



TOWNSHIP OF WEST ORANGE

25 LAKESIDE AVENUE, WEST ORANGE, N.J. 07052

DEPARTMENT OF PUBLIC WORKS

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LEONARD R. LEPORE
Director/Municipal Engineer

March 21, 2018

Gary Musciano, RA
Herbst-Musciano LLC
611 Main Street, Second Floor
Boonton, New Jersey 07005

RE: **REQUEST FOR PROPOSALS**
ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING
DESIGN SERVICES
WEST ORANGE FIRE STATIONS NO. 3, NO. 4, AND NO. 5

Dear Mr. Musciano:

The Township of West Orange requests proposals from professional firms capable of providing architectural, mechanical, electrical and plumbing design services for improvements to three West Orange Fire Stations. Those stations are Fire Station No.3, 93 Ridgeway Avenue, Fire Station No. 4, 280 Pleasant Valley Way and Fire Station No. 5, 25 Mt. Pleasant Place. Attached please find an outline of the required minimum improvements at each Fire Station. Your proposal shall include professional services to prepare design plans, specifications and bid documents; construction cost estimates; bidding period services including bid analysis, construction inspection and contract management and administration. The latter will include approval of shop drawings and equipment details, payment review and payment approval. It also includes periodic inspections and attendance at project meetings.

The improvements were developed from a facility needs assessment of the Fire Stations performed in 2015 by the architectural firm of Parette-Somjen of Rockaway, New Jersey. Copies of the reports for the three Fire Stations are attached.

Also an Asbestos Management Plan was developed for Fire Station No. 3 and No. 4. Copies of those reports are attached. Asbestos abatement shall be considered when designing for the outlined improvements. Fire Station No. 5 was renovated in 1997 and does not have asbestos containing materials.

The Proposal is due by 3:30 P.M. Friday, April 13, 2018 and they shall be submitted to Leonard R. Lepore, P.E. Municipal Engineer, Director of Public Works, 25 Lakeside Avenue, West Orange, New Jersey 07052. The fee for both the design and bid phase, including construction cost estimates and the construction inspection management and administration phase shall be not to exceed lump sum price. The former shall also include 20 sets of plans specifications and bid documents.

To arrange to inspect each facility please contact Assistant Director Nick Salese at nsalese@westorange.org or on his cell (973) 725-7456.

Very truly yours,



Leonard R. Lepore, Municipal Engineer
Director of Public Works

LRL/tp
enc.

cc: John Gross
Fire Chief Anthony Vecchio
Nick Salese
Lou Reynolds

file: request for proposal west orange fire stations

**IMPROVEMENTS AND RENOVATIONS
TO THREE WEST ORANGE FIRE STATIONS
DESIGN, SPECIFICATIONS, BID DOCUMENTS
BID ANALYSIS**

**CONSTRUCTION INSPECTION
CONSTRUCTION MANAGEMENT AND ADMINISTRATION**

Fire Station No. 3

93 Ridgeway Avenue

1. SITE
 - A. New barrier free code complaint ADA front entrance
2. BUILDING EXTERIOR
 - A. Administration, dormitory, kitchen wing
 1. New roof
 2. New skylights, with shades
 3. New exhaust fans & curbs
 4. Reroute cables and wires so as not to rest on roof with proper entry points
 5. New roof drains with additional drains added as necessary
 6. New aluminum fascia caulking
 7. New parapet coating
 8. New chimney flashing
 9. Repair/replace/repaint flagpole
 10. Repair leak into basement by louvers
 11. New Bilco door to basement on proper base
 12. Repair/replace window shutters
 - B. APPARATUS AREA
 1. Repair/replace/repair all garage door lintels and repair/replace brick above lintels
 2. Restore copula: repair, repaint, repair metal roofing
 - C. THROUGHOUT
 1. Repaint/reseal all exterior brick including chimney
 2. Fill holes in brick
 3. Replace/repair all building fascia
 4. Improve all building site lighting
3. INTERIOR
 - A. Administration, dormitory kitchen wing
 1. Flooring, replace throughout
 2. Walls, replace/repair/repaint throughout
Repair leak in ceiling from roof by chimney
Repair shower tile
 3. Ceiling, repair/repaint exposed metal deck ceiling in day room
Remove/replace acoustical tiles in dormitory/weight room
Repair/replace/repaint all other ceilings
 4. Doors, replace and upgrade all interior and exterior passage doors

- Replace door hardware
- 5. Stairs, upgrade stair rail
 Repair/repaint rusting stairs
- 6. Windows, replace, double pane, low-e glass, insulated frames
- 7. Miscellaneous, repair radiator covers,
 Treat mold in shower rooms, walls and ceilings
 Replace, urinal partition
- 4. MECHANICAL, ELECTRICAL, PLUMBING
 - A. HVAC
 - 1. Replace all windows and through the wall air conditioning units with split systems for each main area
 - 2. Insulate hot water heating piping
 - 3. Evaluate condition of heat feed lines, replace as needed
 - 4. Replace/upgrade all HVAC controls
 - 5. Improve exhaust systems in bathrooms and shower areas
 - 6. Provide grills for exhaust fans in interior spaces
 - 7. Identify air compressor wiring and piping to be removed
 - B. ELECTRICAL
 - 1. Remove/replace/upgrade main panel and distribution equipment
 - 2. Verify active wiring. Identify wiring and equipment not used to be removed
 - 3. Provide additional receptacles and circuits for the watch room
 - 4. Update panel schedules
 - 5. Support and cover all exposed wiring
 - C. PLUMBING
 - 1. Upgrade all plumbing fixtures to low flow with ADA compliant flush valves and handles
 - 2. Provide pit cover for sump pump
 - 3. Provide a decontamination sink
 - D. FIRE ALARMS
 - 1. Review and upgrade fire alarm system as required
 - 2. Identify abandoned equipment to be removed
- 5. BARRIER FREE CODE, ADA COMPLIANT
 Upgrade doors, plumbing fixtures, front public entrance to barrier free code and ADA compliance where necessary. Provide ADA Compliant water Fountain
- 6. ASBESTOS ABATEMENT
 AS NECESSARY TO IMPLEMENT IMPROVEMENTS
- 7. CONSTRUCTION COST ESTIMATES

NOTE: Energy efficient lighting was recently installed on the inside and outside of the Fire Station. This lighting shall be incorporated into all building improvements.

