



TOWN OF RICHMOND
RICHMOND TOWN CENTER
203 Bridge Street, P.O. Box 285
Richmond, Vermont 05477



Town of Richmond – Invitation to Bid (ITB)

TOWN OF RICHMOND OFFICE AND LIBRARY PROJECTS

Improvements to the Library and Town Office Buildings

Description of Project

Library

- Installation of air conditioning system for third floor meeting room
- Installation of Combination drinking fountain/bottle filler
- Repair of mold mitigation in basement
- Installation of automatic door actuators

Town Offices

- Improvements to portico
- Installation of automatic door actuators
- Installation of fire alarm devices

Mandatory site visit will be conducted June 9, 2022, 9:00 AM.

Meet at the parking lot entry to the Town Center.

Information for Contractors Proposal Submission.

Contractors are required to submit three copies of the sealed and signed bid. Electronic copies will not be accepted prior to the deadline but shall be submitted after bids are open.

The bid, whether mailed or hand delivered, must arrive at the TOWN no later than **3pm** on **June 21, 2022**. Sealed Bids must be addressed to the Josh Arneson and labeled as **“Response to TOWN OF RICHMOND OFFICE AND LIBRARY PROJECTS”** Invitation to Bid.

Mailing Address

Town of Richmond
P.O. Box 285
Richmond, VT 05477

Physical Address for Delivery

203 Bridge St.
Richmond, VT 05477

Contractors mailing bids to allow for mail delivery time to ensure timely receipt of their proposals. Contractors assume the risk for the method of delivery chosen. The TOWN assumes no responsibility for delays caused by any delivery service. Late proposals will not be accepted and will be automatically disqualified from further consideration. All proposals and any accompanying documentation become the property of the TOWN and will not be returned.

The Owner assumes no responsibility for costs incurred in the preparation, presentation, or submission of the bid.

Proposals will be opened and read aloud at 3:05pm on June 21, 2022, in the Town Center Meeting Room and via Zoom.

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Join Zoom Meeting:

<https://us02web.zoom.us/j/85923701817?pwd=WnZzQ0gweS9mc0o0RkUyNlkxMnBMZz09>

Join by phone: +1 929 205 6099

Meeting ID: 859 2370 1817

Passcode: 559510

The issuance of this SOLICITATION constitutes only an invitation to present qualifications and responsive materials. The rights reserved by the Town, which shall be exercised in its sole discretion, include without limitation the right to:

1. Require additional information to supplement or clarify a submittal;
2. Conduct investigations with respect to the stated qualifications and experience of a Respondent.
3. Waive any defect or technicality in any Proposal received;
4. Determine which Respondents are qualified to be considered;
5. Eliminate any Respondent with an untimely, incomplete or inadequate submittal;
6. Supplement, amend, or otherwise modify this SOLICITATION;
7. Receive questions concerning this SOLICITATION and to respond;
8. Cancel this SOLICITATION in whole or in part with or without substitution of another SOLICITATION if determined to be in the best interest of the Town;
9. Take any action affecting the SOLICITATION process or the Project that would be in the best interests of the Town;
10. Make public any and all documents associated with the Project.

11. The bid will be awarded subject to availability of funds. The Town of Richmond Selectboard reserves the right to reject any and all bids based on financial constraint or other factors that negatively impact the successful completion of the project.

12. The Town of Richmond reserves the right to accept or reject any or all bids, or parts thereof, or to select the bid to be in the best interest of the Town.

Examination of Contract Documents and Project Site

Each bidder is solely responsible for thorough review of the Invitation to Bid (ITB), Documents and the examination of Project site prior to submitting a Bid. Bidders are responsible for inspecting the work locations and making their own area and quantity estimates.

Project Scope

1. Provide all labor, material, and equipment to complete the work indicted per the project drawings, specifications and this ITB including but not limited to the following.
2. Provide on-site supervision by a qualified individual anytime contract work is be performed on site.
3. Contractor will provide and maintain temporary toilet facilities, drinking water, temporary secure storage, and trash & recycling services.
4. Provide daily clean-up of worksites.
5. Contractor to final clean project including washing windows, mopping, and vacuuming other surfaces.
6. Temporary office space is available for the contractor's use in the Town Center.
7. Parking for five vehicles and one storage container will be available in the southeast corner of the current parking lot for contractor parking.
8. Maintain safe access to each building throughout the duration of the project. Any interruption in service or access must be authorized by the town manager.
9. Contractor to demolish and legally dispose of debris as required to install new work. All required lead testing to be performed by this contractor.
10. A level IV finish is required on new and existing drywall to be painted.
11. Patch and paint existing conditions disturbed by the installation of new work.
12. Provide safe and secure separation of the work area from the public.
13. Contractor to use low VOC products throughout the project.
14. Include an allowance of \$12,500 for the installation of the automatic door operators and associated accessories at the Library and Town Center buildings in the lump sum

amount. This contractor will contract directly with Door Control, INC., Londonderry NH for the installations. All other work regarding the installation of the automatic door openers such as electrical, patching and painting to be included in the lump sum amount.

