



**REQUEST FOR PROPOSAL (RFP)
FOR
John F Kennedy Middle School
Enfield, CT**

**GILBANE JOB NO. J08621.000
STATE PROJECT NO. 049-140 EA
EXTERIOR ENVELOPE REVIEW**

November 7th, 2019

DESCRIPTION

The objective of the Third Party building envelope review service is to ensure that the building exterior envelope components as designed are fully coordinated and detailed in order to avoid problems and issues in the future. Comments generated from the review will be used to create dialogue amongst the Project Team members regarding the designed systems so as to ensure a sound and weather tight building enclosure long into the future.

1. Proposals must be submitted to Gilbane Building Company, 208 New London Turnpike, Glastonbury, CT 06033, Attention: Stephanie Greenman, Preconstruction Manager SGreenman@Gilbaneco.com by **November 22th, 2019, 3:00PM** (emailed RFP's will be accepted and are encouraged.)
2. Complete RFP and associated documents may be obtained from the Town's website, www.enfield-ct.gov.
3. Questions must be directed to Amar Shamas via email (ashamas@gilbaneco.com).
4. Gilbane Building Company reserves the right to reject any and all proposals.

Stephanie Greenman
Preconstruction Manager
Gilbane Building Company



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FIRM NAME:

_____, the undersigned

propose to provide Envelope Review Services all in strict accordance with this request for proposal and the contract documents in the amount of:

_____, (\$ _____)
(Show amount in both words and figures, in case of discrepancy, amount shown in words will govern)

Execution and offer of this form constitutes the proposer's acceptance of all terms and conditions contained in this form and the project contract documents. The Owner and the Construction Manager reserve the right to reject any and all proposals, waive the informality in any proposal and to award to the proposing firm that is determined to be most beneficial to the Project. Proposal shall remain valid for acceptance for at least 60 days after the proposal due date.

If unable to provide a proposal, return this form with reason for declining.

PROPOSAL SUBMISSION REQUIREMENTS

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The existing John F Kennedy Middle School is located at 155 Raffia Road in Enfield Connecticut. The original building was constructed in 1969 with a substantial Media Center addition in 1999. This project is a Renovate-to-New status with the State of Connecticut and will encompass a full “like- new” renovation of the existing building (excluding the 1999 addition) and all of its MEP systems. There will be an 18,610SF Auditorium Addition on the northeast portion of the building that will create a new Public Entry to the community use spaces – bringing the end-result for the overall building to approximately 191,016 SF. The existing school currently has approximately 1200 students that will remain in place during the proposed renovation. The project includes abatement, ADA upgrades, demolitions, new HVAC, Fire protection, Electrical, lighting systems. It will also include all new architectural finishes such as new walls, ceilings, doors, frames, windows, roofs, millwork, flooring. The existing Media area will be utilized as a temp swing space during construction, it will receive limited renovations and upgrade which is limited to HVAC systems. Finishes at the Media area will remain as existing. The proposed design converts the existing Cafeteria area to the new Main Entry, Main Administrative Offices and self-contained Special Education Classrooms. The existing Auditorium is transformed into new Tech Ed spaces – including Robotics Labs, Material Testing Labs and Design & Modeling Labs. The three two-story classroom wings will be completely renovated and house 4 teams of students (2 teams per floor, 1 grade per wing). Each of these areas will be renovated, phase by phase, with great consideration given to the safety of the students that will be occupying the building and with a goal of minimizing the negative impact on the learning environment throughout the scheduled construction.

The site improvement consists of new parking lots, grading, lighting, new utilities, new driveways, landscaping and striping. The work also includes improvements and rehabilitation to the playfields. Total Project Estimated Construction Cost: \$72.5 million.

