

Request for Proposals (“RFP”)

Reconstruction of four stairs at North Cove Road Clothesline Marine Facility Old Saybrook, Connecticut

1. Summary and Background

The Town of Old Saybrook Connecticut, Harbor Management Commission (“OSHMC”) is currently accepting proposals for reconstruction of 4 stairs at 125 North Cove Road. The stairs provide public access to the town’s clothesline small boat mooring facility.

This Request for Proposal (RFP) is intended to solicit proposals from various qualified organizations, conduct a fair and extensive evaluation based on criteria listed herein, and select the qualified organization who provides the highest quality/ value at the lowest cost and is consistent with the Scope of Work and requirements contained within.

The Old Saybrook Harbor Management Commission is an elected commission charged with overseeing the harbor and waterfront facilities of the Town of Old Saybrook, Connecticut. Any decisions and awards made by the Town of Old Saybrook Harbor Management Commission are subject to the further approval of the Board of Selectmen of the Town of Old Saybrook.

2. Proposal Guidelines

This RFP represents the requirements for an open and competitive process. Proposals will be accepted until 4:30pm EST July 14th, 2021. Any proposals received after this date and time will not be considered for this project. All proposals must be signed by an official agent or representative of the company submitting the proposal.

If the organization submitting a proposal must procure or subcontract any work to meet the requirements contained herein, this must be clearly stated in the proposal.

Reasonable purchase Order terms and conditions will be negotiated upon selection of the winning bidder for this RFP. All contractual terms and conditions will be subject to review by Old Saybrook Board of Selectmen who have the final authority to approve this Purchase Order.

3. Project Scope

The base scope of this RFP is as follows:

The intent of the project is to completely demolish, remove and dispose of the existing stairs and provide new stairs with top and bottom concrete landings in accordance with the approved design documents provided. Through November 1st, 2021, the work will be phased such that only two stairs remain open for public access at all times. Demolition and construction will start

on Stair A and C first while Stair B and D must remain in service and un-obstructed until A and C are complete and accepted for use. After November 1st, 2021, all 4 stairs may be taken out of service. The OSHMC has obtained regulatory permit documents and building permit for the stairs. All new work must be performed above the State of CT Coastal Jurisdiction Line (CJL) which is indicated on the site plan and has been staked out in the field. No use or storage of construction equipment shall be allowed below the CJL. Prior to demolition, the silt fence barriers shall be installed at the base of the stairs under construction as shown the design drawings.

5. Request for Proposal and Project Timeline

Prior to the due date of this RFP the Old Saybrook Harbor Management Commission will make reasonable efforts to answer any questions prospective bidders may have. Question must be submitted in writing by July 7th, 2021. All proposals in response to this RFP are due no later than 4:30pm EST July 14th, 2021.

All work should be complete no later than December 15th 2021.

The selection decision for the winning bidder will be made no later than July 24, 2021 at which time a notice to proceed will be issued. The proposal should specify the date the bidder proposes to begin work and when all work will be complete.

6. Project Price and Payments

The scope of the project is shown in the following drawings which are contained in Exhibit A:

- Existing Conditions Survey dated January 20, 2021
- GNCB Drawings SKA, SKB, SKC, SKD & SKE dated 13 March 2021
- Indigo Stair Insert Drawing SI-1 Sheet 1 & 2

All proposals must include the bidder's cost for each stair separately and with concrete work separately identified.

Payments will be made upon completion and delivery of concrete work on each stair and the completion of the balance of the work on each stair.. Invoices must be submitted on the first Monday of each month so that they can be approved at the regular Harbor Management Commission Meeting held on the second Monday of each month. A 10% retainage will be held on all payments until final acceptance of the project. Lien and claim waivers will be required for all payments.

7. Miscellaneous Requirements.

With your proposal, provide a description and duration of the product warranty..

All changes to the work must be submitted in writing by the Contractor and agreed by the Harbor Commission prior to being implemented.

8. Bidder Qualifications

Bidders should provide a description of experience with similar projects, including concrete work including references. If a major work item is to be sub-contracted out, provide experience and references for the proposed sub-contractor

9. Proposal Evaluation Criteria

The Old Saybrook Harbor Management Commission will evaluate all proposals based on the following criteria. The OSHMC will be evaluating the proposals to determine which proposed designs achieve the goals of the OSHMC at the best value. To ensure consideration for this Request for Proposal, your proposal should be complete and include all of the following criteria:

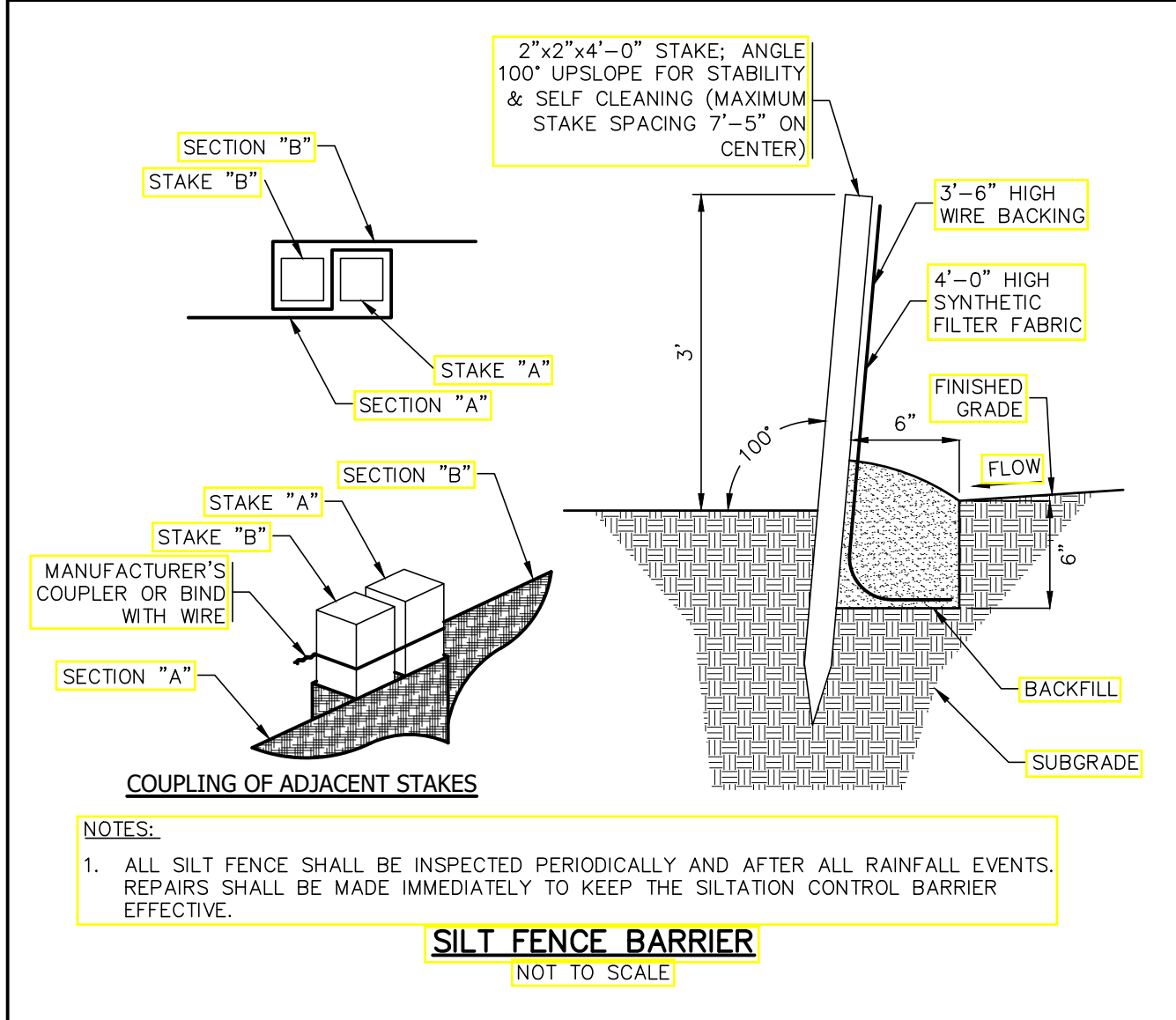
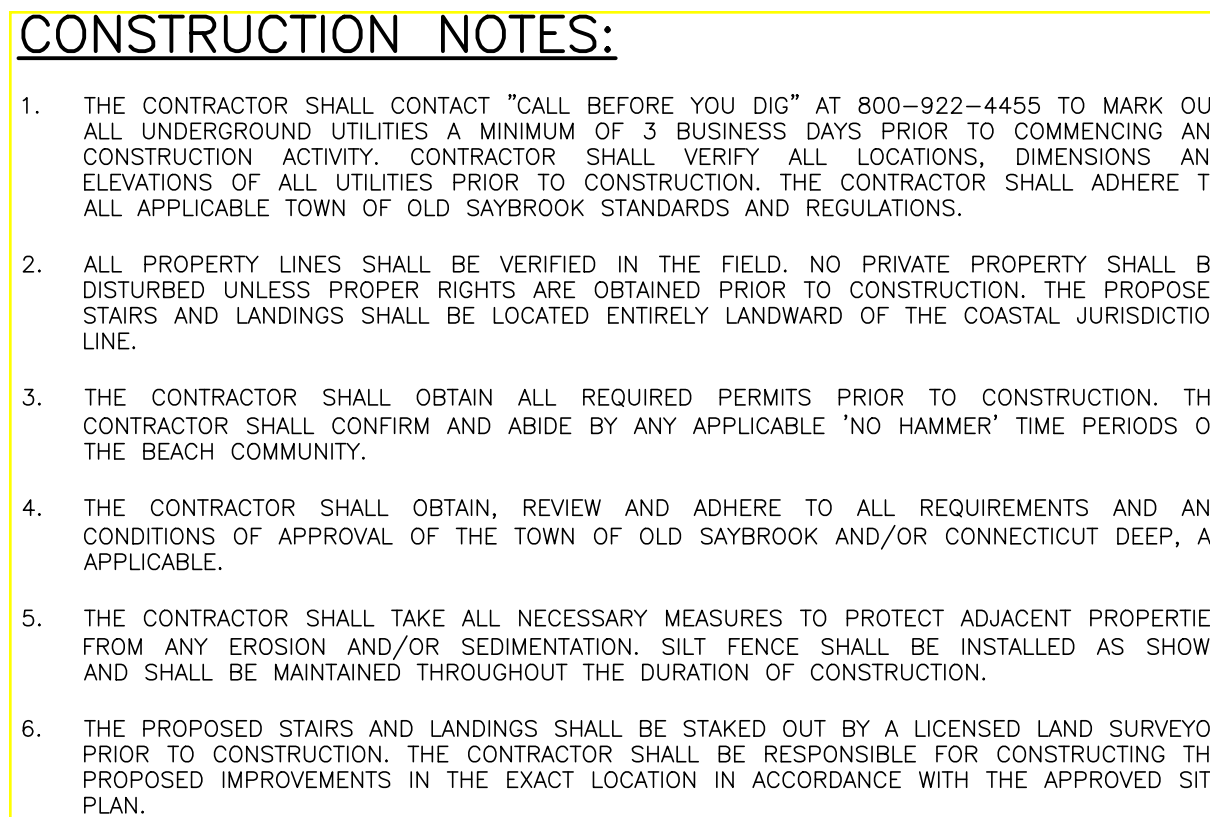
- Cost and Value: Bidders will be evaluated and overall cost.
- Schedule: The proposed start and completion date of the project.
- Technical expertise and experience: Bidders must provide descriptions and documentation

