

**REQUEST FOR PROPOSALS**  
**DEMOLITION OF ONE STORY WING OF NORTH STONINGTON EDUCATION CENTER**

The Town of North Stonington seeks to find a qualified contractor to demolish the one story wing of the North Stonington Education Center, formerly the Wheeler Middle High School, located at 298 Norwich Westerly Road.

**1. Background**

The Town of North Stonington was approved the build a new middle high school and renovate the elementary school building for the North Stonington school district. An alternate for the project was the demolition of the one story wing. The Town is now seeking proposals for the completion of the alternate. The Central Administration for the North Stonington Board of Education will remain in a portion of the building.

**2. Scope of Work**

The Town is seeking proposals for the demolition of the one story wing with additional work to maintain the function of the other areas of the building. An exterior wall will need to be constructed after the demolition for the existing portion of the building. The water line currently enters the building through the area projected for demolition and will need to be run to the remaining structure.

Documents created as part of the original project are included in this package.

1. This Contractor is required to familiarize themselves with existing conditions and items to remain prior to commencing with this scope of work. Every effort is expected to be made NOT to damage the existing conditions. This Contractor will be responsible for repair and/or replacement of any damage attributable to this scope of work at no additional cost to the Owner.
2. This Contractor is responsible for all Contract Drawing Notes, Key Notes and General Notes, as they relate to this Contractors scope of work.
3. This Contractor is responsible for all related specifications as they relate to this scope of work, regardless of whether or not the Specification is noted above.
4. The selected contractor shall agree to maintain in force at all times during which services are to be performed the following coverage placed with a company(ies) licensed to do business in the State of Connecticut:

General Liability*	Each Occurrence	\$1,000,000
	General Aggregate	\$2,000,000
	Products/Completed Operations Aggregate	\$2,000,000
Auto Liability*	Combined Single Limit	
	Each Accident	\$1,000,000
Umbrella* (Excess Liability)	Each Occurrence	\$1,000,000
	Aggregate	\$1,000,000
Professional Liability	Each Occurrence	\$1,000,000
	Aggregate	\$1,000,000

A certificate of insurance naming the Town of North Stonington as an additional insured shall be required commencing work.

Workers' Compensation      WC Statutory Limits

and Employers' Liability	EL Each Accident	\$500,000
	EL Disease Each Employ	\$500,000
	EL Disease Policy Limit	\$500,000

5. This project is tax-exempt. Please note that materials used and incorporated in the work are exempt from Connecticut State Sales Tax. A tax-exempt certificate may be included in the Contract Document. In accordance with Connecticut Statutes Section §12-430(7)c, the Town is required to report names of nonresident (out of state) Contractors to the State of Connecticut, Department of Revenue Services (DRS) to ensure that all applicable business taxes are being paid by Contractors. Upon award of contract in excess of \$250,000, all nonresident contractors must furnish proof to the Town, within two weeks of award, that they have obtained current status as a "verified contractor" with DRS.
6. The successful bidder will be responsible for obtaining any additional sets of contract document at their own expense upon contract award.
7. The Town of North Stonington has obtained the General Building Permit. **Permit cost by the Town of North Stonington will be waived, but any State permit fees or other bonds or fees will be the responsibility of the Contractor.** This Contractor shall file and obtain all required permits/licenses, bonds for this scope of work beyond the general building permit. This Contractor must provide copies of all permits/licenses before commencing with work. In addition, all inspections, filings, fees and certificates required by the Town/City and State Authorities Having Jurisdiction for approval of this work is the responsibility of this Contractor.
8. This Contractor is responsible for all The Town of North Stonington's requirements and to follow all local and state building codes.
9. Each Contractor is responsible for their own cleanup including food and beverage containers, trash and debris generated by this Contractor. Cleanup will take place daily.
10. This Contractor is responsible for adhering to all OSHA requirements for the duration of the project. The following items are meant to point out a few specific items and does not limit all Contractors from adhering to any and all OSHA requirements at all times.

- This Contractor will provide submit a detailed, **PROJECT SPECIFIC**, Safety and HAZMAT Communication plan, including all SDS sheets (Safety Data Sheets) no later than (5) business days before starting this scope of work. In addition, this Contractor will include detailed job hazard analysis (JHA) for all work activities.
- This Contractor will provide drinking water for their employees regardless of Specifications, also reference OSHA CFR 1926.51 (a)(2) Sanitation.....Employer shall supply potable drinking water, etc....
- This Contractor will provide all lifts, staging, scaffolding and hoisting required to complete this scope of work in accordance OSHA.
- This Contractor will provide, maintenance, relocation and removal of all fall protection guardrails, handrails, perimeter cables and opening covers to meet OSHA requirements, as required throughout the project. Special attention must be given to the fact that a construction project is an ever changing environment which requires frequent revisions to safety systems, communication, coordination and cooperation must be established with other trades in an effort to eliminate any unsafe conditions.
- This Contractor will provide, OSHA required, fall arrest or prevention systems and any and all PPE to their employees necessary to execute this Scope of Work.
- This Contractor will provide temporary protection and/or barricades, in accordance with OSHA requirements, in all areas as required in completing this scope of work. This Contractor is also responsible for maintaining this same protection until completion of this scope and safety is assumed by another Contractor.