2. Included in this RFP are the project Design Development Drawings and Specifications. Reviewers can download the documents from the Gilbane DatAnywhere site via the link below:
<https://dn.gilbaneco.com/?linkid=KZi4zr6VWWV1Aj0V0Qs4k4eu2riggUiir0fODS6ncAGbVD1ePWHkqg>
3. The Third Party Reviewer will be responsible for a review of all building components and assemblies associated with the exterior envelope system. An emphasis must be placed on building components that intersect the building envelope system where those systems may impact the long lasting integrity of the envelope system. The review of details and materials, to include, but not limited to; exterior building materials, all flashings, bracing, anchors, weep holes and the water removal systems from with-in cavity walls, roofing systems, parapet wall cap details, caulking, top of wall details, mullion details at brick/concrete openings, intersections of sidewalks at buildings, below grade waterproofing, concrete surfaces and water infiltration concerns, comment on interaction of adjacent materials where materials may not be compatible.
4. The envelope reviewer must advise specifically on Trade Contractor Coordination issues that should be addressed before the field work and as early as the shop drawing phase as possible.

5. The envelope reviewer must review all specifications, comment on all specified materials, warranty requirements or, lack thereof, and advise on additional information that should be requested. Advise on warranty concerns, durations and documentation.
6. Provide two written reports of findings including marked-up details and review/comment of specifications. The first report shall be prepared based on the Design Development Documents. The second report shall be prepared based on the Construction Documents to be incorporated into the review of the shop drawing phase. Provide specific information as to the location of concern(s) referencing the drawing(s), specification(s), and detail(s) where applicable. The report will need to be completed within two weeks after receipt of award. Include two meetings (one for the DD report and one for the CD report) in this proposal to present and review report findings with the design team.
7. The Third Party Envelope Reviewer will review shop drawings generated by the trade contractors as a second check against what was identified as part of the initial review process. Submittal reviews include curtainwall, windows, and roofing.
8. Review the CDs and specifications for mock-ups and advise on specific concerns and areas to be carefully watched during the mock-up process. Advise specifically on mock-ups that may be useful to have if not specified and provide outline for mock-up.
9. Include 2 visits in the base bid to review mock-ups. Site observation reports of these visits shall be generated and submitted to Gilbane.
10. Include Twenty (20) on-site quality control inspections during the exterior envelop construction. Each site visit must include field reports, recommendations and sketches, if required. A formal report to be submitted within forty-eight (48) hours of the visit, identifying any deficiencies and the recommended direction for correcting them. Meet with appropriate trade contractor(s) and Gilbane staff during these inspections. Provide a daily rate for additional on-site inspections in the space provided below
11. Participate, witness and document results for all building envelope testing as described in the contract documents. Include 2 comeback retest visits as required.
12. Review the building mechanical systems design as it relates to the integrity of the building envelope and comment accordingly.
13. Provide punch list of completed exterior skin and submit to Gilbane accordingly upon substantial completion.
14. The form of contract will be the Gilbane standard short form consultant agreement.

UNIT PRICES

Jobsite visit inclusive of all travel costs, field reports, and a formal report within forty-eight (48) hours of the visit, identifying any deficiencies and the recommended direction for correcting them. Include in each visit meeting with appropriate trade contractor(s) and Gilbane staff.

\$_____ / Day

Hourly Rates

\$ _____ / Hour

The undersigned represents that this Proposal Form is made in good faith, without fraud, collusion, or in connection of any kind with any other Bidder of the same work, that he is competing in his own interest and in his own behalf, without connection of obligation to any undisclosed person, that on other person has any interest in regard to all conditions pertaining to the Work and regard to the place where it is to be done, had made his own examination and estimates and from them makes this Proposal.

BIDDER: _____
(Legal Signature) (Title)

BIDDER: _____
(Type/Print Name)

FIRM: _____ ADDRESS: _____

BUSINESS PH. NO.: _____ EMAIL: _____

This Bidder is a (an): _____ (Individual, Partnership, Corporation)

NOTE: This Proposal must bear the written signature of the Bidder.

- a. If the Bidder is an Individual doing business under a name other than his own name, the Proposal must so state, giving the address of the Individual.
- b. If the Bidder is a Partnership, the Proposal must so state, setting forth the names and addresses of all Partners, and must be signed by a Partner so designated as such.
- c. If the Bidder is a Corporation, the Proposal must be signed by a duly authorized officer or agent of such Corporation.