



Cultivating the Health of Our Communities

Wabanaki Public Health & Wellness

Wabanaki Public Health and Wellness
16 Central Street
P.O. Box 1356
Bangor, ME 04401

RFP #:2023-001

Date:07/24/2023

REQUEST FOR PROPOSAL

Wabanaki Public Health and Wellness would like to extend this Invitation to Bid (ITB) to your firm and is seeking proposals for construction services at 1221 Medway Road, Millinocket, ME 04462.

WPHW will receive bids at PO Box 1356, Bangor, Maine 04401, or via email at wphw.rfp@wabanakiphw.org by the end of day on 08/08/2023.

Bids not received by WPHW by the indicated deadline will not be opened nor considered.

WPHW requires all demolition, repairs, door installation, and building wrap/sealing will be done this season, with the siding to be completed by May 31st, 2024.

The following lists details and the scope of services Wabanaki Public Health and Wellness requests for RPF #2023-001.



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Project: 1221 Medway Road, Millinocket, ME 04462

Owner: Wabanaki Public Health & Wellness, 16 Central Street, Bangor, ME 04401

Required Work: Demolition, structural repairs, doors, windows, trim, siding/wrap, deck.

Description of the Project:

This construction project will ensure that the Millinocket property is protected from the elements and safely accessible to all occupants.

Below is a categorical breakdown of all the requested work elements. Please fill out and submit the bid tab below. In addition, please see the supplemental documents, which contain the current design and layout of the Millinocket property. Please see the plans provided for reference.

Disclaimer: The contractor will be responsible for providing all materials specified in the attached bid.



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Specifications:

- 1) Specialized Demolition
 - a) Remove siding, trim boards, and vapor barrier from the entire building.
 - b) Remove enough decking to facilitate repairs on the building (it does not have to be replaced).
 - c) Remove any caulking/sealants for proper resealing and bituminous weather sealants.
- 2) Structural Repairs
 - a) Noted Structural damage has been observed where the deck meets the building. This will need to be repaired. Remove Sheathing, repair studs, replace insulation and sheathing, and other required repairs. Approx. 300 square feet of subsurface repairs are to be included in your bid. We have also asked for an sqft price in the bid tab if we need to exceed that amount. Sheetrock is to be done by others.
 - b) Amount of structural repairs to be determined in the field.
 - c) All windows and doors must be caulked and sealed per the manufacturer's recommendations.
 - d) All materials used for repairs to match existing or equal.
 - e) Exterior fire escapes at the rear of the building will be removed by the landlord before the start of the project.
- 3) Doors
 - a) Replace double commercial full glass insulated entrance doors, hinges, and closers with doors, transom windows, new knobs, and hinges – 5 each (doors and transom windows may be installed together as one piece) (Push bars on 3 of the 5 doors, one side only).
 - b) Replace commercial insulated single ½ glass entrance doors, new knobs, closers, and hinges – 5 each.
 - c) All doors to match existing or an equal may be proposed. All doors and frames are to be painted brown. An option of a brown composite door may be substituted if it meets specifications for fire code and life safety requirements.
 - d) Replace door trim and add drip caps.
 - e) The contractor is responsible for measuring all doors, windows, and transom windows to accommodate the replacements.
 - f) Interior trim to be salvaged and reinstalled.
- 4) Windows
 - a) Replace window trim ONLY with primed finger-jointed pine boards wrapped with brown metal and rain cap/drip cap. **No windows will be replaced.**
 - b) Transom windows over doors are part of the door package.
- 5) Trim
 - a) Remove and replace trim boards/wrap with primed finger-jointed pine boards with brown aluminum trim.
 - b) Install material break banner around entire building at eave level between vinyl cedar shakes and vinyl siding; banner to consist of 1 x 8 aluminum brown wrapped trim board.



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6) Siding/Wrap

- a) Install – 36-inch-wide Grade Ice and Water Shield along the deck header for the second-story deck and ground-level deck (under siding). All other exposed areas are covered with a commercial vapor barrier. All seems must be taped – all windows and doors must be appropriately caulked and sealed with Grace Ice and Water Shield or equivalent.
- b) Install metal flashing along the deck header and all appropriate areas – Seal and tape as per industry standards.

Siding Specifications: There are three types of siding required for this project.

