



**St. Albans Town DPW Relocation  
 CM-GC Bid Package  
 20-Dec-18**

**Background**

St. Albans Town has retained the services of Matt Young of Ascent Consulting LLC as their Municipal Project Manager (MPM) to assist with preconstruction and construction of a new Department of Public Works (DPW) facility from its current location along Lake Champlain to a town owned 72-acre parcel at Brigham Rd. The Town has been authorized by its voters to complete design and bid the project. However, the authority to build the project will be contingent on voter results on Town Meeting Day, 5-Mar-19.

**Schedule**

The anticipated schedule is outlined below. The owner reserves the right to modify the schedule as they deem necessary.

- |                                |                      |
|--------------------------------|----------------------|
| 1. Bid Package Released        | 12/20/18             |
| 2. RFI Close                   | 01/02/19 3 pm        |
| 3. Bid Date- <b>Bid Form-A</b> | <b>01/10/19 3 pm</b> |
| 4. Due <b>Bid Form-B</b>       | 01/11/19 3 pm        |
| 5. Bid Analysis                | 01/11/19 – 01/17/19  |
| 6. Bidder Selection Announced  | 01/18/19             |
| 7. Town Meeting Vote           | 03/05/19             |

**Instructions to Bidders**

- The town will only accept bids from firms who have been pre-qualified as listed below. All sealed bids will be due 10-Jan-19, 3pm at St. Albans Town Hall, attention Carrie Johnson, Town Manager. Late bids will not be accepted. There will not be a public bid opening. The owner reserves the right to award the project in the best interest of the owner and based on best value. The owner also has the right to waive or correct any irregularities in their best interest.

**Garage Building & Salt Shed**

Firm	Contact	Phone & Email
E.F. Wall & Associates	Greg Lord	802-479-1013   <a href="mailto:glord@efwall.com">glord@efwall.com</a>
Connor Contracting	Michael Connor	802-527-1955   <a href="mailto:mike@connorcontractinginc.com">mike@connorcontractinginc.com</a>
Peak CM	Jeffrey Davis Justin Yandow	802-988-1092   <a href="mailto:jadavis@peakcm.com">jadavis@peakcm.com</a> 802-310-0615   <a href="mailto:pjyandow@peakcm.com">pjyandow@peakcm.com</a>
T+M Construction & Development	Norman Stanislas	802-524-7319   <a href="mailto:tmdev@comcast.net">tmdev@comcast.net</a>
Vermont Structural Building	Richard Cummings	802-524-7441   <a href="mailto:rick@vsbmetal.com">rick@vsbmetal.com</a>

**Salt Shed Only**

Firm	Contact	Phone & Email
Clearspan	Brad Williams	800-479-1013   <a href="mailto:bwilliams@clearspan.com">bwilliams@clearspan.com</a>
Iron Horse Structures	Ryan Burke	603-986-8731   <a href="mailto:ryan@ironhorsestructures.com">ryan@ironhorsestructures.com</a>



2. Bids are to be sealed and hand delivered to owner by time indicated. Clearly mark the project and note sealed bid. **Bid Form-A** is due on bid date. **Bid Form-B** is due 24 hours later and can be submitted electronically in a pdf format to Matt Young and Carrie Johnson.
3. All questions re: this project must be directed to Matt Young [myoung@ascentconsultingllc.com](mailto:myoung@ascentconsultingllc.com) , copy Carrie Johnson, Town Manager [c.johnson@stalbanstown.com](mailto:c.johnson@stalbanstown.com) and Peter Cross [pcross@crossconsultingengineers.com](mailto:pcross@crossconsultingengineers.com) of Cross Consulting Engineers. Do not correspond with town employees, board members or design team regarding this bid, otherwise you may be disqualified. Bidder's RFI response is due no later than 2-Jan-19 3 pm via email. All RFI questions and answers will be shared to all bidders in a form of an addendum. This document and any addenda will become part of the final construction contract.
4. Due to the nature of this building type, the core & shell of the project will be completed by design-build approach. This allows flexibility and consideration of optional structures such as pre-engineered steel, pre-engineered wood or other types. The salt shed cost will be broken out separately and may not become part of the final contract. The salt shed will be design-build. Dimensions and conceptual plan are included.
5. The cost of preparation of this bid will be solely responsible of the bidder.

### **Insurance Requirements**

The following insurance certificates will be required within 5 days of Notice of Award or Notice to Proceed letter is issued. Owner will purchase and maintain builders risk insurance.

1. Certificate of insurance showing coverage for general liability, umbrella, property, auto, workers compensation.
2. 100% payment and performance bond or irrevocable letter of credit from banking institution.
3. Professional liability on behalf of design build portion of the project.



**St. Albans Town DPW Relocation  
Bid Date 10-Jan-19 3pm  
Bid Form-A**

**Garage** **Lump Sum Bid: \$** \_\_\_\_\_  
(includes all site work, core & shell, interior finishes, septic system, bond)

**Salt Shed** **Lump Sum Bid: \$** \_\_\_\_\_  
(includes all site work, site lighting, foundation, roof structure, bond)

Bidder has examined and acknowledged the following addenda, if applicable.

Addendum No. & Date:

_____	_____
_____	_____

By signing this bid, I attest that I am the duly authorized officer of the company and have the authority to commit company resources to complete the work at the price bid and in accordance with the terms and conditions of the bidding documents.

Bidder: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

Print Name: \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_ Email: \_\_\_\_\_



**St. Albans Town DPW Relocation  
 Due Date 11-Jan-19 3pm  
 Bid Form-B**

Send this form with requested information via email to Matt Young [myoung@ascentconsultingllc.com](mailto:myoung@ascentconsultingllc.com) and copy Carrie Johnson [c.johnson@stalbanstown.com](mailto:c.johnson@stalbanstown.com) in a pdf format.

**Garage Cost Breakdown**

Item	Value	Name(s) (primary subs only)
General Conditions		
Site Work, site concrete		
Onsite Mound System (incl. line after pump station)		
Landscape		
Concrete foundation, interior slabs		
Masonry		
Building Core & Shell		
Interior Finishes, FFE		
Fire Protection (design-build)		
Plumbing		
HVAC		
Electrical		
<b>Total Construction</b>		
<b>Soft Cost &amp; Fee</b>		
<b>P&amp;P Bond/Letter of Credit</b>		
<b>Total Bid</b> (needs to match Bid Form-A)		

**Salt Shed Breakdown**

Item	Value	Name(s) (primary subs only)
Site Work, site concrete		
Concrete foundation, interior slabs		
Roof Structure		
<b>Total Construction</b>		
<b>Soft Cost &amp; Fee</b>		
<b>P&amp;P Bond/Letter of Credit</b>		
<b>Total Bid</b> (needs to match Bid Form-A)		



Include the following information with your Bid Form-B submission.

1. High level schedule, showing major scopes of work, start date, duration. Assume start date 01-Apr-19.
2. Manufacturers literature of building core & shell and salt shed roof.