- This Contractor is responsible for any and all lead in Construction work necessary to execute this scope of work. All applicable OSHA rules, regulations and guidelines are applicable.
  - This Contractor will provide any fire watch necessary for the performance of “hot work” activities. In addition, a certified fire extinguisher needs to be placed in the general vicinity of the “hot work”.
11. This Contractor is responsible for all engineering, performance requirements, detailing, samples and coordinated shop drawings necessary for this scope of work.
  12. This Contractor is responsible for all layout by a licensed surveyor, all field engineering, field layout, field measuring, surveying, verification of field dimensions required to execute this scope of work. This Contractor is responsible for all layout, lines and grades required to perform their scope of work. This Contractor will establish all line and grade for the performance of this scope of work and shall coordinate with other Contractors on site.
  13. Construction waste management dumpsters will not be provided. This Contractor is responsible to ensure that all items are sorted, transported and disposed of per the Contract Documents and is to be in accordance with Specification Section 01 74 19 – Construction Waste Management & Disposal including all related Specification Sections, 01 81 13 Sustainable Design Requirements – State of CT HPS for New Construction and Major Renovations. All proper disposal documentation of any of the above items shall be provided to the Construction Managers monthly and/or with the monthly requisition billing cycle (as applicable). Each Contractor will be responsible for the sorting of all construction waste/debris, in accordance with the requirements noted above.
  14. This Contractor is responsible for on-site Construction Waste Management and Construction Indoor Air Quality Management Plan-During Construction and Sustainable Design Requirements. This Contractor is required to review all credits and provide submittals for approval prior to the commencement of work and shall follow through with all associated documentation and paperwork in order to achieve the required HPS points. All documentation required to be submitted by this Contractor will be reviewed in accordance with the monthly requisition billing cycle, failure to maintain the required HPS submittals and documentation will be justification for non-payment.
  15. All Contractors with excavation related activities are required to hire an independent underground utility locating company. Reference Paragraph EE “Protecting of Existing Utilities and Services”, in the Supplemental Instructions. Contractors with excavation requirements shall provide a written plan for review and coordination with the Construction Manager. No excavation work shall be allowed until location and coordination is complete.
  16. This Contractor is responsible for any and all winter conditions required to execute this scope of work.
  17. This Contractor is responsible to contact the Town to coordinate the Site Logistics plan for access, temporary fence and notes. This Contractor is responsible to provide and maintain access to throughout the site to facilitate this trade’s work, throughout the course of construction.
  18. Furnishing, Installing and Maintaining the construction temporary chain link fence is **BY OTHERS**, except where removal, relocation, installation of additional temporary fence is needed to facilitate this Contractors Scope of Work.
  19. This Contractor is responsible for lead awareness as it relates to the execution of this Scope of Work, in accordance with and the Contract Documents.
  20. This Contractor is responsible to maintain a secure and safe site and shall keep the building(s) secure at all times.