- Sedona Buff Faux Rock Siding by Tando, ten sq ft handy pack, and all associated corner/trim pieces – Basement level.
- Buckskin D4 Vinyl Siding by Certainteed – First and Second Floor Levels.
- Beach House Shake Pacifica by Tando – Peak Level.
- Contractor to provide all necessary materials related to installation, including starter strips, j channels, corner molding, drip caps, and all other items needed for the proper installation of the siding.

7) Deck (This may be added in if funds are available)

- a) Remove all PT decking and install 2 x 6 PT deck joists between existing deck joists. Block at carrying beams.
- b) Insert one-foot-wide pultruded dark brown or black color grating along the east, west, and south sides.
- c) Install composite decking (We are open to options but would prefer a brown option).
- d) Install composite railing and toe rail with black metal balusters.
- e) Replace 4 x 4 deck posts with 6 x 6 deck posts and support struts, pin to concrete bases.
- f) Add composite rim board around the deck face.
- g) All composite material to be Trex brand or equal.

Standard construction means and methods shall be applied in areas not otherwise noted or detailed.



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1) Description of the Process:

- WPHW will publicly publish this RFP on its webpage.
- Each proposal will be in the proposed format (Attachment A).
- WPHW will announce the selected contractor via a Notice of Award.
- WPHW will send a contract to the awarded contractor.

2) WPHW understands that supply chain issues may occur, and calendar days may be adjusted as necessary.

Scheduled Activities:

DATES	SCHEDULED ACTIVITY
07/24/2023	Publication of RFP on WPHW website
08/08/2023	Deadline for Proposals- End of Day
08/09/2023 through 08/11/2023	Evaluation of Bids
08/14/2023	Notice of Award
08/15/2023 through 08/18/2023	Contract Elaboration and Execution
08/19/2023	Commencement of Service

3) SCOPE OF SERVICES / PROJECT APPROACH

It is the intent of the WPHW to select a Contractor based on team qualifications, fees, and proposed schedule to become an integral part of the project team.

The Contractor **may be expected but will not be required** to provide a performance and material and labor payment bond for the project.

The proposal shall be in accordance with the requirements outlined in this document and formatted per Attachment A.

4) Cost of the Work

- The cost of the work shall include all foreseeable work items required to deliver a complete and functional project.
- General Conditions: The Contractor's general conditions should be included in his bid prices, such as the project support group functions, including accounting, human resources, scheduling, estimating, or other off-site personnel. These staff costs are included in the contractor's fee and are not reimbursable.
- Savings: To the extent the actual cost of the work may be reduced through the course of design refinement, procurement, and construction and to the extent there may be unspent contingency at the end of the project, then these funds ("savings") shall revert entirely to the benefit of the WPHW. There shall be no shared savings compensation to the contractor.
- Change Orders: The cost of the work line-item values is commensurately fixed through refined scope definition and procurement commitments. As appropriate, to keep the cost of the work scheduled values current, any changes or transfers shall be substantiated, accounted for by change order, and subject to the approval of both the contractor and WPHW.
- Schedule of Values: See bid form.



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- f) Payment Procedures: Progress payments will be processed in accordance with the agreement between WPHW and the Contractor.

5) Scoring.

Proposals will be reviewed, and the award will be based on the following criteria:

- a) Company Experience and Personnel Qualifications
- b) Licenses and Insurance
- c) Timeline of project
- d) Competitive Price

Wabanaki Public Health will select a Contractor based on a combination of the above requirements.

Wabanaki Public Health reserves the right to negotiate services and prices.

Please e-mail or mail the proposal no later than 08/08/2023 by the end of the day to the following address:

Wabanaki Public Health and Wellness
Attn: Grants and Contracts
PO Box 1356
Bangor, Maine 04401

wphw.rfp@wabanakiphw.org
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ATTACHMENT A

INVITATION TO BID

RFP #2023-001

July 24, 2023

Dear Recipient,

Wabanaki Public Health and Wellness would like to extend this Invitation to Bid (ITB) on our recently posted RFP #2023-001. Wabanaki Public Health and Wellness is seeking quotes for general construction and renovation work at our commercial building located at 1221 Medway Road, Millinocket, ME 04462. You will find the details of the requested services attached to this document and on our website, [Procurement | Wabanaki Public Health and Wellness \(wabanakiphw.org\)](https://wabanakiphw.org/Procurement). Contractors are welcome to view the property at any time. If you prefer a site walk thru, please get in touch with Thomas Martin at thomasmartinjr65@gmail.com to request a site walk thru.

