with prior arrangements necessary

**SPECIFICATIONS FOR THE SURFACE PREPARATION AND RE-PLASTERING OF TREADWELL
MEMORIAL PARK POOLS.**

I. GENERAL

1. These specifications are intended to outline the scope of work required to completely prepare and refinish the existing pools at Treadwell Memorial Park with a new plaster surface. Preparations described herein are intended to parallel the industries best management practices and follow the State of Connecticut Health Code Section 19-13-B33b.
2. The main pool measures 5790 square feet with a depth ranging from 3'6" to 12'. The existing wading pool is 625 square feet. Existing conditions may be observed, after the mandatory site walk through, by making viewing arrangements with the Parks and Recreation Department **prior to the RFP due date.**
3. The contractor shall be liable for any and all damage to any building, equipment, furnishings, grounds, plantings, or surrounds caused in performing the scope of work specified herein. Damages shall be repaired at the expense of the contractor. Repairs shall be made to the full satisfaction of the Town and at no expense to the Department. If the damages cannot be repaired, the contractor remains liable to the Town for any and all damages caused.
4. Contractor must have successfully completed 3 projects of like magnitude within the last five years and provide contact names, and phone numbers along with bid.
5. All work must be completed and the pool ready to be refilled with water by October 18, 2019

II. DESCRIPTION and SCOPE

1. Coordinate and monitor draining of swimming pool. Appropriate actions shall be taken to prevent the flotation of the pool shell.
2. Saw cut to a minimum 3/8" depth around all existing tile, fittings, steps and fixtures as appropriate to ensure a flush finish for new pool surface.
 - a. To include full length of eight tile racing lanes.
 - b. To include full perimeter below existing stainless steel gutter.
3. Pressure wash or hydro blast entire surface to ensure removal of dirt, minerals, and loose plaster.
4. Ensure Integrity of existing stainless steel gutter system, and renovation of any voids, sharp edges or structural deficiencies.

5. REBAR BLEEDING: All areas in the pool shell where rust is apparent due to rebar bleeding into the plaster should be cut vertically down a minimum of two (2) inches into the gunite and horizontally out a minimum of six (6) inches in all directions, and if the offending rebar cannot be removed then an appropriate and approved epoxy sealant should be applied to the rebar to prevent future staining prior to re-filling the hole and leveling the area with matching grade materials or better.
6. TOE TILES: Replace all toe tiles on steps and replace with new code compliant toe tiles on all steps to comply with State codes. Repair any broken riser/tread at the walk in step area.
7. Replace all racing lane tiles and make modest repairs to tile bed as necessary.
8. Replace all water line tiles below gutters and make modest repairs to tile bed as necessary.
9. Replace all bottom drain covers with new, code compliant fixtures.
10. Apply a "bonding coat" to pool shell to insure proper bonding of new plaster to existing plaster.
11. Apply one coat of white plaster.
12. Monitor refilling of swimming pool. Water to fill pool to be furnished and coordinated by the Town Of Newtown.
13. Assist in water balance during initial start up after re-plastering. Objectives are to balance pH, total alkalinity and hardness levels and to remove plaster dust created by fresh plaster and water. This shall include instruction on special brushing requirements to insure a desirable cosmetic appearance for years to come.

III. SURFACE PREPARATION

1. Check and completely remove all hollows and loose areas with picks and hammers.
2. Chip out minimum 2 inches below tile line and around all water inlets, return lines and light fixtures.
3. Sandblast or water blast with sand injector (3,500 psi minimum) to remove all rust, algae, copper sulfate, soft flaky plaster, paint and other foreign materials.
4. Recheck for hollows, loose and flaky areas, **Soft flaky areas must be removed before bonding coat is applied.**
5. Wash thoroughly with water blaster and dry all areas to touch before proceeding.

IV. BONDING COAT

1. **SCRATCH KOTE 2000 or approved equal.** The **MULTICOAT SCRATCH KOTE SYSTEM** is a super bonding; Synthetic Resin modified cementitious coating, which forms a hard, rough-textured Base Coat, securely bonding to a properly prepared pool, spa or pond substrate. **MULTICOAT SCRATCH KOTE 2000** provides an ideal surface to which plaster will firmly bond by both mechanical and chemical means. It is similar to gunite in both appearance and function. The scope of this specification is to describe all materials and installation procedures for the **MULTICOAT SCRATCH KOTE SYSTEM**.
2. Shall be a synthetic resin modified cementitious material, furnished in Dry Form, mixed with potable water at job site and installed per **APPLICATION** hereunder.
3. Physical properties of the cured mix shall meet or exceed the following test criteria:

	TEST	METHOD	RESULTS
1.	Weatherometer	ASTM G23	2000 Hrs - Passed
2.	Compressive Strength	ASTM C109... 45 Days air cured	2595psi
3.	Tensile Strength	ASTM-C190	457psi
4.	Bond Strength (Flatwise Tension)	ASTM-C297	225psi
5.	Abrasion	ASTM- 1242A... 1000cyc- 1000gms	Passed
6.	50-Cycle Freeze Thaw	ASTM-C67	Passed
7.	Flexural Strength	ASTM-D790	Modulus of Rupture - 770psi
8.	Impact Resistance	MIL-D-3134F	Passed

V. APPLICATION

1. MULTICOAT **SCRATCH KOTE 2000** is furnished in 65 lb. bags and field mixed with potable (clean) water in the approximate amount of 1 ¼ - 1 ½ gallons per bag, preferably with a special MULTICOAT Mixing Paddle.
2. Mix vigorously to disperse all lumps and to thoroughly wet all particles. Suggest 1 - 1 ½ minutes after all dry material added. Use margin trowel to clear vessel walls.
3. Check for consistency by applying to a prepared vertical pool wall with 1 ¼" nap roller. Applied material should not peak or slump. If too thick small clumps will come away with roller. Add small amount of water, remix and retest.
4. Apply with 1 ¼" nap roller or spray to entire prepared surface. **ALLOW TO CURE FOR A MINIMUM OF 24 HOURS BEFORE APPLYING POOL PLASTER-LONGER IN COOL WEATHER - 48 to 72 HOURS IS IDEAL.**
5. Do not apply when substrate temperature is below 50oF, above 100oF, when ambient temperature is below 50oF and falling, above 100oF and rising, or if precipitation is expected within a 24-hour period.
6. Materials are guaranteed with respect to uniformity and quality within manufacturers' specifications. Seller makes no other warranty, expressed or implied, regarding the use of its products. Since use of the product is beyond the Seller's control, the Buyer assumes all risks of use. Seller's sole obligation shall be to replace material if found to be defective. Seller shall not be liable for any damages, injury, loss, direct or indirect or consequential, resulting from use of its products.
7. Limited warranty available to experienced MULTICOAT Certified Applicators

VI. PLASTER

1. Plaster shall be uniformly sprayed and troweled in place to a uniform depth not less than 1/4 " on entire pool shell.
2. Plaster shall be White Portland Cement, job site mixed with swimming pool grade marble dust as the sand aggregate component.
3. Water used in mixing the plaster shall be free of deleterious amounts of acid, alkalines, salts or organics. Water shall be used in quantities sufficient to provide a workable consistency with proper adhesion.
4. White Portland Cement shall be Lehigh White Portland Cement, or approved equal conforming to the requirements of standard specifications for Portland cement, ASTM C 150, for Type 1 Portland cement, except that it shall contain not more than 0.50% by weight Ferric Oxide (Fe₂O₃).

5. White masonry shall be mixed in a mechanical mixing device having a minimum capacity of 20 cubic feet. Mixing shall continue for not less than five minutes after all ingredients have been added.
6. White masonry shall be placed in its final position within 2 hours after mixing. Cement not used within this time period shall be discarded.
7. Small amounts of water may be added to restore the workability of the cement mixture as long as it is within time limit. Cement shall be thoroughly remixed following the water addition.
8. The visual appearance shall remain constant to insure a consistent finish color throughout the entire project.

Scope of Work - Pool Deck

1. Company shall remove/chisel out the existing swimming pool deck without compromising the structural integrity or functional nature of swimming pool, gutters, coping, filtration infrastructure, & all associated components
2. Upon removal, Company shall perform site assessment of existing concrete pool deck area, to include:
 - Installation of concrete footers and blocking
 - Diving board footings
 - Base installation
 - Compacting
 - Electrical bonding/grounding of existing shell and associated components.
3. Company shall add depth marking and “No Diving” code compliant decking tiles in order to meet and/or exceed requirements and standards of local/state pool codes
4. Contractor will provide solid waste rollout dumpster for any construction debris associated with project at predetermined site, as defined by Campground staff. All construction debris shall be disposed outside of pool fencing within rollout dumpster provided by company, in accordance with local laws & ordinances.
5. Conduct pressure test to find, diagnose, and/or remedy any leakage prior to completion.
6. Replacement of all entry ladders, hand rails and associated deck footings.
7. Refurbish existing diving board platforms (media blast and epoxy coat) to “As new” condition.
8. Installation of one additional deck footing for ADA access chair.
9. Installation of new cover anchors in cured pool deck.