21. This Contractor is responsible for temporary water as required to execute this scope of work, in accordance with the Contract Documents.
22. This Contractor is responsible to removal, demolish and dispose of any and all components necessary to access all abatement items, including but not limited to, walls, counters, cabinets, sinks, appliances, trim work, miscellaneous, carpeting, flooring, other finishes, etc... and in accordance with the Contract Documents.
23. This Contractor is responsible for the complete interior and exterior selective demolition, including but not limited to, all required engineered shoring and bracing, lateral bracing and supports, demolition and removal of selected portions of building(s) or structure, demolition and removal of selected site elements, salvaging of existing items to be reused or recycled, interior & exterior work, existing concrete slabs (slabs on grade and elevated), foundations and footings, concrete housekeeping pads, concrete pads, concrete steps landing and associated supports, concrete pads and ramps adjacent to and connected to buildings, containments, encapsulation, salvage of existing items to be reused or recycled, metal window and/or glass block frame and associated trim and shades, window systems, window sills, window trim, window treatments/interior blinds (including tracks and supports), remove walls, CMU furring inside room, doors/frames/casings/sidelight/trim/transoms, millwork/casework, counters, selected site elements, chalkboards, tack boards, marker boards, showers and associated plumbing, plumbing fixtures with all associated piping, wall finishes back to stud/masonry on all walls in room unless noted, toilet partitions, toilet accessories, lockers and base, all types of floor coverings and mastics and base down to concrete slab, finish flooring including all underlayments/subfloors/substrates/toppings/mortar bed/mud sets/leveling course/skim coat/base/adhesives, wood flooring, carpet, VCT, ceramic tile, wood flooring, finish stair treads and risers, recessed walk-off mats, canopy and supports/bracing, floor mounted benches, transom panels, interior partitions w/ associated frames, furred wall finishes w/associated furring frames, wall base, louvers, gypsum board/glazed tile/glazed block/plaster/terra cotta/masonry/concrete walls, pilaster base, protect existing frames to remain, portions of exterior walls, plaster ceiling assemblies and soffits, all ceilings and soffits, concealed furred ceilings, stairs and/or ramps with associated rails and structural frames and/or reinforced concrete landings and foundations, , handrails, pipe rails, metal railings, metal guardrail and handrails, wood ramp steps and rails, fire extinguishers and cabinets, column/corner enclosures, Boiler/CUH/HVAC units (also refer to MEP demo drawings), wood trim/blocking, wall mounted devices and equipment, Ceramic flooring down to the concrete slab and Ceramic wall finish, kitchen equipment, roof access hatch, brick chimney, gutter and downspouts, brick and wood stair enclosure, electrical fixtures/wiring, electrical/access panels, conduit, supports (cut flush w/ substrate/structure), wood stairs/railings & platform, wood paneling, plywood backing panels, display cases, chair rail, display rail, concrete stairs/ramps, shelves/cabinets/supports/trim, fire extinguisher cabinets, wall coverings, mirrors, misc. objects mounted to the ceilings/walls exterior walls/doors/windows, concrete ramps/steps/stoops, exterior stairs/steps adjacent or attached to the building, interior finishes, lintels, existing floor and roof construction, concrete foundation walls for new openings(as required) floor frames, pits, interior/exterior signage, roof equipment, pipe sleeves and grates, mechanical systems, electrical systems, special systems, tele/data systems, low voltage systems, plumbing systems, fire protection systems, all items in MEP demo drawings, radiator heating units, refrigerant removal, , other fences adjacent to the buildings, and other associated equipment in the shaft and machine rooms, , all supports (cut flush w/substrate/structure), maintain existing warranties, misc. accessories...etc. , in accordance with **Specification Section 024119 Selective Demolition** and the Contract

Documents. All items scheduled to remain are to be protected. Items noted above should be assumed to be demolished/abated regardless if there is a no specific keynote.

24. This Contractor is responsible for the segregation, packing, labeling, transport, demolition, decontamination, removal, handling, disposal, characterization, abatement and proper disposal of all hazardous material, including but not limited to, all Connecticut Regulated Waste (CRW), chlorofluorocarbon (CFC), exist signs, fire pull stations and alarms, emergency lighting, batteries, maintenance and cleaning products, fire extinguishers and fire suppression systems, greases, oils, lubricant oils, virgin and waste oil, hydraulic oil (PCB containing), electronics, mercury, boiler ash, PCB oils, abandon underground storage tank lines, glass waste lines, cleanout traps and acid neutralization/storage tanks, Universal Wastes (UW), Low-Level Radioactive source, CFCs/Freon, etc.... in accordance with the Contract Documents.
25. This Contractor is responsible for the demolition, abatement, proper handling and disposal of all asbestos containing material, including but not limited to, all approvals, permits and notifications, full containments, interior and exterior boiler components, penetration and perimeter flashing, roof caulking compounds, fire door insulation, mudded fittings and pipe insulation, pipe fitting insulation, pipe (air cell/mag), roof drain insulation, black mastic, black wall glue daubs, black/brown blackboard glue, black glue, black sink undercoating, laboratory countertops, laboratory hood transite paneling, exterior door glazing compounds, black dampproofing/blind flashing, exterior gray caulking compound (windows and frames), exterior window caulking/glazing and compounds, exterior door caulking compounds, exterior garage door caulking, white caulking compound, black caulk, flange gaskets, hot water heaters, tranite paneling blackboards, exterior gray stack caulking compound, exterior gray/brown/red mixed caulking compound, roof field caulking and flashing compound, transite paneling, vapor barrier, etc.... in accordance with **Specification Section 020800 Asbestos Abatement** (see Addendum 4) and the Contract Documents.
26. This Contractor is responsible for the demolition, abatement and proper disposal of all interior and exterior Polychlorinated Biphenyls (PCBs) in accordance with **Specification Section 028400 PCB Remediation Plan** (see Addendum 4) and the Contract Documents.
27. This Contractor is responsible for the removal all existing utilities, in accordance with this scope of work and in order to execute this Scope of Work, as shown and to be removed with the limits of the work and disturbance and in conflict with new construction and protect all to schedule to remain. Coordinate all utility work with the respective Utility Company, Authority Having Jurisdiction and the Town.
28. This Contractor is responsible to cut, cap and make safe all utilities servicing (entering or exiting) the existing structures scheduled to be demoed in coordination with the location for the new service tie-ins. Et al, This Contractor shall inspect and verify existing mechanical services to be terminated. This Contractor shall develop / coordinate a written plan for the safe-off and termination of utilities. Contractor shall employ licensed trades to perform mechanical work necessary to properly terminate services a specified. This Contractor shall be responsible for all material and labor to install new valves, caps, loops, or blanks required to by-pass or maintain continuity of property services. This Contractor shall coordinate and provide electrical professionals to properly terminate low or high voltage circuits related to services as noted. I.E. power, control, communication, security, special systems, site lighting, call for aid, or alarm wiring. Abandon wiring shall be removed complete to the source per applicable codes. All service terminations to be left in a finished and complete condition for reconnection in the next Phase of Construction. Coordinate locations with Town. All cutting and capping is to be in accordance with the Contract Documents.

