

Request for Proposal
for
Design-Build of Pre-Engineered Metal Pavilion
At
Mixville Park, Cheshire, CT

Bid # 2122-05
January 2022



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DESCRIPTIVE NARRATIVES FOR BUILDING DESIGN CONCEPT:

It is the intent of these Design Guidelines to communicate the design requirements for the construction of new metal prefabricated pavilion at Mixville Park, in Cheshire, CT. The provisions of these guidelines are intended to be used in conjunction with the designer's knowledge of site conditions, economical materials, local and state codes in order to develop a suitable, efficient and visually pleasing pavilion enhancing the original character of very popular park.

In all cases, requiring an interpretation of the content of these guidelines regarding materials, performance standards, design and/or equipment selection, the Designer/Contractor shall obtain a written decision from The Town of Cheshire Public Works Department. Where conflicts exist between these guidelines and local codes, the Designer/Contractor shall ensure the most restrictive provisions prevail. The Designer/Contractor shall also notify The Town of Cheshire Public Works Department of any discrepancies, giving enough advance notice and time to allow for an informed and reasoned response. Where other standards and/or other publications are referenced to in these guidelines, they shall be considered part of these requirements. The latest edition at the time of design shall be used. When not, a code required deviation, The Town of Cheshire Public Works Department plan reviews due not alleviate Designer/Contractor from responsibility within these guidelines and are done as a courtesy to minimize change orders.

ADDITIONAL RESPONSIBILITIES:

1. Design-builder is required to obtain approvals (Wetlands, P&Z, etc.) for the structure.
2. Design-builder is required to provide as-built documents, operations & maintenance manuals, and all applicable warranties
3. Design-builder is required to perform all necessary design criteria to obtain a building permit
4. Design-builder is required to submit schematic, design development and final designs for approval.
5. Design-builder will be required to attend up to four formal meetings with the Town Agencies once the schematic design has been approved.
6. Design-builder will attend bi-weekly project meetings during construction.
7. Design-builder to provide dumpsters, toilet and office facilities. The Town can provide access to water and power.
8. Design-builder to coordinate site access, security with appropriate town agencies. Temporary fencing of construction area is required.
9. Design-builder will need cost estimates of each phase of the design, value engineering alternatives and design options to maintain budget,

PROPOSAL ALTERNATES:

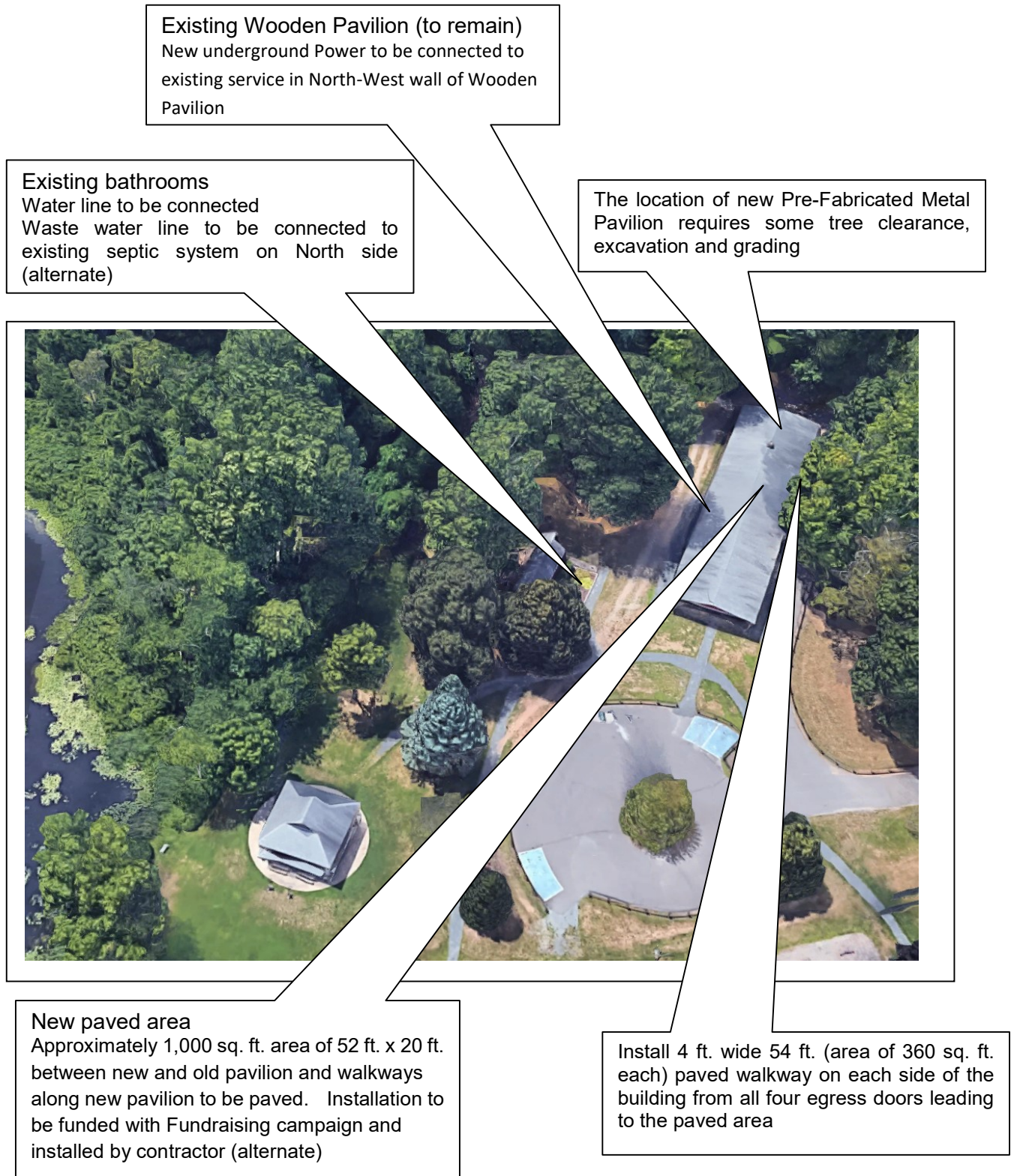
1. Add polished concrete slab-on-grade finish
2. Add 8 inch CMU Backing up to 3 ft 4 inches above finish floor with conc. veneer.

3. Instead of two 6 ft. ceiling fans (base bid), provide two 12 ft. diameter big fans Essence by Big Ass Fans at 12 ft above floor with wired controls mounted on gable end wall.
4. Add interior wall face mounted security grilles Visionaire model ESG10
5. Approximately 1,000 sq. ft. area of 52 ft. x 20 ft. between new and old pavilion and walkways along new pavilion to be paved. Installation to be funded with Fundraising campaign and installed by contractor.
6. Potable water line and Waste water line to be connected to existing septic system on North side of existing bathrooms (alternate)
7. Installation of 8 ft. stainless steel work table with 6 ft. 14" deep double sink and . three wall mounted cabinets

REQUIRED DOCUMENTATION/BASIS FOR AWARD:

1. The Building Committee will recommend award to the firm that demonstrates the best solution to satisfy the building needs of the Department of Parks & Recreation. There may be several interviews to determine the successful bidder
2. Cost is always a consideration, and the successful firm will propose a cost effective structure that fulfills the outlined the scope of work.
3. Demonstrated excellence in similar construction projects. Provide details of similar projects.
4. Names and resumes of the proposed project team.

SITE DESIGN:

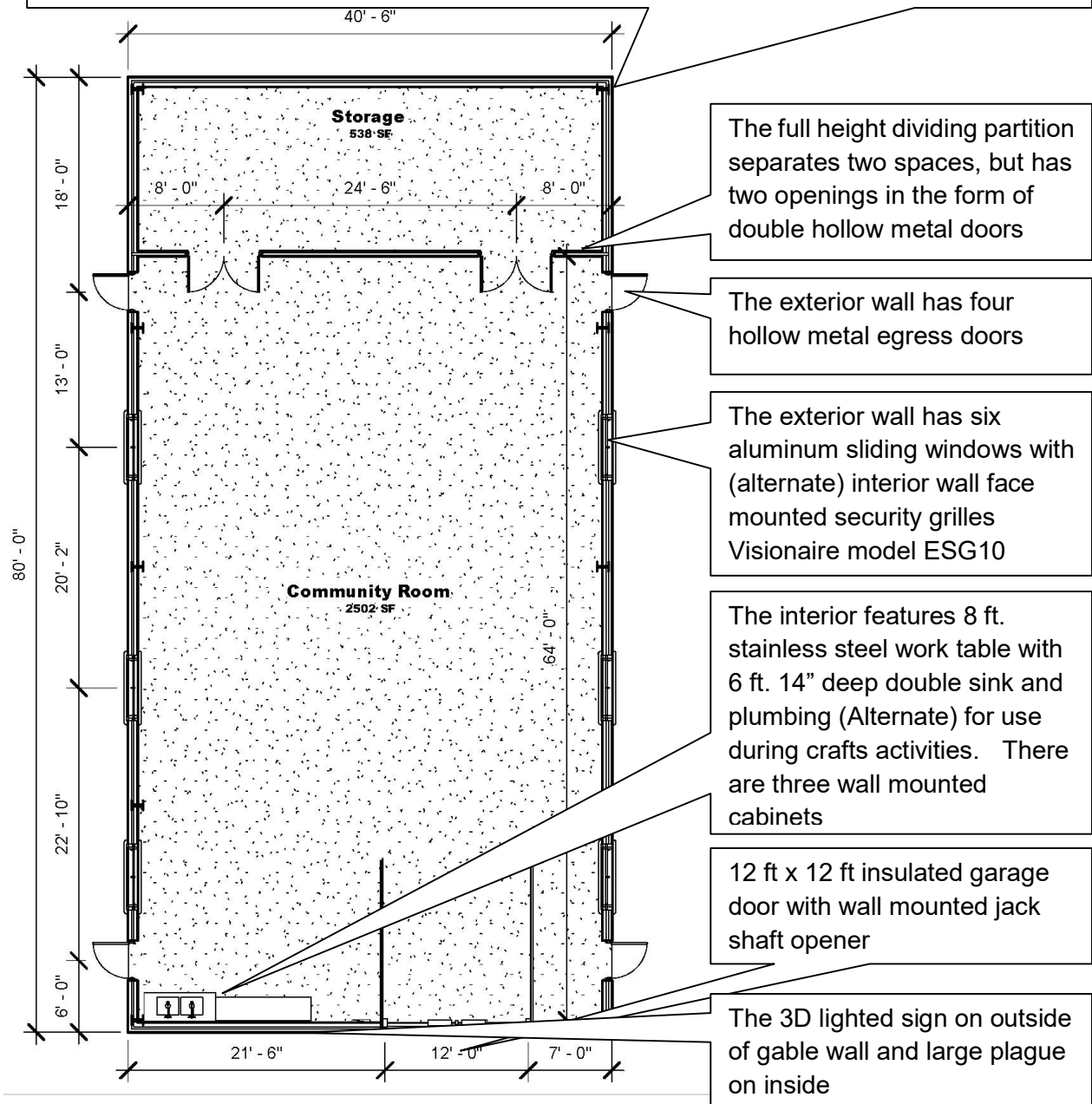


BUILDING DESIGN CONCEPT

The proposed building to be located North-West and 20 feet away from the existing wooden pavilion. This location has existing foundations from the wooden structure, which was demolished. This project requires demolition of the existing foundation. Excess excavation materials must be removed from the site. The new 40 ft. x 80 ft. (14 ft. eave) prefabricated building to be centered on long axis of existing pavilion. The purpose of the building is to provide sheltered enclosure for youth activities. The interior is divided into a Community Room (approximately 2,500 sq. ft.) and Storage (approximately 540 sq. ft.).