Sincerely,

Wabanaki Public Health and Wellness
wphw.rfp@wabanakiphw.org



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BID TAB

**Base Bid: RFP #2023-001 Construction Services at 1221 Medway Road,
Millinocket, ME 04462**

Contractor Name: _____

Date: _____

Signature of Bidder: _____

Due Date: 08/08/2023 by the end of Day

This will not be a public bid opening. Please submit bids via email to

wphw.rfp@wabanakiphw.org or PO Box 1356, Bangor, ME 04402. The project bid is to be reviewed and awarded within three weeks, and awarded bidder can start work immediately upon contract execution.

<i>Item/Service Description</i>	<i>Amount</i>	<i>Unit</i>	<i>Price Per</i>	<i>Total</i>
1. Specialized Demolition	1	LUMP		
2. Structural Repairs	1	LUMP		
3. Doors	1	LUMP		
4. Windows	1	LUMP		
5. Trim	1	LUMP		
6. Siding/Wrap	1	LUMP		
Additional Sheeting Repairs (Beyond 300 sq feet included in the bid)	1	SF		Leave Blank
Please write your total out in words: _____		Grand Total	\$	
7. Deck alternate (Add/Delete)	1	LUMP		



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FORMAT FOR PROPOSAL

**Upon Award, the following may be required:
The following information may be required of the successful contractor.**

- 1) Section 1.0 – Executive Summary
 - a) Provide a summary of this project's experience, qualifications, and expertise and a proposal summary.
- 2) Section 2.0 – Company Description & Proposed Project Team
 - a) Firm
 - i) Identify the firm's name and address of its principal office.
 - b) Organization
 - i) Specify the type of organization (partnership, corporation, or other), the year established, and the contractor's license number. State the years the firm has been involved in ongoing work in the project's locality.
 - c) Contact Office
 - i) State the size and adequacy of the firm's contact office to perform the proposed work. List the disciplines represented by your staff and any areas of specialized expertise.
 - d) Personnel Qualifications
 - i) List specific personnel proposed for the project team and their time commitment. Indicate each individual's project assignment, role, or area of responsibility.
 - ii) Provide resumes for Superintendent and Foreman, specifically stating the experience and qualifications of individual personnel with references for each.
 - iii) Indicate the experience of proposed personnel on projects of similar type and scope and any experience working together as a team.
 - e) Work with Own Forces
 - i) Indicate which elements of the work the firm can and plans to perform with its forces.
 - f) Proof of Insurance Coverage
 - i) Provide a current Certificate of Insurance addressing coverage per the requirements.
 - ii) Also, provide lost runs prepared by your firm's insurance carrier(s) for claims within the past 5 years.
 - g) Financial and Bonding Qualifications
 - i) Demonstrate bonding capacity with current and projected (during the term of this project) work volume. Provide evidence from your bonding company that all required bonds can be secured.



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3) Section 3.0 – Project Experience

- a) Volume and Capacity
 - i) Confirm the capacity of the firm to maintain diligent and expeditious progress on this Project.
- b) Local Knowledge
 - i) Indicate the firm's familiarity with the government, codes, ordinances, and standards of the jurisdictions governing the Project and with the labor market in the location of the Project.
- c) Specific Project List
 - i) Indicate the specific experience and competence of the firm in comparable projects of similar complexity and scope. List projects in the Town of Millinocket.

4) Section 4.0 – Project Administration

- a) Hourly Rates and detailed final price bid.
- b) Project Management Techniques
 - i) Describe the standard project management techniques and systems your company uses to manage your projects. Include reference to scheduling, WPHW communications and meeting minutes, constructability reviews, quality control techniques, Building Information Modeling (BIM), construction field changes, change management, change order cost tracking, and user interaction.
- c) Claims
 - i) Explain what your company does during a project to attempt to prevent claims. Has your firm been involved in mediation, arbitration, or litigation in the past five years? If so, describe the circumstances and the outcomes.
- d) Safety
 - i) Describe your firm's safety programs and any specific safety concerns you have about this project. Provide your company's EMR rate for the past five years.
- e) Equipment Rental Rates
 - i) Provide a schedule of rental rates proposed for any contractor-owned equipment which may be charged to the project.