Questions

Questions regarding interpretation of the content of this ITP must be emailed to Jay Labare at jlabare@apexconsulting-llc.com by 4:00 PM local time June 10, 2022.

License

The successful bidder and any subcontractor(s) must possess a current and valid contractor's license(s) in the classification(s) required by law to perform the work.

Insurance Requirements

No later than ten days following issuance of the notice of award, Contractor is required to procure and provide proof of the insurance coverage required in the form of certificates and endorsements. The required insurance must cover the activities of Contractor and its Subcontractors relating to or arising from the performance of the Work, and must remain in full force and effect at all times during the period covered by the Contract until the date of recordation of the notice of completion. The coverages may be arranged under a single policy for the full limits required or by a combination of underlying policies with the balance provided by excess or "umbrella" policies, provided each such policy complies with the requirements set forth herein. (Please refer to Insurance requirements attached)

Award Procedure

The bid will be awarded subject to availability of funds. The Town of **Richmond Selectboard reserves the right to reject any and all bids based on financial constraint or other factors that negatively impact the successful completion of the project.**

Stop Work:

If the Work is defective, or if the Contractor fails to supply sufficient skilled workers or suitable materials or equipment, or fails to furnish or perform the required documents in the Contract Documents, or fails to furnish or perform the Work in conformance with the contract or in such a way that the completed Work will conform to the Contract Documents, the Town may order the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated. Authorization to start work must be issued by the Town.

Period of Performance

The period of performance of any contract resulting from this RFP is tentatively scheduled to begin on or about July 18, 2022, be substantially complete November 18, 2022, with final completion on or before December 16, 2022. Amendments extending the period of performance, if any, shall be at the sole discretion of the TOWN.

INDEMNIFICATION

Contractor shall indemnify and hold harmless Municipality and Municipality's agents and employees, from and against all losses and all claims, demands, payments, suits, actions, recoveries, claims of outstanding indebtedness, attorney's fees, liens, and judgments of every nature, and description brought or recovered against them by reasons of any act or omission of the said Contractor, its agents, employees, or sub-contractors, in the execution of the work or in guarding the same. The Contractor shall defend the Municipality and its officers and employees against all claims or suits arising in whole or in part from any act or omission of the Contractor or of any agent or subcontractor of the Contractor. The Municipality shall notify the Contractor in the event of any such claim or suit, and the Contractor shall immediately retain counsel and otherwise provide a complete defense against the entire claim or suit.

Contractor shall assume full responsibility for the protection of all buildings, structures and utilities (both public and private). All damage, injury or loss to any public or private property, by the Contractor, or any sub-contractor, shall be replaced or restored to at least the original condition to the satisfaction of the Municipality at the contractor's expense.

Nothing in this Contract shall constitute a waiver by the Municipality of any statutory limits or immunities from liability.

INSURANCE

Before commencing work on this Contract the Contractor must provide certificates of insurance to show that the following minimum coverages are in effect. Contractor agrees that it will provide and maintain at all times during the term of this Contract such insurance coverages as are indicated herein and that will otherwise comply with the provisions that follow. No warranty is made that the coverages and limits listed herein are adequate to cover and protect the interests of the Contractor for the Contractor's operations. These are solely minimums that have been established to protect the interests of the Municipality. Such policy or policies shall apply to the extent of, but not as a limitation upon or in satisfaction of, the indemnity provisions of this agreement. The provisions of this section shall also apply to all subcontractors, other lower tier contractors, independent contractors and sole proprietors engaged by Contractor with respect to this Contract, and Contractor shall be entirely responsible for securing the compliance of all such persons or parties with these provisions. All policies required by this Contract shall be issued by an insurer licensed to do business in the State of Vermont with a rating of A or better from a financial rating organization such as S&P or AM Best. Contractor shall not commence or perform any work under this Contract until certificates of insurance are presented to the Municipality showing the required coverages are in full force and effect with at least the required coverage limit amounts and naming the Municipality as an additional insured.