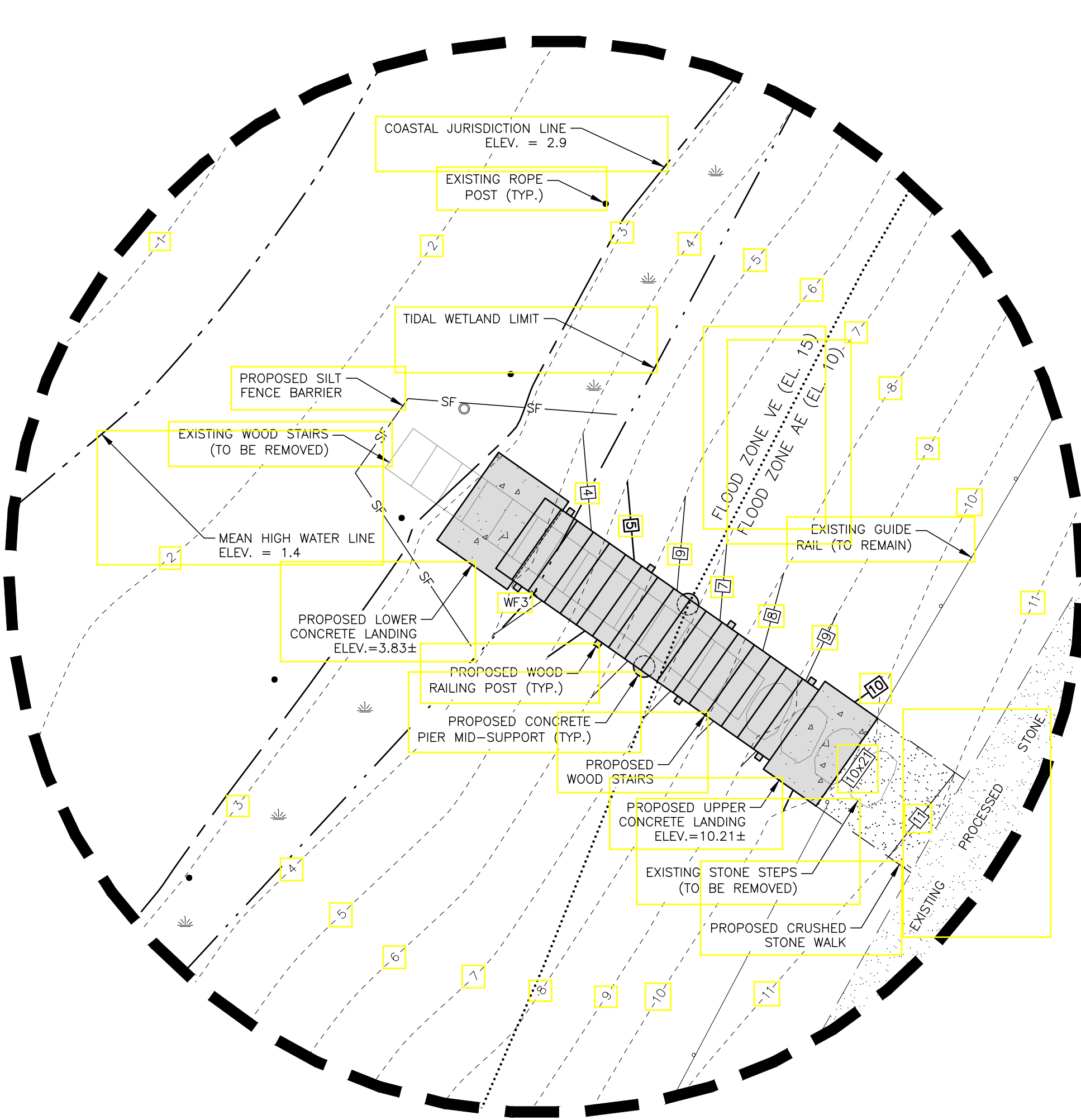
10. Proposal Submittal Deadline

All proposals shall be submitted by **July 14th, 2021 at 4:30pm EST** to the following location:

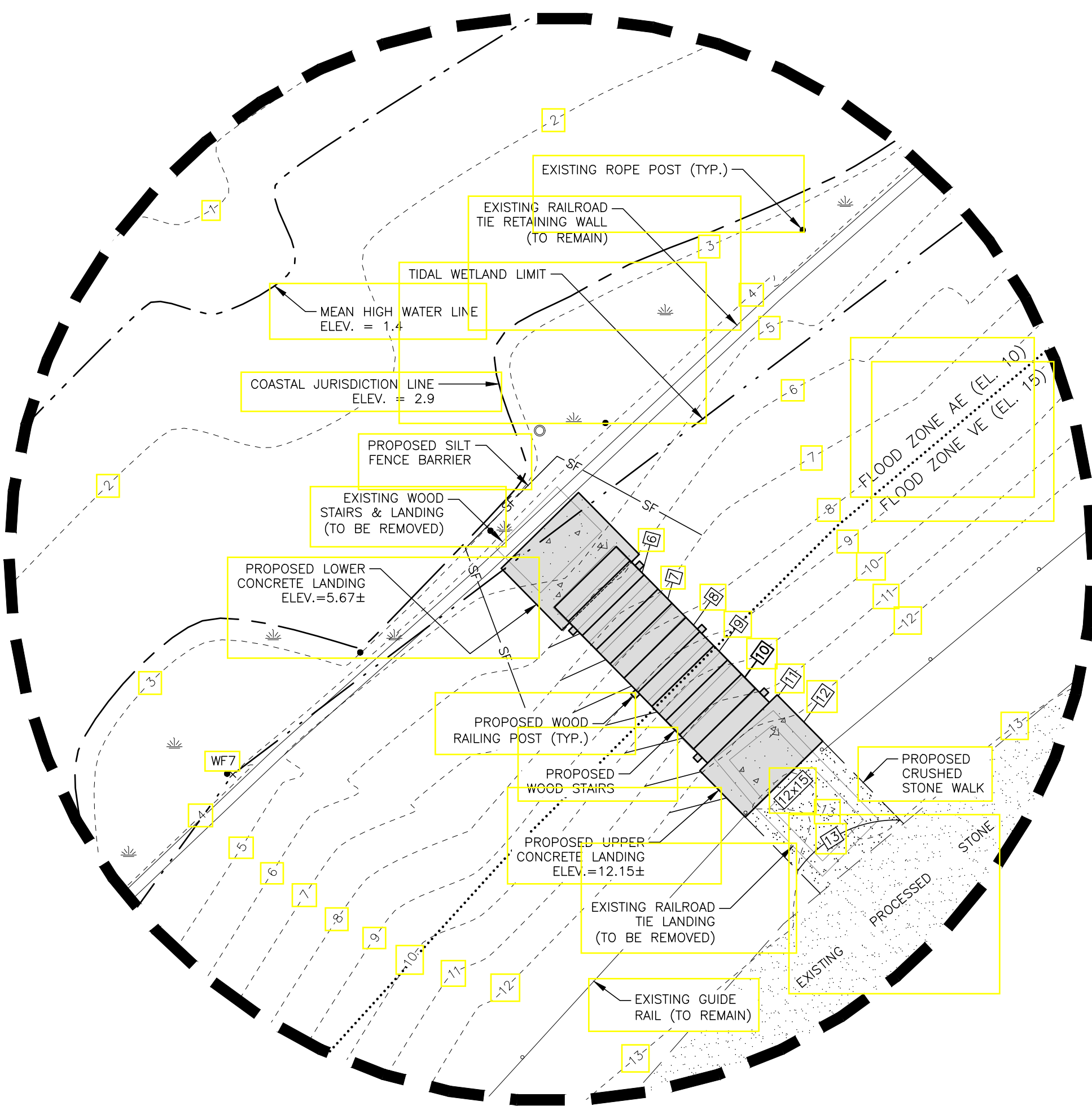
**Old Saybrook Harbor Management Commission
C/O First Selectmen's Office
Town Hall
302 Main Street
Old Saybrook, CT 06475**

“Clothes Line Marine Facility” should be clearly printed in the lower left of the envelope. The Old Saybrook Harbor Management Commission and the Board of Selectman reserves its right to reject any and all Proposals for not being responsive to this RFP. In addition, the Old Saybrook Harbor Management Commission and the Board of Selectman reserves its right to reject and rebid the Project if in its sole discretion, rebidding would result in better value for the Town.