10. Replace all coping and skimmer structures at wading pool.
11. Ensure subsurface grades and drains will provide positive surface drainage away from the building and pool structures or cured concrete surface.
12. Pour a new concrete steel reinforced deck with a non-slip surface that meets all applicable State codes. Concrete shall be no less than 4000 PSI compressive strength and no less than 5” thick when cured. Concrete aggregate shall not exceed ½”. Deck slope shall provide positive surface drainage away from all building and pool structures to existing or newly installed deck drains as needed. Existing light poles and electrical services to remain.
13. The southernmost area of the pool deck shall be extended 10 feet from existing, and shall incorporate the existing shade structure deck. All base preparations and materials shall be included.
14. Replace all perimeter and internal chain link fencing with aluminum slat fencing to match existing emergency exit fencing. Fencing shall meet all applicable local and State codes for commercial swimming pool enclosures. Fence poles shall be sleeved through the new concrete deck with PVC sleeves no closer than 6” from the deck edge on the east and west sides.

Timeline of the RFP Process

Legal Notification of RFP Release	June 7, 2019
Mandatory Pre-Proposal Conference	June 17, 2019
RFP Submission Date	June 25, 2019
RFP Awarded	July 2, 2019
Start of Work	September 9, 2019
Completion of Work	October 18, 2019

Company Information

The respondent shall provide a brief summary of its company, including the following information:

- Name of company and parent company, if any.
- Any prior name(s) by which the company was known and the corresponding years.
- Name(s) of any subsidiary companies owned or controlled by responding company.
- Legal form of ownership. If a corporation, where incorporated and when.
- Indicate the years engaged in construction services under the present name.
- Names, titles, and contact information for the principal members of the company, including officers. Indicate which individuals are authorized to bind the company in negotiations with The Town of Newtown.
- Address of principal office from which the Project will be managed.

- Name, address, telephone number and email address of key personnel contact, to receive notifications and to reply to inquiries from the Board.

Sub-Contractors

- Name of company and parent company, if any.
- Any prior name(s) by which the company was known and the corresponding years.
- Name(s) of any subsidiary companies owned or controlled by responding company.
- Legal form of ownership. If a corporation, where incorporated and when.
- Indicate the years engaged in construction services under the present name.
- Names, titles, and contact information for the principal members of the company, including officers. Indicate which individuals are authorized to bind the company in negotiations with The Town of Newtown.
- Address of principal office from which the Project will be managed.
- Name, address, telephone number and email address of key personnel contact, to receive notifications and to reply to inquiries from the Board.

Estimating/Cost Management

- Discuss company's ability to perform project and to accurately estimate construction costs associated with "Scope of Work" section of this RFP.
- Provide final cost and relevant methods to stay at or below your estimated budget. The Newtown Board of Education is exempt from Federal Excise Taxes and Connecticut Sales and Use Tax.

Schedule and Phase Management

- Provide a preliminary schedule that identifies each phase of the above "Scope of Work" and projected completion date.
- Identify potential issues that could negatively or positively affect the proposed completion date.

Related Experiences and References

- List correlating projects completed by your company for a minimum of the past two years.
- Include contact information (Name, phone number, email) of a key individual associated with each project. Note if any claims, disputes or litigation has occurred on any of these projects, including the parties involved, and the current status of each.
- Identify any prior projects performed for the Newtown Board of Education or the Town of Newtown.

PERFORMANCE BOND

- A 100% performance bond will be delivered to the Town of Newtown Finance Office no later than five (5) business days after the award of the contract.
- The performance bond will expire no earlier than the fifteenth day after the completion of the project.
- Provided the Town of Newtown deems all work acceptable and complete, the performance bond will be returned to the awardee no later than ten business days from completion of project.

INSURANCE REQUIREMENTS AND INDEMNIFICATION

Prior to the commencement of the work, and as a condition of site access, the Respondent (referred to hereinafter as the “*Contractor*”) shall deliver to the Newtown Board of Education (referred to hereinafter as the “*Owner*”) a valid and currently dated Certificate of Insurance (COI).

The insurance coverage carried by the Contractor must be placed with and written by an insurance company admitted to do business in the State of Connecticut, and with a rating of A- or better by A.M. Best.

The insurance coverage’s carried by the Contractor (shown below) shall apply regardless of whether the operations, actions, derelictions or failures to act, from which any claim arises, are attributable to the Contractor, a subcontractor, a sub-subcontractor, or any consultant, officer, agent, employee or anyone directly or indirectly employed by any of them, including anyone for whose acts any of the aforementioned may be liable by operation of statute, government regulation or applicable state law. Failure of Contractor to provide a Certificate of Insurance shall in no way limit or relieve Contractor of its duties and responsibilities in this Agreement.