29. This Contractor is responsible for protection of existing sanitary piping and structures scheduled to remain, in accordance with the Contract Documents.
30. This Contractor is responsible for the (partial) demolition/removal of existing storm systems, including but not limited to, all systems within the existing structures and new addition footprint, all storm systems exiting the existing structures and new building addition footprint, to the nears structure, cut cap and make safe, piping, structures, excavation and backfill, protection and sedimentation and erosion control of existing storm structures to remain, maintain existing storm structures in accordance with storm water pollution control measures and in accordance with the Contract Documents.
31. This Contractor is responsible to remove existing site A/C units and associated appurtenances, in accordance with the Contract Documents.
32. This Contractor is responsible to provide temporary bracing, stabilization and shoring for existing structures, including but not limited to, engineered stamped shop drawings with calculation, coordination with the next phase of construction. Said bracing, stabilization and shoring is to be maintained and remain in place until the permanent structures are in place and able to support the imposed loads, and in accordance with the Contract Documents.
33. This Contractor is responsible to use mechanical removal methods for all flooring materials and adhesives.
34. This Contractor is responsible to verify and maintain all the existing roof drains and drainage systems (interior and exterior) free of construction/demolition debris throughout Construction.
35. This Contractor is responsible for temporary protection at all vertical and/or horizontal air shafts, penetrations, duct chases, etc... exposed by demolition work.
36. This Contractor is responsible to remove from the building all items scheduled to be refurbished, relocated and/or salvaged, in accordance with the Contract Documents or otherwise noted within this scope of work. This Contractor is responsible to coordinate all demolition with the next Phase of Construction, wherever noted in the Contract Documents that New Construction is noted. This Contractor is responsible to provide proper and protected storage and/or crated and protected transportation to a location on Campus.
37. This Contractor is responsible to properly remove all standing water, ground water and water infiltrating the building during the execution of this scope of work.
38. This Contractor is responsible for the complete demolition of **all** mechanical systems, electrical systems, special systems, tele/data systems, low voltage systems, IT Systems, plumbing systems, fire protection systems within the Buildings in accordance with MEP demolition notes and the Contract Documents. No additional compensation will be made for unforeseen demolition of the above mentioned systems.

### **3. Requirements and Selection Process**

1. This RFP has been posted on the North Stonington Town website on Monday, July 13, 2020. A mandatory pre-bid walkthrough will be held on Wednesday, July 22 at 10:00am.
2. Any questions that candidates have must be received in writing by July 29. This is acceptable by email to [cdias@northstoningtonct.gov](mailto:cdias@northstoningtonct.gov) or by mail to North Stonington Town Hall, 40 Main Street, North Stonington, CT 06359, Attention: Christine Dias.
3. Candidates shall provide a proposal by Monday, August 10 at 2pm in Town Hall. Proposals must be submitted in a sealed envelope clearly labeled: Demolition of One Story Wing of School Building. Proposals may be left in the drop box at Town Hall prior to this date and time.

4. The Town of North Stonington reserves the right to reject any and all bids that are not in the best interest of the Town. All bids must be valid for at least 60 days.
5. The proposals will be reviewed by the Board of Selectmen and School Building Repurposing Committee.