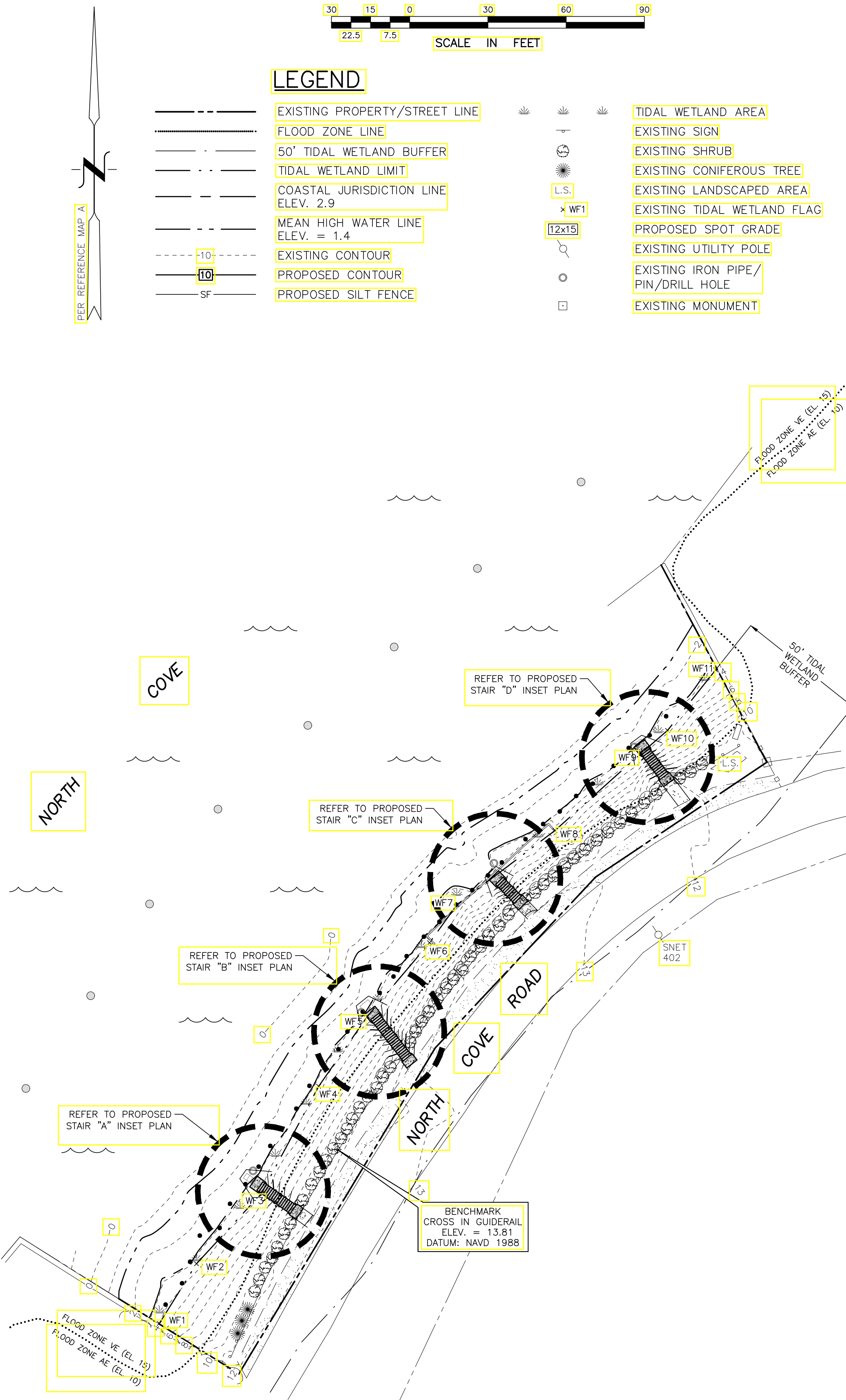
[illegible]



PROPOSED STAIR "A" INSET PLAN
SCALE: 1"=5'