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SCHEDULE A



16 Central Street, P.O. Box 1356, Bangor, ME, 04401
hello@wabanakiphw.org • www.wabanakiphw.org



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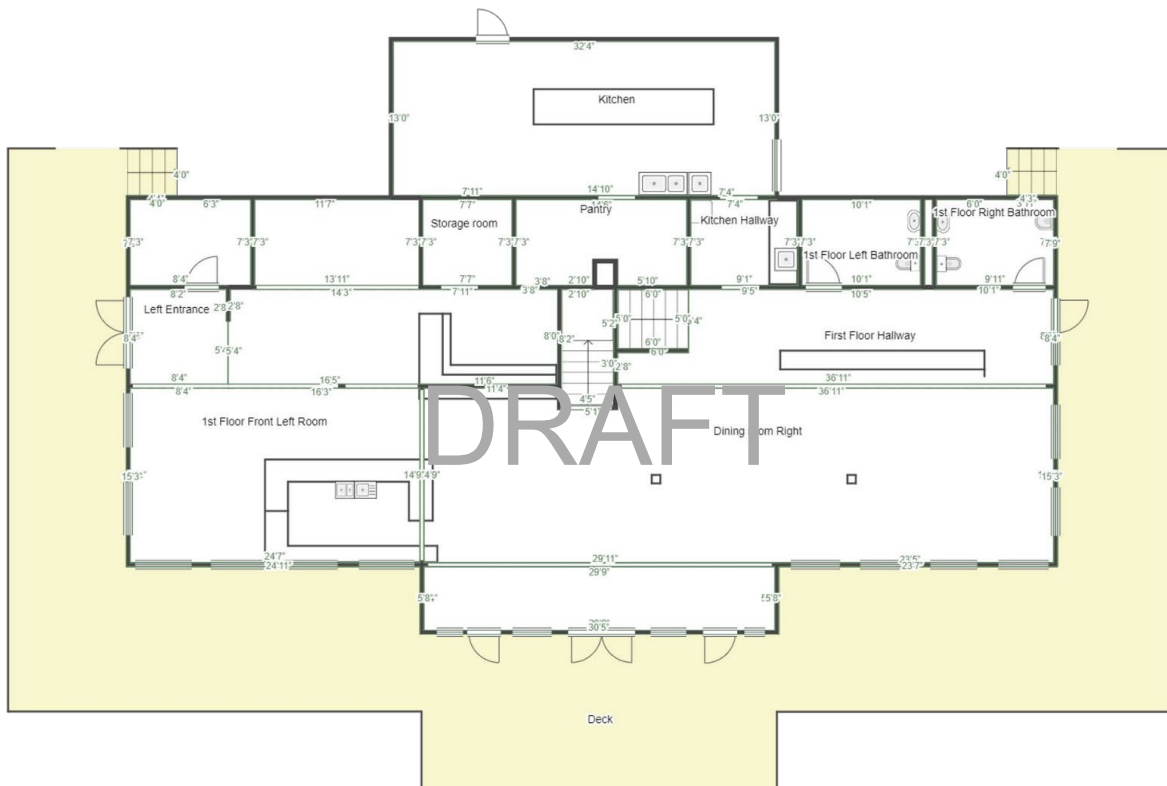
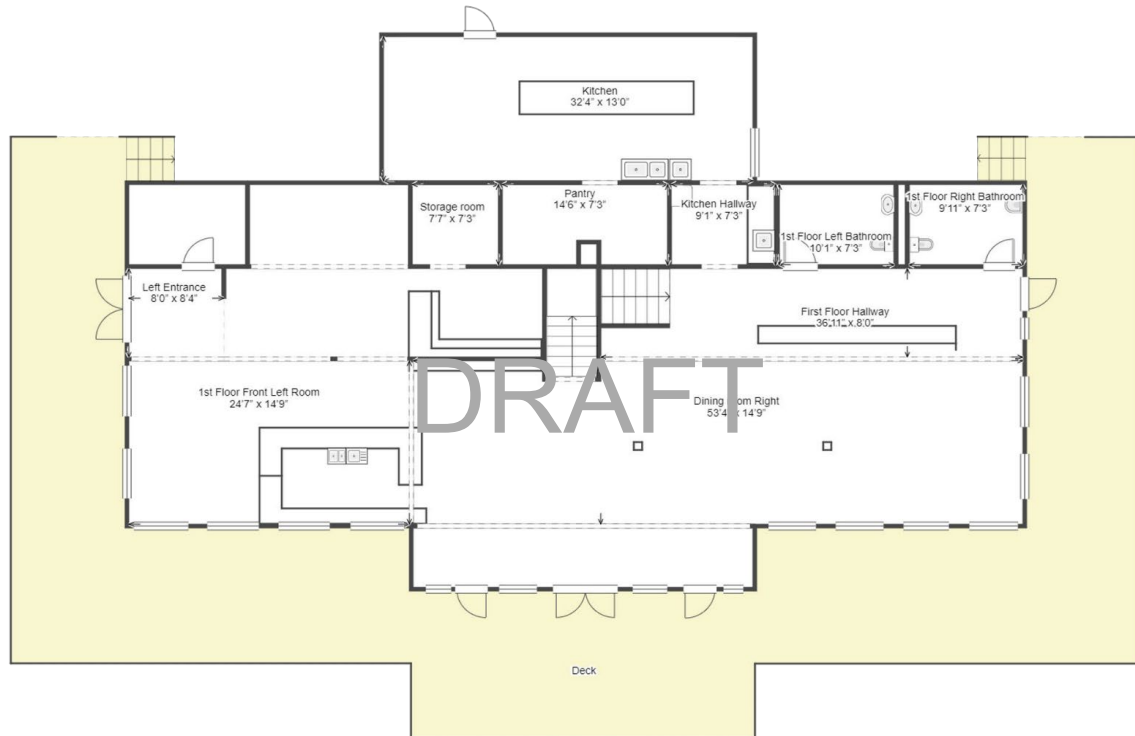
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1221 Medway Road, Millinocket, ME 04462: 1st Floor