The exterior walls are:

- 8 inch CMU Backing up to 3 ft 4 inches above finish floor with conc. veneer (alt.)
- Corrugated Metal panels with insulation above masonry full height (base bid)
- The interior of metal panel wall from the top of masonry to 12 ft. above finish floor has 2x4@16 metal stud framing with 5/8" Gold bond gypsum board painted



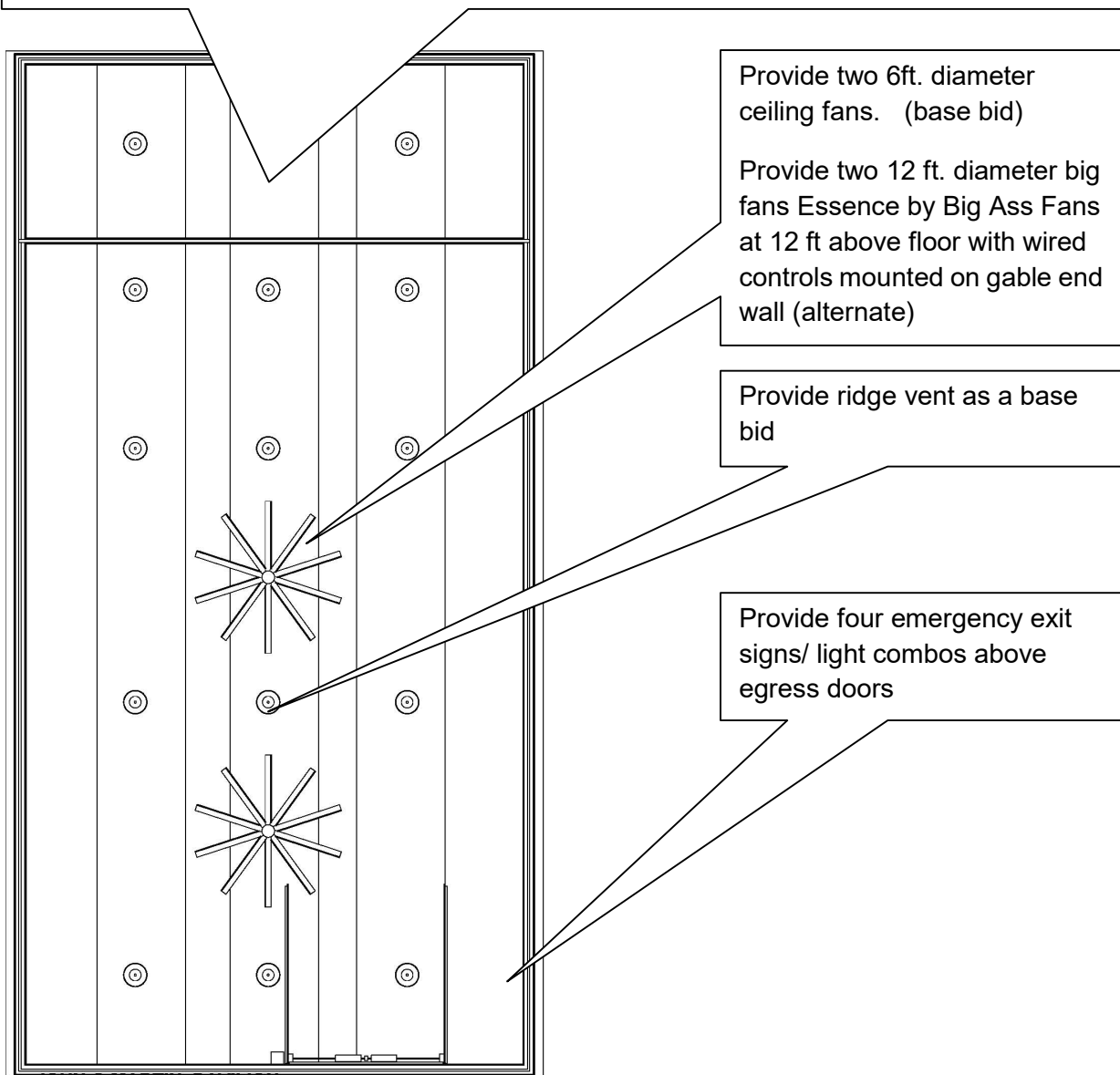
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INTERIOR LIGHTING AND HVAC FANS

The building must have adequate ventilation to encourage air exchanges in each interior space.

The interior lighting to be dimmable High bay light **LED UFO HIGH BAY LIGHT** or similar to provide for the minimum luminance level **300 lux**. However, higher levels should be evaluated. Requirements for uniformity, color rendering and glare' Provide optimal, more neutral settings with LED light of temperature at around 4200 Kelvin (K). This color temperature lends more towards the **white/blue end** of the color spectrum and is also an optimal setting for group projects and discussion.