Fire Station No. 4

280 Pleasant Valley Way

1. SITE
 - A. New barrier free code compliant
ADA front entrance
2. BUILDING ENTRANCE
 - A. THROUGHOUT
 1. Replace entire roof
 2. Replace all exhaust fans and curbs
 3. Replace all roof drains, provide additional roof drains as needed
 4. Reflash all edge flashing
 5. Replace access ladder between roof levels
 6. Replace access hatch to roof
 7. Replace skylights with new ones with shades
 - B. WALLS
 1. Repair cracks
 2. Repoint all brick
 3. Reseal all brick
 4. Replace/repaint fascia where necessary
 5. Replace both water deflextors over main doors
 - C. WINDOWS
 1. Replace all windows with double pane low-e glass with insulated frames
 2. Recaulk sill joints
 - D. DOORS
 1. Lintels, repair/repaint/replace as necessary
 2. Metal bases, repair/repaint/replace as necessary
 3. Steel plate headers, repair/repaint/replace as necessary
 4. Replace all man/woman passage doors
 5. Replace trim in end bay apparatus door
 6. Replace trim over center bay door
 - E. MISCELLANEOUS
 1. Repair and clean soffits
 2. Upgrade and improve soffit lighting
 3. Upgrade and improve outdoor lighting
3. BUILDING INTERIOR
 - A. FLOORS
 1. Replace all floors in administration, dormitory and kitchen wing
 - B. WALLS

1. Repair/repaint walls in bathroom above tiles
 2. Repair ceramic wall tile in uniform alcove
 3. Repair/repaint crack in CMU wall in EMS storage
 4. Repair/repaint wall in apparatus bay due to settlement
- C. CEILING
1. Replace ceiling in watch room
 2. Repair/repaint ceiling in bathroom above ceramic tile
 3. Replace dormitory ceiling
 4. Replace ceiling system in bathrooms
- D. DOORS
1. Replace all passage doors, interior and exterior, including frames with barrier free code, ADA compliant doors with hardware (overhead doors excluded)
- E. STAIRS
1. Repair/repaint stairs into basement
- F. MISCELLANEOUS
1. Repair the baseboard heating system in the storage and kitchen areas
4. MECHANICAL, ELECTRICAL, PLUMBING
- A. HVAC
1. Remove all window and through the wall air conditioners and replace with split air conditioners systems for each main area
 2. Update HVAC controls
 3. Improve exhaust in bathrooms and shower areas. Add exhaust fans as necessary. Replace existing louvers
 4. Disconnect hot water unit heaters in apparatus bay not in use and remove
- B. ELECTRICAL
1. Improve building exterior site lighting
 2. Identify equipment that is abandoned and to be removed
 3. Properly support and cover exposed wiring
 4. Identify circuits on electrical panels
 5. Identify all wiring that is actively used and identify all wiring for abandoned equipment to be disconnected and removed along with the equipment
 6. Confirm all wiring and circuits
- C. PLUMBING
1. Upgrade all fixtures with low flow fixtures and that meet barrier free code, ADA
 2. Provide decontamination sink
 3. Provide new cover and support structure for separator pit in apparatus bay
 4. Provide hardware for shower control valve
- D. FIRE ALARM
1. Review and update, as required, all horns and strobes in all locations

2. Identify old and abandoned equipment to be removed
5. BARRIER FREE CODE, ADA COMPLIANT
 - A. SITE
 1. Provide Barrier free access in front of building
 - B. DOORS
 1. All doors to be ADA compliant with proper hardware
 - C. BATHROOMS
 1. Upgrade restroom accessibility and fixtures
 - D. DRINKING FOUNTAIN
 1. Upgrade fountain to ADA compliance
6. ASBESTOS ABATEMENT
AS NECESSARY TO IMPLEMENT IMPROVEMENTS
7. CONSTRUCTION COST ESTIMATES

NOTE: Energy efficient lighting was recently installed on the inside and outside of the Fire Station. This lighting shall be incorporated into all building improvements.

Fire Station No. 5

25 Mt. Pleasant Place

1. BUILDING EXTERIOR

A. ROOF

1. Replace the entire roof system with a new roof. This includes the main roof, the two lower roofs (east and west side) the hose tower and northwest stair tower
2. Repair/replace roof drains. Add roof drains where necessary
3. Replace roof on all parapets
4. New roof shall be pitched away from HVAC units to prevent ponding and debris collection
5. Replace hose tower ladder

B. WALLS

1. Design system in split face black walls in 1997 stair tower addition to prevent water migration into CMU block of northwest stair tower

C. HVAC

1. Replace all rooftop HVAC units that have not been replaced since building was renovated 1997

2. CONSTRUCTION COST ESTIMATES

NOTE: Rooftop HVAC units are scheduled to be replaced as part of energy efficiency improvements to this Fire Station which includes interior and exterior lighting improvements.