Introduction:

The State of Vermont, Department of Forests, Parks and Recreation (FPR), is seeking proposals from contractors for the reconstruction of the concrete foundation, with related work, for Toilet Building #6, located at Grand Isle State Park. The existing foundation, some of which is poured concrete and other portions of it concrete block, is failing. Additionally, the basement of this structure is habitually full of water, thereby causing logistical issues for routine maintenance work in the basement. A new underdrain system will be constructed as part of the project to alleviate this situation. Minor site work will also be included in the project. The complete Scope of Work is included with this Request for Proposals. Proposals are due by 12:00 PM on January 28, 2011, at which time they will be open publicly and read aloud. Any bids received after that time will not be accepted.

Toilet Building #6 makes up the southern half of a two-building complex located in the southern campground loop of Grand Isle State Park. It was constructed in 1965. Adjacent to Toilet Building #6 is a showers building that was erected in 1994. The two buildings are separate structures that do share one common roof. A walkway separates the two structures. Toilet Building #6 sits on a foundation with footings and has a basement approximately six feet deep. The showers building sits atop a slab-on-grade. The approximate footprint dimensions of Toilet Building #6 are 20’-6” by 32’-0”.

FPR reserves the right to reject any or all proposals, waive any informalities and/or advertise for new proposals if it is in the best interest of FPR. The
issuance of this RFP does not obligate FPR in any way to issue a contract for the work.

**Pre-Bid Walkthrough:**

A non-mandatory pre-bid walkthrough of the project site will be held on **Thursday, January 13, 2011, at 10:00 AM, local time.** Grand Isle State Park is located at the end of State Park Road, accessed off East Shore Road South in Grand Isle, VT. Due to the possibility of snow cover, walkthrough participants will meet at the Ranger’s Station and then walk to the project site with FPR representatives. For directions or other information, contact the Project Manager, Pat Travers, at (802) 372-5875 or (802) 782-3354.

**Contract Completion Date:**

Work of this contract is to be completed by **May 13, 2011.**

**Submission of Bids:**

Contractors are to submit their bids on the attached bid form in a sealed envelope by **12:00 PM, Friday, January 28, 2011.** Any bids received after that time will be unopened. No bid bond is required. No electronic or faxed bids will be accepted. Submit sealed proposals to:

Randy Mayhew  
Vermont Department of Forests Parks and Recreation  
Knight Point State Park Maintenance Shop  
31 Knight Point Road  
North Hero, VT  05474

The following information must be clearly printed on the outside of the bid envelope:  
Name and address of contractor  
Envelope contents (Bid)  
Name of project  
Due date and time

**Questions During Bid Period:**

Direct all questions during the bid period to the Project Manager:

Pat Travers  
Project Manager  
Staff Sterling Management, LLC  
65 Pearl Street
Technical questions will be answered via addenda transmitted to all bidders.
Grand Isle State Park
Reconstruction of Foundation for Toilet Building #6

Scope of Work

1. Demolish and dispose of existing foundation walls and perimeter footings.
   a. Note that the existing floor slab is to remain. Provisions must be incorporated to support the slab in place while the existing foundation system is removed and new one installed.

2. Demolish and dispose of the 2 EA existing interior pier footings.
   a. Note that the existing concrete piers are monolithic with the existing floor slab and will remain in place.

3. Remove and dispose of all existing plants along all sides of the building.

4. Place a new perimeter footing at the same depth as the existing footing.
   Note that the footing will rest on ledge and that the footing will needs steps to accommodate fluctuations in the ledge.
   a. Dimensions: 18” wide by 12” high
   b. Reinforcing steel:
      i. 3 EA #4 bars, continuous @ 12” O.C., located 3” above bottom of footing.
      ii. #4 hook bars to penetrate into foundation walls, 18: O.C., 6” horizontal length.
   c. Concrete Design Strength: 3,000 PSI @ 28 days.