The control switches should be located at all four exterior doors

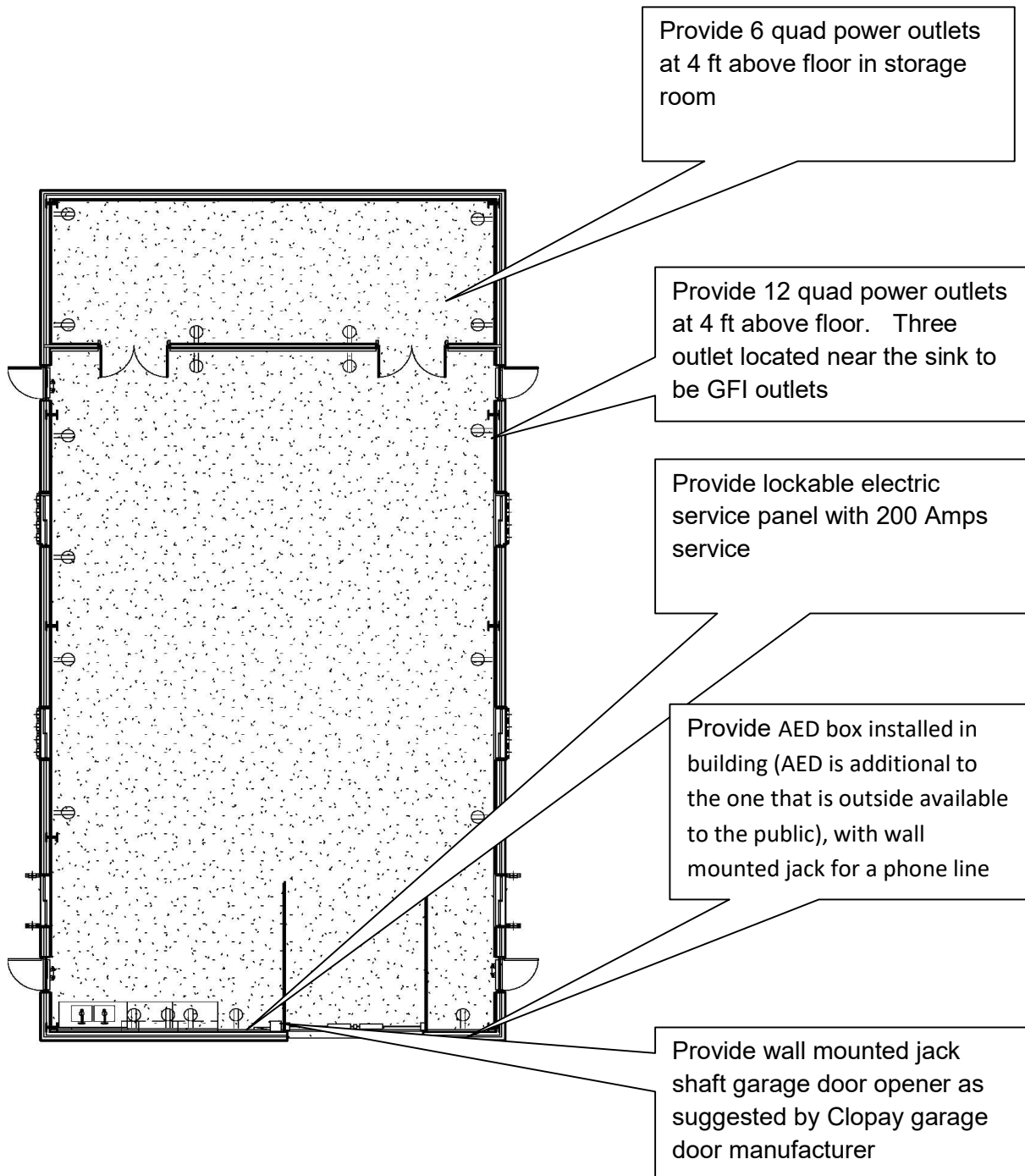


EXTERIOR LIGHTING

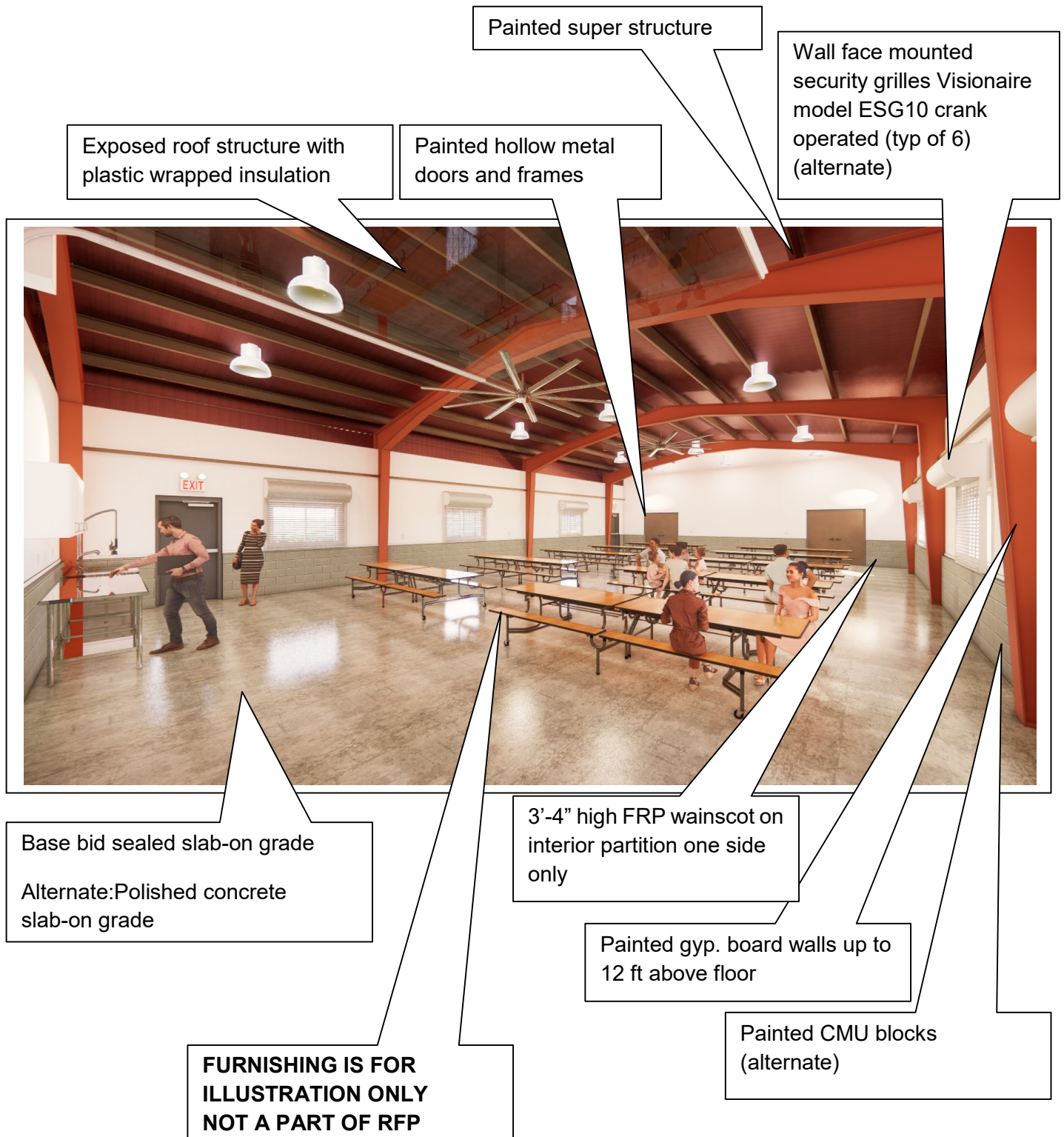
Provide SLENDER WALLPACK by Hubbell above each egress door, above middle windows, two at each gable end walls



ELECTRICAL



INTERIOR FINISHES



INTERIOR and EXTERIOR SIGNAGE

PROVIDE 24" X36" BRONZE PLAQUE. THE LOCATION & DESIGN TO BE DETERMINED



3D exterior sign to be a subject of separate application and is not a part of this FRP