Contractor agrees to maintain at all times during the period of this Agreement all of the following:

General Liability. Commercial General Liability insurance coverage providing coverage on an "occurrence" rather than on a "claims made" basis, which policy shall include, but not be limited to, coverage for bodily injury, property damage, personal injury, contractual liability (applying to this Agreement), independent

contractors, and products- completed operations liability (if applicable). Contractor agrees to maintain at all times during the period of this Agreement a total combined general liability policy limit of at least \$2,000,000 per occurrence and \$4,000,000 aggregate, applying to liability for bodily injury, personal injury and property damage, which total limit may be satisfied by the limit afforded under its commercial general liability policy, or equivalent policy, or by such policy in combination with the limits afforded by an umbrella or excess liability policy(ies); provided that the coverage afforded under any such policy in combination with the limits afforded by an umbrella or excess liability policy is at least as broad as that afforded by the underlying commercial general liability policy. The policies shall name the Municipality as an additional insured.

Automobile Liability. Business automobile liability insurance covering liability for bodily injury and property damage arising out of the Municipality's ownership, use, maintenance, or operation of all owned, non-owned, and hired automobiles and other motor vehicles utilized by Contractor in connection with its performance under this Contract. Such policy shall provide total liability limits for combined bodily injury and/or property damage in the amount of at least \$2,000,000 per accident, which total limits may be satisfied by the limits afforded under such policy, or by such policy in combination with the limits afforded by an umbrella or excess liability policy(ies); provided that the coverage afforded under any such umbrella or excess liability policy(ies) shall be at least as broad with respect to such business automobile liability insurance at that afforded by the underlying policy. Unless included within the scope of Contractor's commercial general liability policy, such business automobile liability policy shall also include coverage for motor vehicle liability assumed under contract. The policies shall name the Municipality as an additional insured.

Workers' Compensation. Workers' compensation insurance in compliance with all applicable statutes including an all states or universal endorsement where applicable. Such policy shall include employer's liability coverage in an amount of no less than \$500,000. If Contractor is not required by statute to carry workers' compensation insurance, Contractor agrees: (1) to provide Municipality with evidence documenting Form 29 has been filed with the Vermont Department of Labor, which excludes Corporate officers or LLC members from the requirement of obtaining workers' compensation insurance; (2) to provide prior notice to the Municipality of any change in exemption status (3) to defend, hold harmless, and indemnify Municipality from and against any and all claims and losses brought by Contractor or any subcontractor or other person claiming through Contractor for workers' compensation or employers' liability benefits for damages arising out of any injury or illness resulting from performance of work under this agreement. If any such change requires Contractor to obtain workers' compensation insurance, Contractor agrees to promptly provide Municipality with evidence of such insurance coverage.

WARRANTY AND BOND

Contractor warrants all work performed under this Contract for a period of one year from the date the work is completed and accepted by Municipality. The warranty must be

secured either by Contractor's performance bond or such other security as is acceptable to the Municipality.

Attachments to this Invitation to Bid

Drawings

TOWN OF RICHMOND TOWN OFFICE AND LIBRARY PROJECTS dated May 18, 20022, prepared by Dubois and King.

Specifications

Division 4 Masonry dated May 18, 2022.

Section 15000 Mechanical Outline Specifications dated May 18, 2022.

Asbestos Containing Materials Reports

Library-Performed by Clay Point Associates dated June 19, 2021.

Library-Performed by KAS dated January 21, 2022.

Town Center-Performed by KAS dated January 21, 2022.

Bid Form

Attached

TOWN OF RICHMOND OFFICE AND LIBRARY PROJECTS

BID FORM

Submit this page along with supporting documents as your complete bid

The undersigned, having become familiar with the scope of work as outlined in the description of project, hereby proposes to furnish all supervision, technical personnel, labor, materials, machinery, tools, appurtenances, equipment and services required to complete the **TOWN OF RICHMOND OFFICE AND LIBRARY PROJECTS** per the plans, specifications and this invitation to bid, all for the lump sum price for work in place.

Lump Sum (Number) \$: _____

Lump Sum (Written) _____

_____ Dollars

This proposal is guaranteed for _____ days.

Identification of sub-contractors

The following sub-contractors will be utilized in the completion of this contract:

Mechanical _____

Electrical _____

Bid submitted by:

Contractor: _____

Address: _____

Phone: _____ E-mail: _____

Contractor Authorized Agent Signature: _____

Printed Name and Title: _____

Date bid Signed: _____