

TOWN OF FRANKFORD

DELAWARE

RFP 2022-10

REQUEST FOR PROPOSAL

RFP for Maintenance Building Construction

Public Notice is hereby given that the Town of Frankford, Delaware, seeks to engage the services of a pole building contractor for the construction of a maintenance building and associated improvements. The selected contractor will provide pre-construction services (as required) and will provide any required subcontractors (if needed) throughout the construction process.

Project Description

The overall work consists of the construction of a new maintenance pole building. The pole building, an ~2,880 SF garage maintenance pole building to be located at the existing Hickory and Clayton parking lot across the street from the Town park. The proposed pole building will be located on land currently owned by the Town.

AECOM has been retained as the Town's Engineering Consultant, will provide the site layout and will provide topographic survey (if needed).

Questions regarding this solicitation must be submitted in writing to the Town of Frankford or AECOM c/o Erik Hughes (erik.hughes@aecom.com) 12:00 PM EST on December 22, 2022. Responses will be distributed to all submitters in a joint email no later than 4:30 PM on December 29, 2022. AECOM has a proposed site layout and pole building specifications for interested bidders. Please contact AECOM to receive a digital version. Project must be completed within 90 days of bid award date.

Selection Process:

The Town of Frankford will conform to all local requirements regarding the selection of a contractor.

Interested parties must email the Town of Frankford or AECOM to ascertain the required information and

the selection procedure to be utilized. The Town reserves the right to reject any bid that does not follow bid requirements and is not legally required to proceed with the project after bidding.

Submission Requirements:

Bids must be delivered by hand or mail to Frankford Town Hall, located at #9 Main Street, P.O. Box 550, Frankford, DE 19945. The Town will accept sealed proposals until 3:00 PM EST on Tuesday, January 31, 2023. Bearer assumes the risk of late delivery, and any submissions received after that deadline will be returned unopened. Please provide three (3) hard copies of the proposal. **Email submissions are not being accepted for this project.**

Submission of sealed proposals shall be mailed directly to the Town of Frankford at:

Frankford Town Hall

Attn. Cheryl Lynch

#9 Main Street

PO Box 550

Frankford, DE 19945

Please note on a sealed envelope the following:

"Frankford Maintenance Building RFP-010"

APPENDIX

MAINTENANCE BUILDING

HICKORY AND CLAYTON LOCATION

40x72x16

40'x 72'x16' Pole Framed Building with 16'x72' mezzanine

This building is to be built on Tax Map 4-33-06.14-14. The purpose of this building is to house the town's Maintenance equipment and to store decorations.

This building will need a gravel driveway that accesses Hickory Street. It will need an electric service.

The doors in the specs are what pole building companies have specified. The sizes and placement of the doors is what our committee came up with. Any recommendations in specifications, such as fiberglass instead of steel or sizes or placement would be appreciated

The Mezzanine area will be used for storing decorations. The floor will be 8' above the slab.

Scope of Work

Provide material and labor to construct 40'x72'x16' commercial post frame building with 16'x72' mezzanine. The following are specifications.

1. **Posts**

3 ply glu-lam PT or 6x6 PT spaced on 8' on center
Gable posts extend to top of truss.

2. **Carriers**

2x12 grade #1 southern pine on each side of posts

3. **Skirtboard**

2x8 PT ground contact

4. **Purlins**

2x4 spaced 2' on center

5. **Side girts**

2x4 spaced 2' on center

6. **Trusses**

4/12 pitch engineered to be spaced 4' on center
Attached with Hurricane Ties

7. **Roofing**

26 gauge grade #1 galvalume steel

8. **Siding**

29 gauge grade #1 galvalume steel

9. **Ridge vent**

ridge vent supplied and installed

10. Insulation

5/16" bubble foil moisture barrier insulation

11. Vapor Barrier

applied to bottom of trusses at ceiling

12. Overhang

16" eave overhang

1' gable overhang

a. painted steel fascia

b. Painted steel drip edge

c. Vented vinyl soffit

13. Commercial footing

3500 psi concrete backfilled to 6" of grade

14. Personnel door

One (1) 3068 insulated door

a. baked polyester painted galvanized steel

b. grade 2 commercial stainless steel lockset with deadbolt

15. Overhead doors

Three (3) 12'x12' Raised panel steel overhead insulated door with high rise tracks

16. Concrete

3500 PSI with 6" wire mesh

a. One (1) 6"x40'x72' building pad.

b. One (1) 6"x 3'x 72' apron

17. Gutters

5" seamless gutters with four downspouts

18. Electric

200 amp main panel

- a. Three (3) overhead door openers w/light
- b. Ten (10) overhead lights
- c. Two flood lights (outside) on photo cell
- d. Receptacle circuits

19. Mezzanine with stairs and guardrail (16'x72')

2"x12" joist with 3/4" subfloor.

Mezzanine 8' above slab.

Guardrail 2x4.

40' x 72' x 16'



