

DEMOLITION AND NEW CONSTRUCTION TO
202 S. Franklin St., WATKINS GLEN, NEW YORK

INSTRUCTIONS TO BIDDERS

DESCRIPTION OF THE WORK

Bids are requested for the General Construction work for:

Remove existing structures and foundations from 202 S. Franklin St (formerly 101 Eleventh St), Watkins Glen, New York.

Provide new 2 story structure per drawings at 202 S. Franklin ST, Watkins Glen, New York.

BID DUE DATE

The Bid Due Date is August 16, 2021.

PROJECT INFORMATION

It is the contractor's responsibility to examine the site and familiarize themselves with all site conditions, before submitting a bid.

There will be a site visit with designer on Monday July 26 at 8:00am.

BID AWARD

The Owner reserves the right to reject any and all bids. The Owner does not have to accept the low bidder. Contractor to provide qualifications and (3) references with Bid.

BIDDING AND CONTRACT DOCUMENTS

Plans are available in PDF format.

Engineer: Howard Cabezas, PE, howard@cabezasengineering.com, 607-227-7661

BID WITHDRAWAL

Bidders may not withdraw bids for a period of 45 days after the Bid Date.

TAXES

Contractor is responsible for all taxes.

PERMITS

Contractor is responsible for all permits and town and village construction fees.

CABEZAS ENGINEERING, PLLC
5510 COUNTY ROAD 14, ALPINE, NY 14805
607-227-7661 howard@cabezasengineering.com

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SUPPLEMENTARY CONDITIONS

CONTRACT AND GENERAL CONDITIONS

Abbreviated Standard Form of Agreement Between Owner and Contractor (AIA Document A 105-2017: Standard Short Form of Agreement Between Owner and Contractor) and A 201-2017 General Conditions of the Contract.

STARTING AND COMPLETION DATE

Construction is expected to start on August 30, 2021 and the completion date shall be by May 2, 2022.

LIQUIDATED DAMAGES

There will be assessed a liquidated damages fee of \$300 per day for every calendar day the project extends beyond completion date.

INSURANCE

The Contractor shall include all major divisions of coverage, on a comprehensive basis, including:

- Premises Operations (X,C, and U Coverage)
- Independent Contractors
- Protective Products and
- Completed Operations Personal
- Injury Liability
- Contractual, including Contractor's obligation
- Owner, non owned and hired vehicles
- Broad Form Property Damage
- Workers Compensation

The owner shall be named as an additional insured on all contractor's insurance.

BUILDING PERMIT

The contractor is responsible for obtaining and paying for the Building Permit, and for completing work according to all applicable laws and regulations.

RETAINAGE

The Contractor shall bill monthly for 90% of the completed work on AIA G 702 and G 703. The Owner agrees to pay the contractor within 30 days of the payment request.

GRANT REQUIREMENTS

This project is funded in part by a the DRI (Downtown Revitalization Initiative, and in most cases was not funded at the full level requested. The Owner's grant reimbursement is contingent upon meeting all State requirements related to contractor procedures, use of MBE businesses, invoices, payment receipts and liability insurance. Contractor will need to adhere to the designated timeline. Failure to meet the time line may result in a reduction in payment.

Contractors must submit a Local M/WBE Utilization Plan, as well as Bid Solicitation Log in conjunction with individual project bids to SCOPED prior to the start of construction. Prior to reimbursement occurring, contractors will also need to submit a M/WBE Contractor Compliance and Payment Report, and attach supporting documentation (M/WBE executed contracts, final lien waivers, cancelled checks, etc., or other documentation) describing the "Good Faith Efforts" taken to achieve M/WBE program. MBE goal 10% of grant/ WBE goal 10% of grant.

JOB CLOSEOUT

Project close out: The Contractor shall inform the SCOPED Grant Administrator and the Engineer when all contracted work has been completed. A final site inspection will be scheduled. Any outstanding work must be completed prior to the final payment. All product warranties and operation manuals must be submitted in 3-ring

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binder for owner.

FORM OF PROPOSAL

Demolition and New Construction
202 S. Franklin St, Watkins Glen, New York

Engineer: Howard Cabezas, PE
 5510 County Road 14
 Alpine, NY 14805
 607 227 7661 howard@cabezasengineering.com

Bids must be delivered to:

Yvonne Zhao, MPA
SCOPED, 910 S. Decatur St. Watkins Glen NY 14891
Email: Yvonne@FLXGateway.com

Must be at SCOPED office by August 16, 2021

Contractor: _____

Street: _____

City: _____

Phone: _____

Signed by: _____

The bidder hereby certifies that he/she has examined and fully understands the requirements of the bidding plans and proposes to furnish all labor, materials, and equipment necessary to complete the work specified for the:

General Contractor (GC) Base Bid: _____

HVAC Contractor (HC) Base Bid: _____

Electrical Contractor (EC) Base Bid: _____

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Plumbing Contractor (PC) Base Bid: _____

Contingency for Base Bid: \$50,000

Total Base Bid: _____

The Owner reserves the right to reject any and all bids and does not have to accept the lowest bidder.

Addenda received:

General Requirements

SUMMARY OF WORK

Project identification: Demolition and New Construction
202 S. Franklin St, Watkins Glen, New York

Project summary:

This project provides for the existing structures on the property to be demolished and removed, including all associated components. Provide a new 2 story building with a restaurant on the first floor and 2 apartments on the second floor. Provide paving, brick and other site improvements as shown on the drawings.

ALLOWANCES:

Include scheduled allowances in the project cost.

PROCEDURES, CONTROLS, AND PAYMENTS

- a. Job Meetings: Preconstruction Meeting, and Bi-weekly or as requested by contractor.
- b. Schedule of Values: AIA Form G 703.
- c. Payment Requests: AIA Form G 702, 703: Payment Period: 30 days
- d. Change Procedures: AIA G 701; to be submitted and approved BEFORE construction work is done.
- e. Protection of Installed Work: Contractor to erect barricades to protect work.
- f. Waste Disposal: Contractor to provide dumpsters, and legally dispose waste off site. Maintain work areas in clean and orderly manner.
- g. Scheduling: Contractor to coordinate with owner regarding scheduling of work. Existing business to be in operation during construction and construction work cannot disrupt this.

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SUBMITTALS, PRODUCTS

- a. Shop drawings, reviewed and annotated by the general contractor -3 copies.
- b. Product data - 2 copies.
- c. Samples – 2 .
- d. Inspection and test reports - 4 copies.
- e. Warranties - 4 copies.
- f. Closeout submittals - 4 copies.

TEMPORARY FACILITIES

- a. Temporary Sanitary Facility to be provided by Contractor.
- b. Contractor to provide and pay for temporary electric service for construction purposes.
- c. Cleaning and Trash Removal: Contractor to provide dumpsters and legally dispose of all waste. Keep work areas in clean and orderly state.
- d. Provide temporary barriers, fencing, and warning signs to protect people, facilities, at work areas.

PROJECT CLOSEOUT

Scope: Prerequisites to substantial completion. Provide AIA G 704 Certificate of Substantial Completion

- a. Punch list.
- b. Warranties and Certifications.
- c. Occupancy permit.
- d. Start-up and testing of building systems. Prerequisites to final acceptance.
 - a. Final payment request with supporting affidavits.
 - b. Completed punch list.
 - c. Final cleaning and touch-up.
 - d. Provide AIA G 706 and 706A Contractor's Affidavits of Payments of Debts, Release of Liens,