At a minimum, the COI shall indicate that the following coverage’s and limits are in place:

1. Commercial General Liability: Minimum Limits Required:

- \$2,000,000 General Aggregate
 - \$2,000,000 Producers/Completed Operations Aggregate
 - \$1,000,000 Each Occurrence
 - \$1,000,000 Personal and Advertising Injury
 - \$100,000 Fire Damage – Any One Fire
 - \$5,000 Medical Expense – Any One Person
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- The Owner (the Town of Newtown and all of its elected or appointed directors, officers, officials, agents, employees and members of all of its boards and commissions) will be included as an **Additional Insured** onto the CGL policy carried by the Contractor. The Additional Insured coverage afforded to the Owner shall apply on a **primary and non-contributory basis** and include **completed operations** coverage’s.
 - The CGL policy carried by the Contractor shall contain a **Waiver of Subrogation** clause and the Contractor hereby agrees to waive the Contractor’s right of recovery against the Owner (the Town of Newtown (and all of its elected or appointed directors, officers, officials, agents, employees and members of all of its boards and commissions)).

2. Business Auto / Commercial Auto Insurance – Minimum Limits required:

- 1,000,000 Liability
- The Owner (the Newtown Board of Education/Town of Newtown and all of its elected or appointed directors, officers, officials, agents, employees and members of all of its boards and commissions) will be included as an **Additional Insured** onto the Commercial Auto/ Business Auto policy carried by the Contractor.
- The Business Auto / Commercial Auto policy carried by the Contractor shall contain a Waiver of Subrogation clause and the Contractor hereby agrees to waive the Contractor’s right of recovery against the Owner (the Newtown Board of Education/Town of Newtown and all of its elected or appointed directors, officers, officials, agents, employees and members of all of its boards and commissions)).

3. Workers Compensation/Employers Liability Insurance

- Coverages and limits as required by law Connecticut State law
- Employers Liability Limits:
- 500,000 each accident
- 500,000 aggregate for injury by disease
- 500,000 each employee for injury by disease
- The Workers Compensation/Employers Liability policy carried by the Contractor shall contain a Waiver of Subrogation clause and the Contractor hereby agrees to waive the Contractor's right of recovery against the Owner (the Newtown Board of Education/Town of Newtown and all of its elected or appointed directors, officers, officials, agents, employees and members of all of its boards and commissions).

4. Umbrella Liability/Excess Liability: Minimum Limits required:

- 5,000,000 Each Occurrence
- 5,000,000 General Aggregate
- Policy will provide excess coverage over the Commercial General Liability, Business Auto and Workers Compensation/Employer Liability policies carried by the organization
- The Umbrella / Excess Liability policy carried by the Contractor shall contain a Waiver of Subrogation clause and the Contractor hereby agrees to waive the Contractor's right of recovery against the Owner (the Newtown Board of Education/Town of Newtown and all of its elected or appointed directors, officers, officials, agents, employees and members of all of its boards and commissions).

No Limitation on Liability

With regard to any/all claims made against the Additional Insured by any employee of the Contractor, any subcontractor or anyone directly or indirectly employed by the Contractor or any subcontractor, or anyone for whose acts the Contractor or any subcontractor might be liable, the indemnification obligation shall not be limited by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workers Compensation acts, disability benefits acts or other employee benefit acts.

Cancellation, Renewal and Modification

The Contractor shall maintain in effect all insurance coverage's required under this agreement at the Contractors sole expense and with insurance companies acceptable to the Owner. The policies shall contain a provision that the coverage will not be cancelled or non-renewed until at least 30 days prior written notice has been given to the owner.

INDEMNIFICATION:

To the fullest extent permitted by law, the Contractor shall indemnify, defend and hold harmless the Owner, and all of its elected or appointed directors, officers, officials, agents, employees and members of all of its boards and commissions, from and against any/all claims, actions, damages, losses and expenses, including but not limited to attorney's fees, for any actual or alleged injury to any person or persons, including death, or any damage to or destruction of property, arising out of or in connection with the project.

The Contractor's obligation to hold harmless, defend and indemnify the Owner, and all of its elected or appointed directors, officers, officials, agents, employees and members of all of its boards and commissions, extends to the use,

conduct or management of the project by any licensee, partner, director, officer, agent, employee, volunteer, invitee, contractor or subcontractor of the Contractor.

METHOD OF SELECTION

The Board will evaluate each proposal based on the following criteria:

- The respondent's ability to develop accurate cost estimates.
- The respondent's proven record of satisfactory completion of previous similarly scoped projects.
- The respondent's ability to submit cost-effective solutions.
- The respondent's key personnel assignment.
- The respondent's provided references.

Telephone, Fax, or electronically transmitted submittals will not be accepted, and no proposals received after the closing date and time will be considered. Failure to comply with these instructions will result in the rejection of your proposal.

The Town of Newtown reserves the right to accept and bid or part of bids, to reject any, all or any part of the bids, to waive formalities or informalities in the bidding process and to award the bid deemed to be in the best interest of the Board.

PROPRIETARY INFORMATION

This RFP and one copy of each original proposal received, together with copies of all documents pertaining to the award of a contract, shall be retained by the Town of Newtown and made part of a file or record which shall be open to public inspection after contract is awarded.