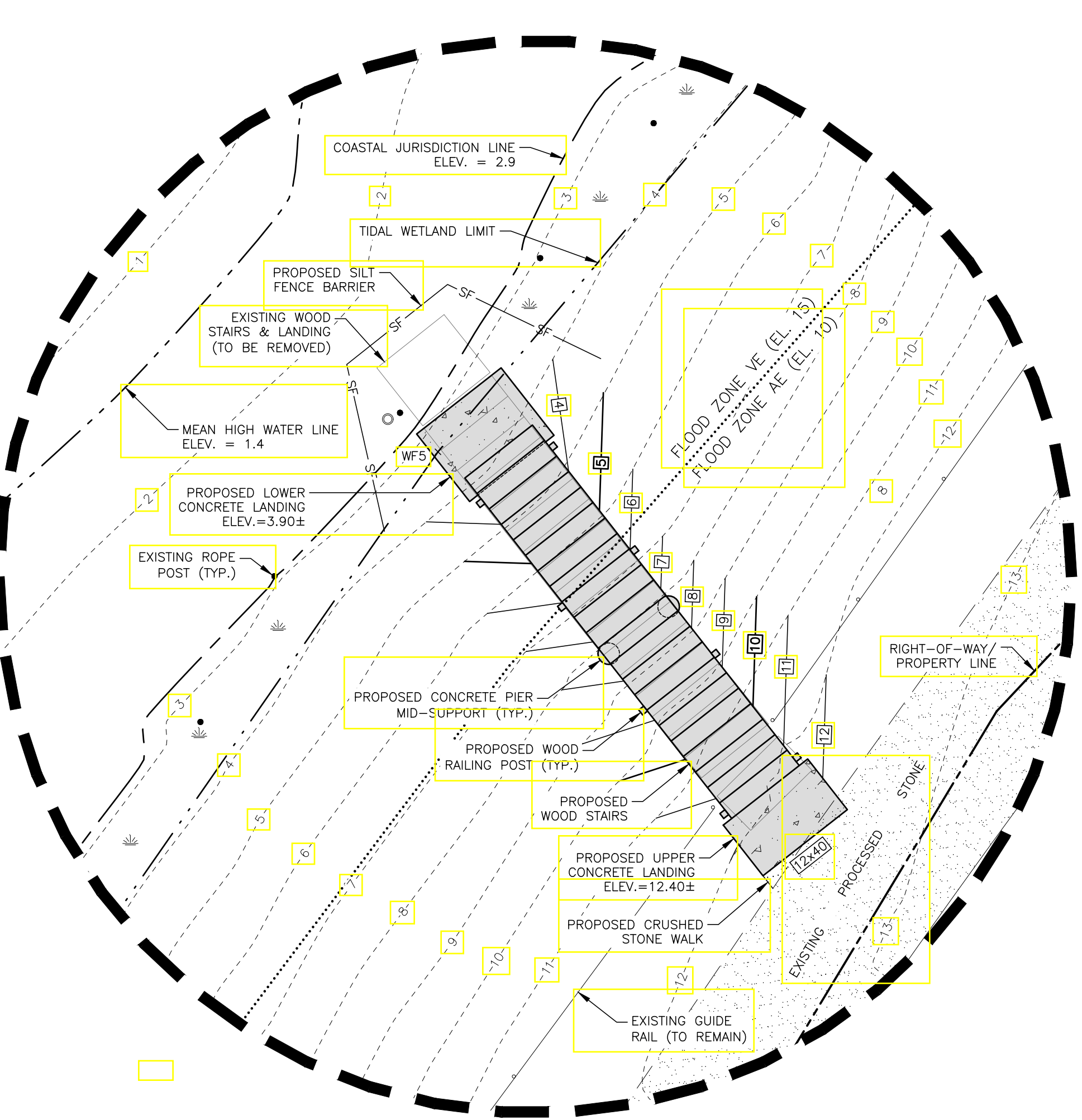


PROPOSED STAIR "C" INSET PLAN
SCALE: 1"=5'

