Fire Station #3 Base Bid and Fire Station #3 and Fire Station # 1 Alternate Work

Interior & Exterior Improvements, Renovations & Window Replacements

Project Locations:

Fire House No. 3
93 Ridgeway Avenue
West Orange, New Jersey

Fire House No. 1
415 Valley Road
West Orange, New Jersey

The Township of West Orange is undertaking interior and exterior renovations to existing Firehouse No. 3 and Firehouse No. 1 to improve building performance, accessibility, and code compliance. The scope includes architectural, mechanical, electrical, plumbing, and life safety upgrades intended to extend the facility's service life and improve daily function for emergency personnel.

The Base Bid of this Work shall be the Work associated with Fire House No. 3 **ONLY**.

In addition, the Township of West Orange is undertaking Alternate renovations to existing Firehouse No. 3 and Fire house No. 1 as financials permit. Final financial costs shall be obtained from the Bidding process, and the Township of West Orange shall determine which Base Bid and Alternates to include in the final Work.

NEXT PAGE

THE WORK

The Work includes two broad scopes of Work, the BASE BID WORK and the ALTERNATE WORK

A. BASE BID WORK - Fire House No. 3

The Base Bid Work is Work at Fire House No. 3 **ONLY**. Three (3) Scopes of Work define the Base Bid Work and include the Exterior Scope of Work , the Interior Scope of Work and the Window Replacement Scope of work.

1. Exterior Scope of Work:

- Repair damaged brick facade & re-point joints
- Clean exterior walls and apply water resistant treatment
- Fix & repair exterior elevation cracks, Tuck pointing as noted & reseal all masonry building façade surfaces
- Replacing Existing Front Entrance landing with Barrier free code complaint ADA landing & Ramp.
- Provide Exterior site Lighting

2. Interior Scope of Work:

- Provide new interior flooring/ wall base
- Repair/ replace ceiling tiles
- Replace all interior doors and provide new code compliant hardware
- Replace existing showers with ADA shower units
- Replace all plumbing fixtures in toilet rooms with low-flow fixtures
- Provide split air conditioning system
- Upgrade existing fire alarm system
- Clean, fix & paint all walls

3. Window Replacement Scope of Work:

- Replace all windows with double pane, low-e glass and insulated frames
- Replace exterior man doors, frames and hardware
- Clean, repair & repaint all lintels & sills
- Remove all through window/wall mechanical units and all associated support/mounting

B. ALTERNATE BID WORK - Fire House No. 3 and Fire House No.1

The Alternate Bid Work is Work at Fire House No. 3 and Fire House No. 1. Seven (7) Scopes of Work define the Alternate Bid Work. The seven (7) Scopes of work include:

1. Alternate No. 1 Scope of Work – Fire House No. 1 - Replace Oil Separator Work

The work includes the removal and replacement of a malfunctioned Oil Separator

- Snake out existing plumbing lines
- Dispose of contaminated water found by approved NJDEP Methods
- Supply and install a new Oil Separator

2. Alternate No. 2 Scope of Work – Fire House No. 1 - Split System Work

The work includes the upgrading of the existing installed HVAC Split System.

- Installing Additional Split System Interior Cassettes and Roof Top Equipment
- Installing new refrigerant lines to support the new equipment
- Remove and capture existing refrigerant gases and install new refrigerant gases per NJDEP methods
- Installing new refrigerant line set covers
- Installing new Electrical Work including a new electrical panel and wiring to support the new HVAC system requirements

3. Alternate No. 3 Scope of Work – Fire House No. 1 – Exterior Lighting and Plumbing for Shower

The work includes the upgrading of the existing exterior lighting system:

- Installing new LED light fixtures on existing circuits to increase foot candle levels in the Parking, access lane, front entrance and garage door areas.
- Lighting shall be initiated by use of new Dusk / Dawn Sensors
- Electrician to verify existing circuits to existing fixture and panel and panel breaker locations

The work includes the upgrading of the existing shower area:

- Installing a new collapsible dam at the shower sill
- Relocating existing faucet shower controls

4. Alternate No. 4A Scope of Work – Fire House No. 3 – Garage Exhaust Fans

The work includes the installation of a new garage exhaust fan system

- Install (1) new Make Up Air Unit over the lower roof
- Install new horizontal and vertical ductwork with dampers from roof mounted MUA to floor in the garage area
- Install (1) new Exhaust Fan over the garage roof
- Install new Structural support work associated with the new equipment
- Install new Electrical work associated with the new equipment
- Extend gas line to new MUA with new gas line roof supports
- Cut, patch and repair existing brick wall
- Install new roof screening panel for MUA
- Relocate existing furnishings as required to install new ductwork

5. Alternate No. 4B Scope of Work – Fire House No. 1 – Garage Exhaust Fans

The work includes the installation of a new roof top Make-Up-Air (MUA) unit and exhaust fan system

- Install (4) new roof mounted inlet hoods
- Install new ducting from intake units to floor area inside the garage
- Install (1) new roof mounted exhaust fan
- Install new wiring and electrical as required for the new mechanical work

6. Alternate No. 5 Scope of Work – Fire House No. 1 – Remove Existing Rubber Floor and Replace with VCT

The work includes the removal of the existing rubber floor tile and base and the installation of new Vinyl Composition Tile (VCT) floor and floor base

- Review existing asbestos tile (VAT) locations located under the existing rubber floor. Provide a sample area of rubber floor tile removal over the existing VAT. Determine if VAT remains intact during the rubber floor tile removal. Contractor shall provide an Alternate price for rubber floor tile removal by a New Jersey licensed asbestos abatement contractor.
- Remove existing rubber floor tiles and base
- Install new VCT floor tiles and base (NOTE: Floor tile color is selected by West Orange)

7. Alternate No. 6 Scope of Work – Fire House No. 3 – Install Clothes Dryer Cabinet

The work includes the removal of the existing gas fired clothes dryer and gas line as shown on the plan and installation of the new electric clothes dryer

- Remove the existing gas fired clothes dryer
- Install (1) new electric clothes dryer as specified
- Install new electric dryer vent in existing gas dryer vent opening – patch opening
- Install new electrical wiring and circuit breaker as required for the new dryer

Project Notes:

All work performed on Fire House #3 shall be performed on the exterior or within the existing building envelope. No changes to the building footprint or height are proposed. Construction sequencing will be coordinated to maintain firehouse operations during the renovation period.

All work performed on Fire House #1 shall be performed on the exterior building wall or within the existing building envelope. No changes to the building footprint or height are proposed. Construction sequencing will be coordinated to maintain firehouse operations during the renovation period.