

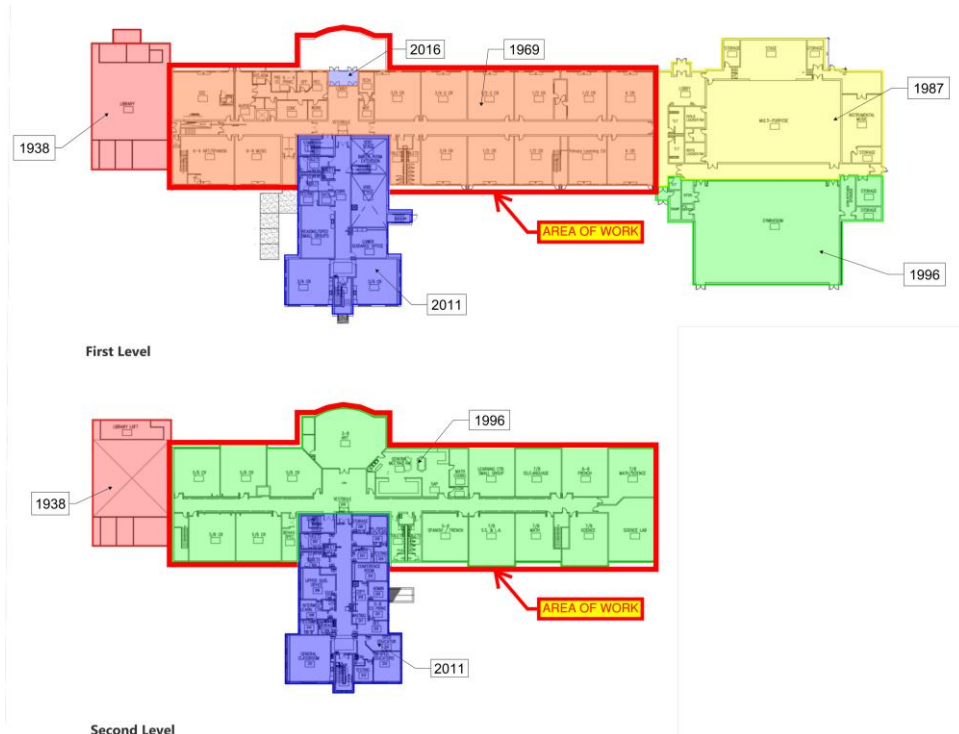


Champlain Valley School District Charlotte Central School PREQUALIFICATION INFORMATION FOR Mechanical Subcontractors 14 April 2021

The Champlain Valley School District is seeking interested Mechanical Subcontractors to pre-qualify for an improvement project at Charlotte Central School, 408 Hinesburg Road, Charlotte, Vermont 05445. The scope of improvements for this subcontract include HVAC system upgrades, and upgrades to only mechanical-associated electrical and plumbing systems. **The school district will be executing a single contract with a Construction Manager (DEW Construction, Williston, VT, hereinafter referred to as the CM) for all the work but requires that the Mechanical Subcontractor that the CM will hire be prequalified for its portion of the work.**

Existing Building General Information:

The Charlotte Central School is a grade PK-8 facility with many additions and upgrades over the years to the original structures, starting with the old Town Hall building of 1939.



Only the central classroom segment of the building is within this scope of work:

Level 1 constructed in 1969; Level 2 added in 1996

The approximate floor area of this segment of the building is 44,350 SF.

Proposed Project Overview:

The project includes:

- ❑ Mechanical System: (Approx. 44,350 sf +/-): The proposed mechanical renovations include minimal upgrades to the heating systems and complete upgrades to the ventilations system. The existing Level 1 unit ventilator outdoor air connections and relief air dampers shall be demolished, and the proposed exterior envelope shall be provided in place of these openings. The unit ventilator cabinets shall remain and will only operate for space heating. The hot water radiation at Level 2 shall remain.

All new ventilation air with dehumidification shall be provided through the proposed ventilation system. The existing equipment, located above ceiling in the Level 2 corridors, will be demolished and replaced with six (6) energy recovery units (ERU), with ventilation rates per ASHRAE 62.1 for dedicated outdoor air systems. The units will sit on existing structural platforms or new platforms similar to the existing. Existing ductwork is to be cleaned and reused where applicable.

Each ventilation zone will be equipped with a supply and exhaust air variable air volume terminal unit to allow for the modulation of the ventilation air to the space, with CO₂ sensors/controls. Other occupied and utility spaces will have constant volume and occupancy sensor boosting/controls.

The ventilation system will be equipped with a full direct digital controls system to allow for remote monitoring and control and occupied/unoccupied modes.

A VRF split system will serve cooling needs in the administration area suite, with condensers on the rooftop directly above it.

All electrical and plumbing to support the new ventilation systems will be provided from the existing infrastructure.

- ❑ Coordination with Architectural/ Structural/ Miscellaneous Work with which to coordinate: Level 1 Unit Ventilators will be converted to CUH's and their intake/exhaust openings will be infilled and covered by the exterior building envelope improvements. Openings will be cut into the Level 2 precast concrete plank floor deck to admit new duct drops from new ERU's in Level 2 ceiling. Planks will be structurally reinforced with steel members. Once ducts are installed, GWB chases will be built around them. New GWB and ACP soffits will be constructed in Level 1 classrooms to accommodate new ventilation ductwork.

Miscellaneous demolition, patching, and sealing for penetrations thru roof, floors and walls related to the scope of work.

The project also includes exterior wall building envelope demolition, air sealing, insulation, and re-cladding of the 1969-96 segment, as well as complete window & door replacement, which may or may not affect Mechanical scope.