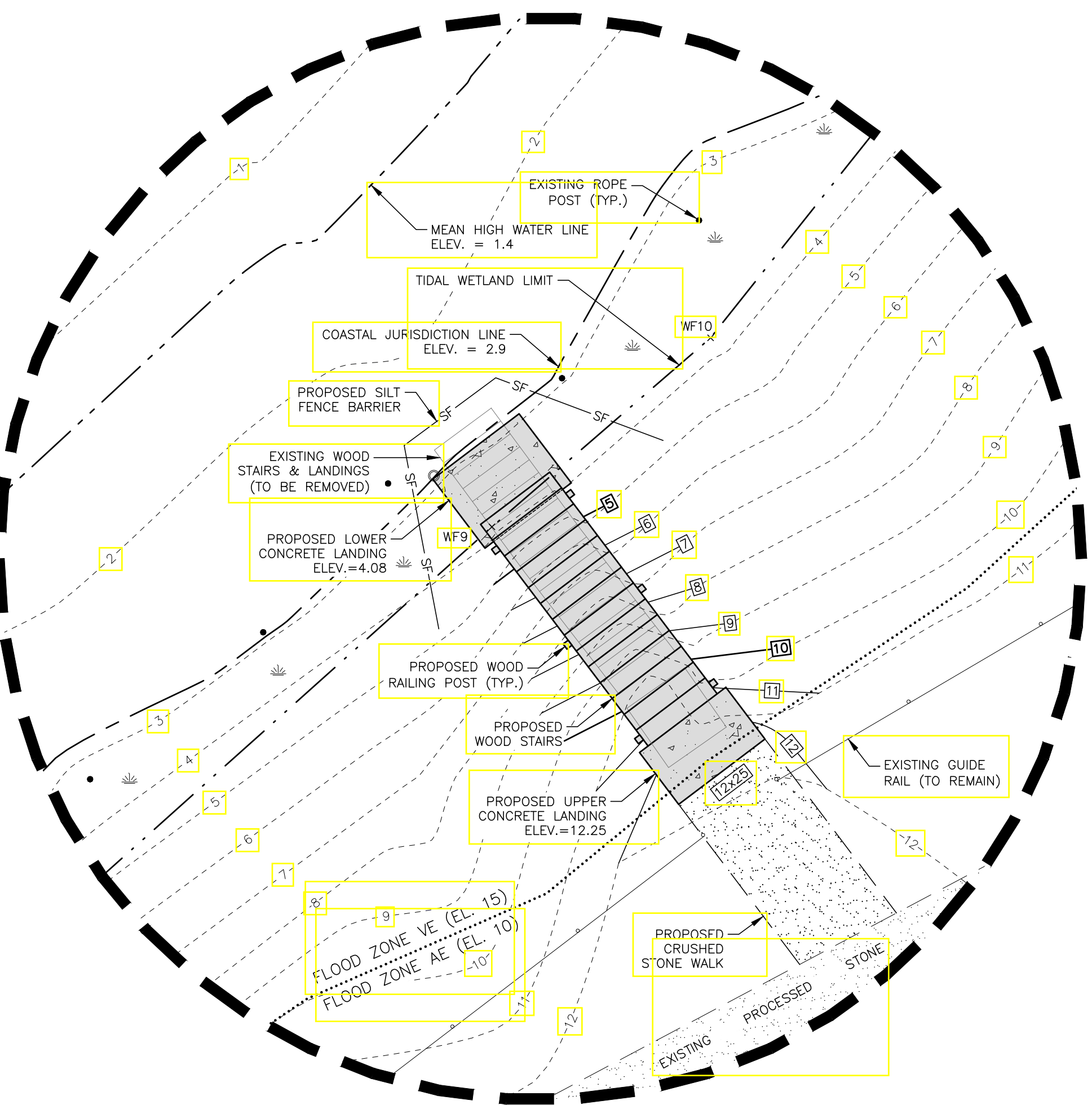


SITE PLAN KEY
SCALE: 1"=30'

	STAIR A	STAIR B	STAIR C	STAIR D	TOTAL
PERMANENT TIDAL WETLAND IMPACT					
EXISTING:	13 S.F.	8 S.F.	6 S.F.	12 S.F.	39 S.F.
PROPOSED:	24 S.F.	5 S.F.	3 S.F.	17 S.F.	49 S.F.
PERMANENT C.J.L. ENCROACHMENT					
EXISTING:	8 S.F.	11 S.F.	0 S.F.	3 S.F.	22 S.F.
PROPOSED:	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.



PROPOSED STAIR "B" INSET PLAN
SCALE: 1"=5'



PROPOSED STAIR "D" INSET PLAN
SCALE: 1"=5'

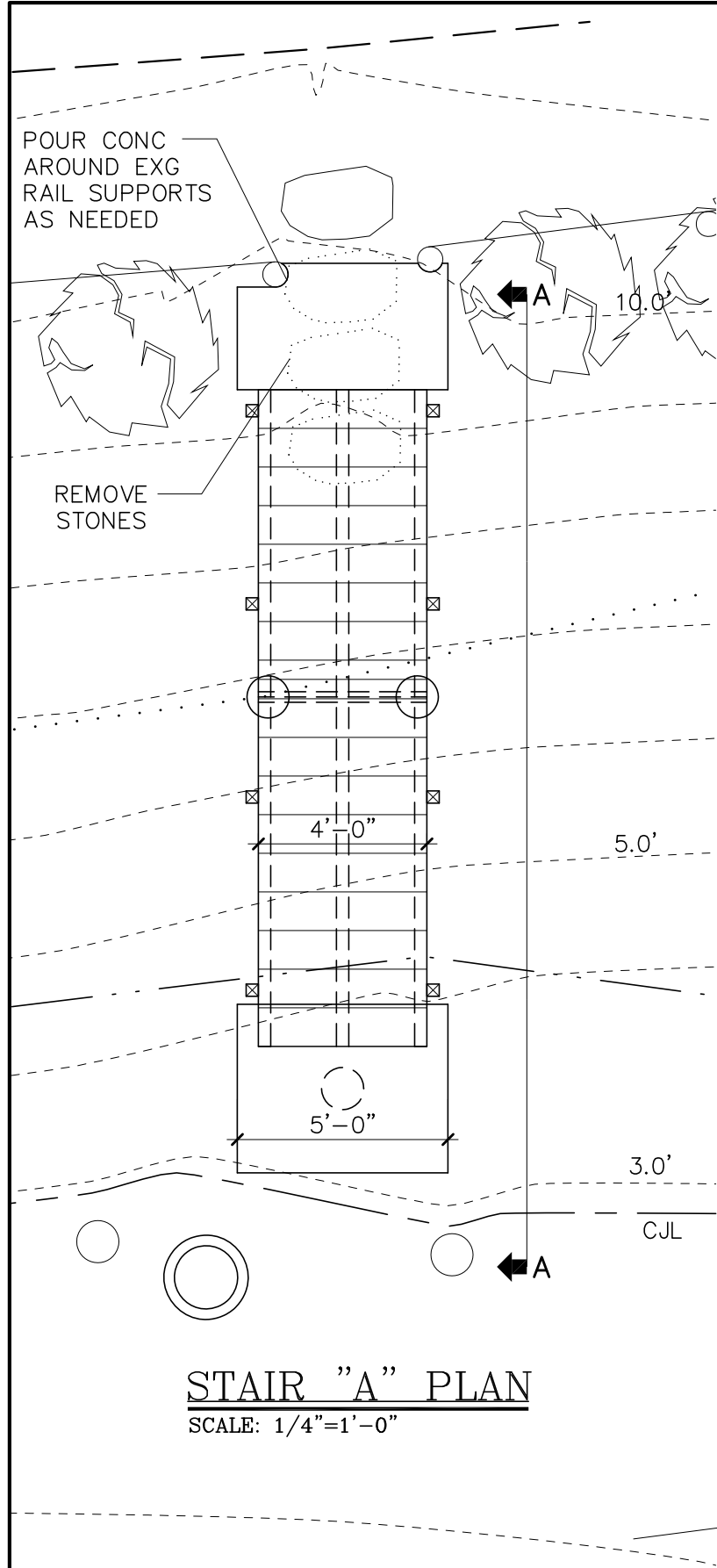
PLANT PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
47 REG. NO. 21090
40 OLD SAYBROOK FLOOR
OLD SAYBROOK, CT 06475
PHONE: (860) 388-9343
FAX: (860) 391-8854