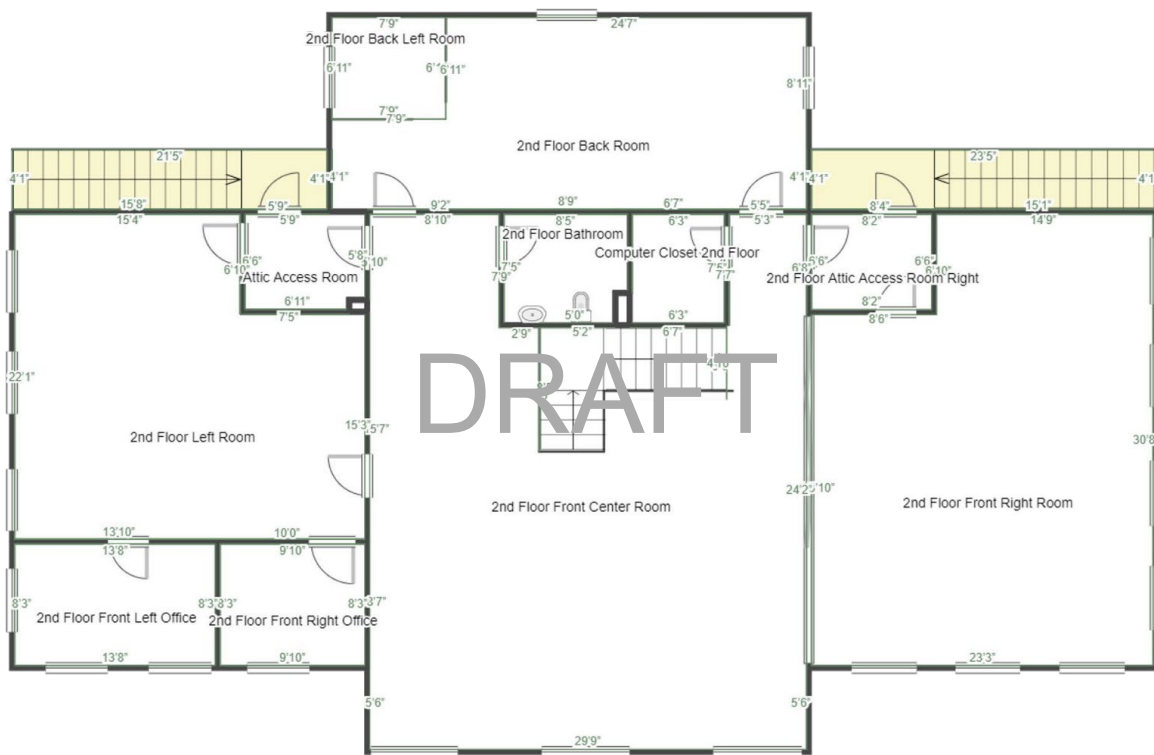
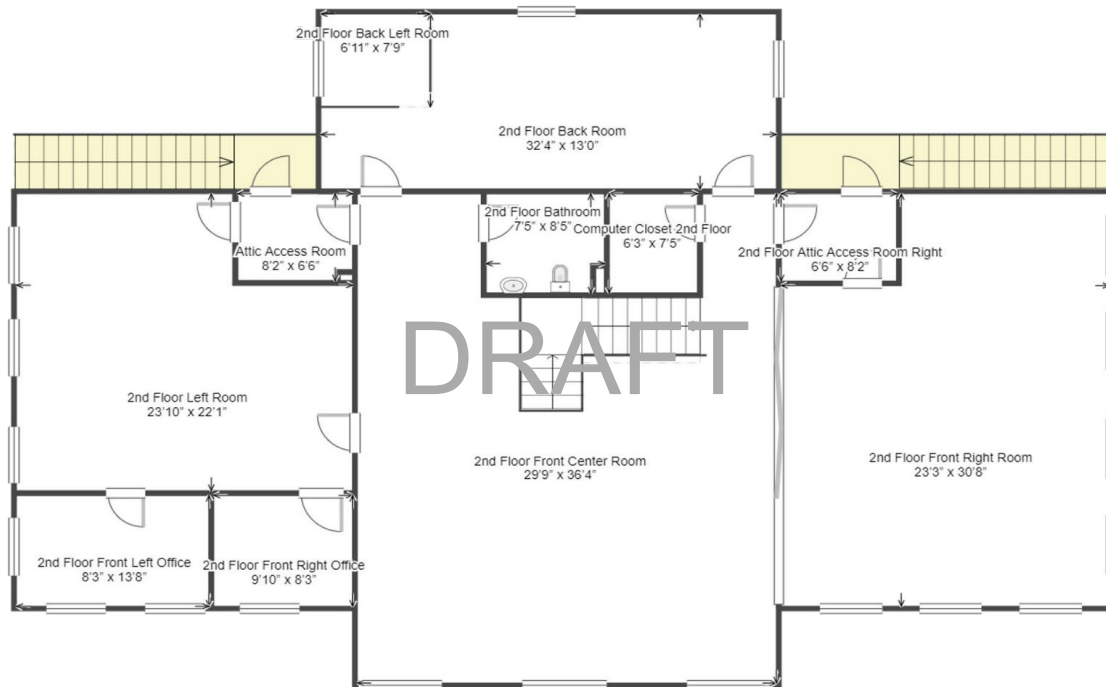