- ❑ To facilitate long-lead mechanical items, the CM will be buying out certain mechanical equipment in advance to initiate its manufacture, under Early Release Package #1 (ERP-1). The ownership of that equipment will be transferred and assigned to the Mechanical sub upon its hire and execution of contract.

Preliminary Schedule:

The preliminary schedule (all dates 2021) is as follows:

4/15/21	Publicly Advertise RFQ for Mechanical Contractor qualifications - bid package >\$500K
5/7, 12:00 PM	Due date for prequalification statements
5/14	Notify qualified bidders of their eligibility
5/21	Bid documents issued by D+W Architects
5/24	Issue Bid Packages to Subs
6/15, 10:00 AM	Subcontractor Bids Due – Bid Opening immediately following
6/15	Last day of school
6/15-18	Owner to pack up rooms and remove furniture; turn over building to CM at 3:00 PM
6/15-18	Bid evaluation, leveling, and de-scoping
6/19-20	CM demo of Level 1 Ceilings to prep for abatement (weekend premium, authorized by LoA)
6/21	CM Presents draft GMP
6/21- 6/25	Interior Haz-Mat Abatement in building – Level 1
6/23	CM Presents final GMP
6/24	Special School Board meeting to approve and execute GMP
6/25	Award Mechanical Subcontract
6/28 – 7/9	Demo (begins on Level 2)
6/28 – 7/9	Exterior window abatement
6/28-29	CM Mobilize to site
7/5	Mechanical Sub Notice to Proceed
8/20/21	Interior Construction must be completed including T&B and Punchlist

Estimated Construction Costs:

- ❑ The total budget for Mechanical Systems, including equipment purchased under ERP-1: **\$980,000 (+-)**

MECHANICAL SUBCONTRACTOR Pre-Qualification Criteria

Mechanical Subcontractors must meet the pre-qualification criteria established by the School District as outlined, and demonstrate competence and an ability to meet the criteria below:

1. Completed AIA Document A305-1986 with the following exception: If a company does not wish to submit financial statements as required by this AIA Document, the following two documents shall be provided instead:
 - a letter from a surety or bonding company stating that the company is able to be bonded for the construction amount listed above.
 - a letter from the company's independent auditor stating that the company is in good financial standing and is financially stable to successfully complete the project as outlined herein according to their respective scope of work and schedule.
2. Maintain a clear and stable organizational structure, both company-wide and for the Project.
3. Have all necessary registrations/licenses to perform the work.
4. The respective subcontractor foreman planned to be used on this project shall have had experience with at least five (5) projects of similar size and scope. Three (3) out of the five shall be elementary or secondary school (grades K-12) construction projects. Each of these projects shall have reached final completion and received "very good" to "excellent" references for each. These projects shall have been completed within the last eight (8) years. All applicants must provide reference information for each of the five (5) projects including the name, mailing or email address, phone number, and title of each reference. Applicants shall provide more references if available.
5. The respective subcontractor foreman planned to be used on this project shall have worked as an employee of the company for the past five (5) consecutive years. Applicants shall clearly highlight conformance to this requirement in their pre-qualification statements.
6. Have sufficient financial capacity to carry out the work, including access to sufficient capital or other resources to allow it to complete the work.
7. Provide suitable evidence of the capacity to complete the project within the estimated construction schedule and have a current construction load that would not interfere with their ability to perform the work of the Project. All applicants shall provide information (name, location and type of project, construction cost, schedule and percent completion) for all work currently under contract.

8. Have ability to furnish 100% Payment and Performance Bonds for a project with a construction value as noted above for each respective trade category.
9. Have the manpower to successfully complete approximately \$980,000 worth of work in a two month summer period. This project may require multiple teams to work in different areas of the building, simultaneously and/or during different shifts to complete the work. Please provide a statement confirming your ability to meet this requirement, followed by examples of similar projects that were successfully completed.

Evaluation and Selection Process:

The School District will review each submission based on the criteria outlined above and apply weighted scores for each criterium. The school district will prequalify contractors based on this evaluation.

PreQualification and Bidding Procedures:

- The CM is requesting prequalification statements from Mechanical Subcontractors directly.
- Once the CM, in concert with the School District, completes its review of qualifications, the CM will notify all respondents of the results of the qualifications process prior to issuing construction documents out for bid. (See schedule above)
- The CM shall select from the prequalified list of Mechanical Subcontractors to incorporate as a part of their GMP bid.
- The Construction Manager will oversee and coordinate the work of all subcontractors.

Three (3) copies of Pre-qualification Applications shall be submitted no later than:
Noon (12 PM) on Friday, May 7, 2021 to:

Scott Carter, Director of Estimating

DEW Construction
277 Blair Park Road, Suite 130
Williston, VT 05495

Phone (802) 872-0505

Questions regarding the project may also be directed to:

Tom Hengelsberg, AIA, Project Manager
Dore + Whittier Architects
Cell: (802) 238-9585
or email: thengelsberg@doreandwhittier.com

LEGAL NOTICE

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Estimated construction cost for this portion of the work is approximately \$980,000.

The District has established prequalification criteria a bidder must meet. Request for Qualifications (RFQ) can be requested **by mail or email from:**

Scott P. Carter, Director of Estimating

DEW Construction

277 Blair Park Road, Suite 130

Williston, VT 05495

Phone: (802) 872-0505

Email: SCarter@dewconstruction.com

Completed prequalification statements shall be received by Mr. Carter at the above address by mail or delivery no later than **Noon (12 PM) on Friday, May 7, 2021**. Applicants for prequalification shall be notified on or before May 14, 2021 whether they are eligible to bid. The CM anticipates receiving and opening the bids for the subcontract on or around June 15, 2021.