5. Place two new interior footings under the existing piers. Match the existing dimensions of the existing footings (4’ x 4’).
   a. Reinforcing steel: #5 bars 12 O.C., each way
   b. Concrete design strength: 3,000 PSI @ 28 days

6. Place new foundation walls around the perimeter of the building.
   a. Match existing footprint of building, approx. 20’-6” by 32’-0”
   b. Walls thickness: 8”.
   c. Reinforcing steel:
      i. Horizontal: #5 bars @ 12” O.C.
      ii. Vertical: #4 bars @ 18” O.C.
   d. Concrete design strength: 3,000 PSI @ 28 days.
   e. Air entrainment required for foundation walls.
   f. Pin new foundation walls into the existing slab w/ 1” dia. bars spaced 12” O.C. Core boring into slab will be necessary,
   g. Provide sleeves as needed to accommodate all utilities (power, water, sewer, etc.).
h. Provide 1” dia. dowels for tying new concrete walk into the north foundation wall, if Bid Alternate #1 is accepted (see Bid Alt. #1 below).

7. Provide basement vents as needed.

8. Demolish and dispose of existing Orangeburg perimeter footing drain system.

9. Install a new perimeter footing drain system and run it to daylight at the same location as the existing system.
   a. Footing drain to be 4” PVC pipe.
   b. Use perforated pipe around the foundation.
   c. Run solid pipe from foundation to outlet.
   d. Place ¾ inch stone around the footing drain.
   e. Wrap stone with filter fabric.

10. Place a layer of ¾” washed stone within the basement up to the elevation of the top of new footing.

11. Place a layer of plastic on top of the stone within the basement.

12. Place bitumastic on outside surface of new concrete foundation walls.

13. Backfill the foundation excavation with stone fill. Dispose of excavated material as directed by Owner.

14. Remove and save existing paver bricks located between the toilet building and shower building. Reset in place.

15. Pull back soil from rear of building to lower the finish grade to below the existing siding. Adjust grade as necessary to provide for drainage away from building.

16. Sawcut bituminous concrete pavement along the front (west side) of the toilet building at a distance of 2 feet from the building and remove the pavement to provide for installation of new concrete ramp. Dispose of pavement as directed by Owner. Patch pavement as necessary after new concrete ramp is installed.

17. Install a new concrete ramp along the entire west side (front) of the toilet building.
   a. Top of ramp to match top of existing toilet building slab.
   b. Ramp to be 2 feet wide for entire length. Bottom of ramp to match top of existing bituminous concrete, 2 feet out from the building.
c. Provide expansion joint between new ramp and existing floor slab.
d. Concrete design strength: 4,000 PSI.
e. Reinforcing: 6x6 welded wire fabric.
f. Air entrainment required.
g. Ramp is to be pinned into the existing floor slab via 1” dia. metal rods, spaced 12” O.C. Core boring into floor slab will be required.

18. Disconnect existing water spigot behind building. Owner will relocate spigot later.

19. Spread topsoil and seed grass as necessary.

20. Remove all construction debris from job site. Leave site in a clean state.

Bid Alternate Number One:

21. Place new 6” thick concrete slab for walkway between toilet building and shower building.
   a. Slab to be tied into new toilet building foundation wall via 1” dia. rods to prevent up and down movement. Bars to be located 12” O.C.
   b. Slab to be tied into the existing shower building floor slab via 1” dia. smooth steel rods, spaced 12” O.C. Drilling into shower building slab will be necessary to accommodate the new rods.
   c. Place 6x6 welded wire mesh in walk.
   d. Concrete strength: 4,000 PSI.
   e. Air entrainment required.
   f. Provide expansion joints on each side of slab.
   g. Etch a decorative brick pattern into the surface of the concrete.
Bid Form

Project:  Reconstruction of Foundation for Toilet Building #6
          Grand Isle State Park

Name of Bidder: _______________________________________

Address: _____________________________________________

_________________________________________________________________

To:  Vermont Department of Forests, Parks & Recreation

Base Bid:

Perform all Work necessary for the reconstruction of the foundation for Toilet
Building #6, with related Work, in accordance with the Request for Proposal /
Scope of Work, dated January 5, 2011, Attachment C – Standard State
Provisions for Contracts and Grants, Attachment D – Additional Terms and
Conditions for Construction Renovation, and the State of Vermont Standard
Form, General Conditions for Construction Contracts, for the Lump Sum amount
of:

________________________________________________________

(Fill in Lump Sum Amount)

Bid Alternate Number One:

Add the placement of a new concrete walk between Toilet Building #6 and the
showers building, per Item #21 in the Scope of Work:

________________________________________________________

(Fill in Lump Sum Amount for Add)

Bidder agrees, that should the State of Vermont enter into a contractual
agreement with the bidder, that work will be completed and ready for state
occupancy by May 13, 2011.

Bidder acknowledges receipt of the following addenda:

_________ dated _____________________