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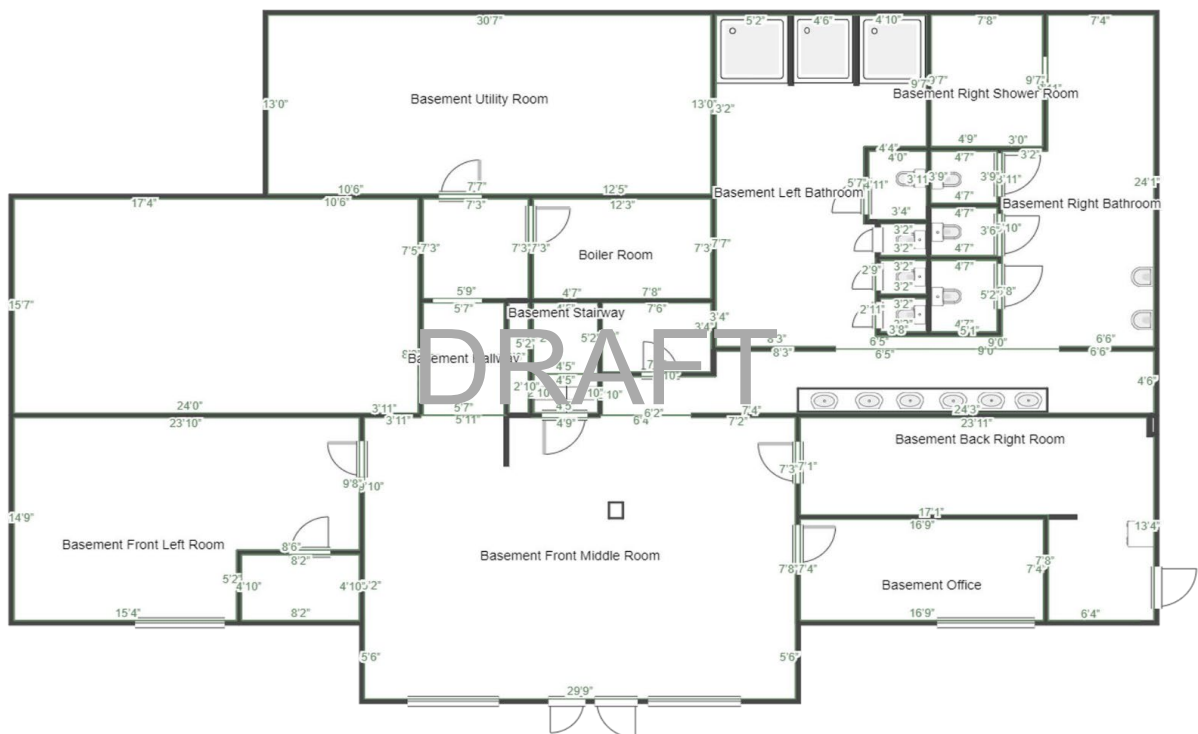
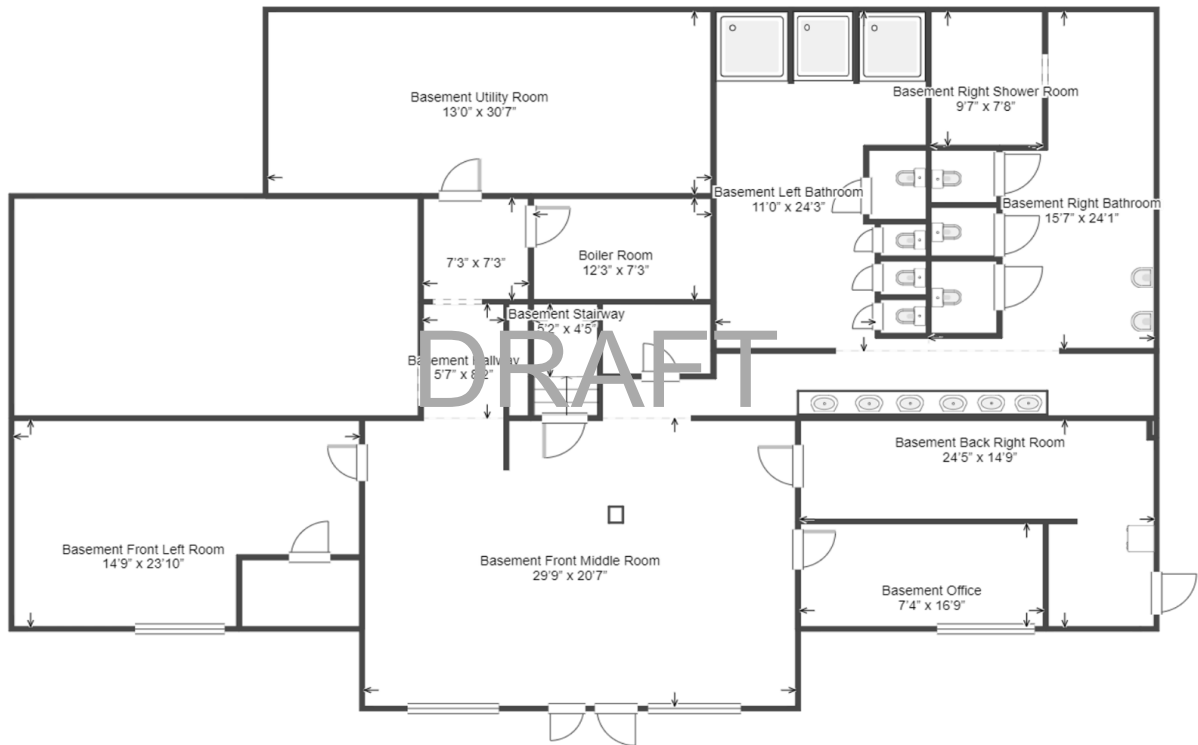
1221 Medway Road, Millinocket, ME 04462: 2nd Floor





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1221 Medway Road, Millinocket, ME 04462: B1





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Disclaimer: All the floor plans above are for illustrative purposes only. The measurements contained therein are an approximation and may not be exact. While we do not doubt the floor plan's accuracy to be within +/- 5%, we make no guarantee or representation and grant no warranty, express or implied, regarding the floor plan or its accuracy or completeness. You or your advisors must independently investigate the property to confirm the floor plan's accuracy and completeness and determine if the property suits your space requirements.