

Request For Proposal Clute Park Restroom Remodel

STATEMENT OF PURPOSE

The Village of Watkins Glen is soliciting proposals for the remodeling of the Clute Memorial Park & Campground Red Shower House & Bathrooms. Bids will be for the entire building, but the project will be completed in two phases. Phase 1 will be the women's side, and Phase 2 the men's.

SCOPE OF WORK

The remodel will update the restrooms to handicap accessible, including showers, sinks, toilets. Project also includes replacing light fixtures to LEDs, painting, replacing of windows, plumbing & electrical. Bids for Phase 1 & Phase 2 should be submitted as separate proposals, but will be awarded as a whole. Each phase is expected to be complete in 8-12 weeks, beginning with the women's side.

Interested contractors may make an appointment to view the site, allowing them to take pictures, measurements, and ask questions as needed between October 9th and November 1st. Contractors should consider the most economical and affordable materials and supplies with the understanding that the village is seeking the most cost-effective yet reasonably long-lasting results. This project is **not** grant funded. Appointments can be made by calling the Park Office at (607) 535-4438 or emailing parksdept@watkinsglen.us.

Proposals must be submitted to the Village Office by or before **1:00 pm on November 14, 2024, at which time they will be opened and read aloud to anyone wishing to witness the bids.** Proposals may be dropped off or mailed to the Village Clerks Office located at 303 North Franklin Street, Watkins Glen, NY 14891. All proposals must be in a sealed envelope and clearly marked "**Clute Park Restroom Remodel.**"

Contract will be awarded at the regular meeting of the Board of Trustees on November 19, 2024. An agreement for the work must be signed with the awarded contractor no later than 12/31/2024. The Village of Watkins Glen reserves the right to accept or reject all proposals.

Details for Phase 1 & 2 as well as insurance requirements are listed below.

PHASE 1- *WOMEN'S RESTROOMS (EAST SIDE OF BUILDING)*

SHOWER STALLS:

- Cut shower walls (x2) back approx. 24" to allow for wheelchair clearance into the shower areas. Remove shower lip (x2) to floor level to allow for wheelchair access (lip is approx 36" wide)
- Replace fixtures and make them ADA compliant (x2)
- Install soap/shampoo shelving (x2)
- Install shower grab bar (x2)
- Install Fold Down Shower Seat (x1)
- Raise shower curtain rods to 7' (x2)

TOILET AREA:

- Combine storage stall and westerly closest bathroom stall to make (1) Handicap bathroom stall
- New Toilets (manual flush) (x4)
- New doors and casings for bathroom stalls (x4)

COMMUNAL AREAS:

- New hand sink/vanity to be ADA compliant with double sink
- New Mirrors (48"x28") (x2)
- Replace 10 existing lights through women's restroom and add 2 lights above shower stalls (12 total) with LED fixtures
- Replace the 6 Tip-out windows with screens
- Replace entry door and door into utility area with fiberglass doors
- Replace hand dryer
- Contractor to advise on hot water heater and if advisable to change to on demand or relocate to create room for coin washer dryer(stackable)
- 1 new slop sink
- Repaint all walls and ceiling (white)
- New Maple benches (x2)
- Update electric as needed and include electric for stackable washer/dryer (water supply and ventilation)

PHASE 2- MEN'S RESTROOMS (WEST SIDE OF BUILDING)

SHOWER STALLS:

- Cut shower walls (x2) back approx. 24" to allow for wheelchair clearance into the shower areas.
- Remove shower lip (x2) to floor level to allow for wheelchair access (lip is approx.. 36" wide)
- Replace fixtures and make them ADA compliant (x2)
- Install soap/shampoo shelving (x2)
- Install shower grab bar (x2)
- Install Fold Down Shower Seat (x1)
- Raise shower curtain rods to 7' (x2)

TOILET AREA:

- Combine 2 of the bathroom stalls to make 1 handicap bathroom stall. Men's bathroom will have 2 stalls in total (1 ADA compliant and 1 regular stall) after completion.
- New Toilets (manual flush) (x2)
- New doors and casings for bathroom stalls (x2)
- New urinals (x2). ADA compliant

COMMUNAL AREAS:

- New hand sink/vanity to be ADA compliant with double sink
- New Mirrors (48"x28") (x2)
- Replace 10 existing lights through men's restroom and add 2 lights above shower stalls (12 total) with LED fixtures
- Replace the 6 Tip-out windows with screens
- Replace entry door and door into utility area with fiberglass doors
- Replace hand dryer
- Contractor to advise on hot water heater and if advisable to change to on demand or relocate to create room for coin washer dryer(stackable)
- Repaint all walls and ceiling (white)
- New Maple benches (x2)
- Update electric as needed and include electric for stackable washer/dryer (water supply and ventilation)

Minimum Insurance Requirements for the Village of Watkins Glen

All entities working with the Village of Watkins Glen shall have a contract in place before the work period shall begin. Each entity shall maintain the appropriate insurance coverages and limits as per below for the full period of their contract.

Insurance Requirements:

Each entity will provide the Village with a certificate of insurance showing the below referenced coverages and limits in force. Certificate Holder shall read:

Village of Watkins Glen
303 N. Franklin Street
Watkins Glen, NY 14891-1218

All insurance must be placed with companies authorized to do business in the State of New York with an A.M. Best Rating of A or higher.

Cancellation: The policies shall provide for thirty (30) days' notice to the Village for any cancellation, non-renewal or material change in coverage.

All policies below with the exception of Workers Compensation shall name the Village of Watkins Glen, its officers, employees & agents as additional insureds on a primary & non-contributory basis and a copy of the additional insured endorsement(s) shall accompany the certificate of insurance.

Waiver of Subrogation shall apply on all policies including Workers Compensation and name the Village of Watkins Glen, its officers, employees & agents.

General Liability

Coverage should apply using ISO Form CG 00 01 or its equivalent

\$1,000,000 Per Occurrence Bodily Injury and Property Damage

\$2,000,000 Aggregate

\$2,000,000 Products/Completed Operations Aggregate to remain in force for 2 years after the completion

Automobile Liability

Coverage should apply using ISO Form CA 00 01 or its equivalent and shall include all owned, leased, hired and non-owned vehicles.

\$1,000,000 Combined Single Limit for Bodily Injury & Property Damage

Umbrella Liability

\$2,000,000 Each Occurrence

\$2,000,000 Aggregate

Workers Compensation & Employers Liability

Workers Compensation statutory coverage per the laws of New York

Employers Liability limits:

\$500,000 Each Accident Limit/\$500,000 Disease Policy Limit/\$500,000 Disease Each Employee Limit

Proof of coverage must be provided on Workers Compensation Certificate form C-105.2 or equivalent form acceptable to the New York State Workers Compensation Board.

Professional/Pollution Liability

When the contract involves services of a professional nature or a pollution exposure such as abatement the below limits shall apply

\$1,000,000 Each Occurrence

\$1,000,000 Aggregate

Once the RFP has been awarded the Village of Watkins Glen will want to have the final contract on an AIA or equivalent form.

The Village of Watkins Glen reserves the right to approve the security of the insurance coverages provided by the insurance company(ies) terms, conditions, and the Certificate of Insurance. Failure to fully comply with these requirements during the term of the Contract will be considered a material breach of contract and will be cause for immediate termination of the Contract at the option of Village.