THE EMBOSSED SEAL OF
THE STATE OF CONNECTICUT
ATTYED HERE FOR THIS
MAP TO BE VALID

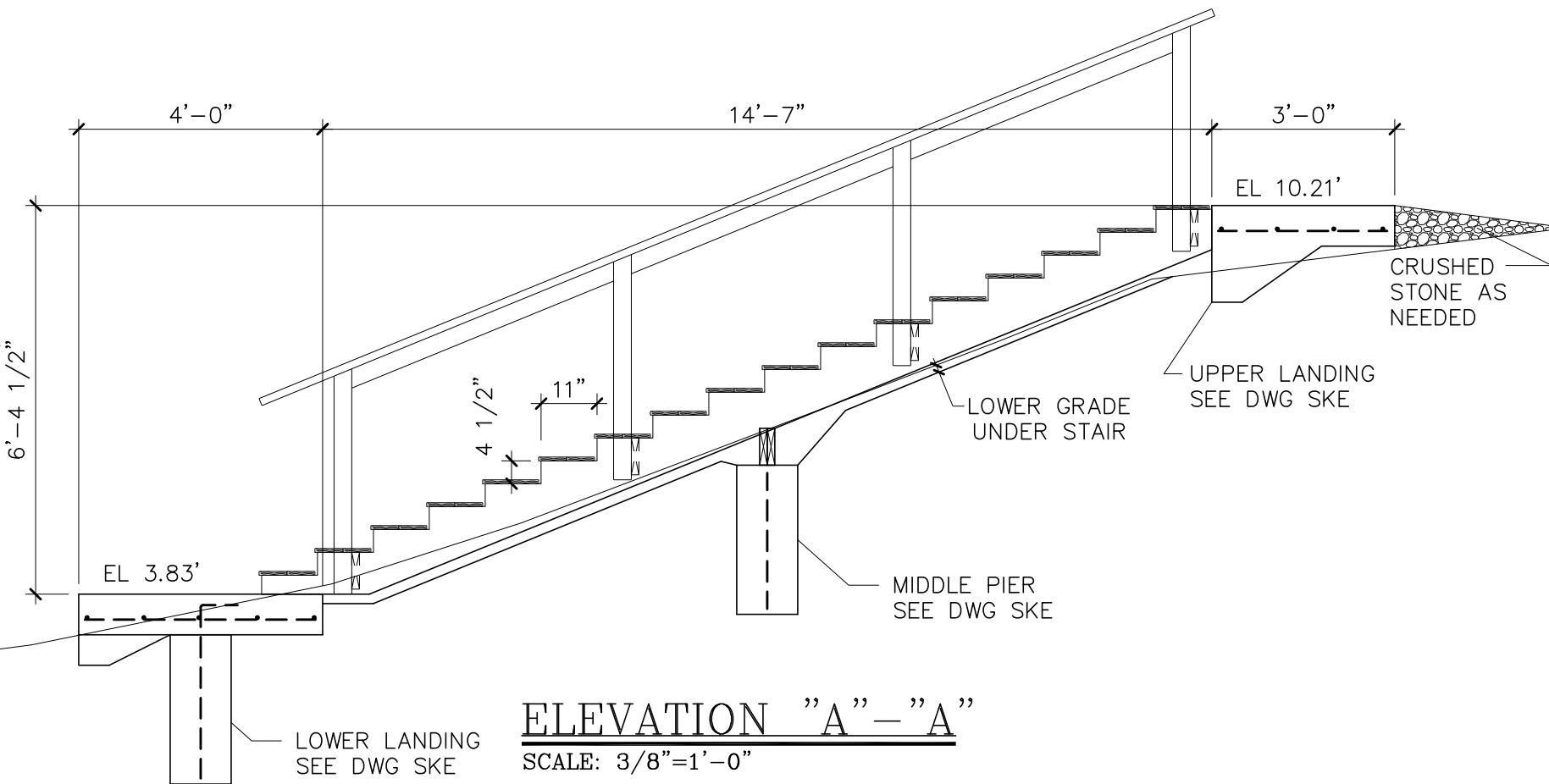
DATE: 4/29/2021
BY: RG
DESCRIPTION: STAIR INSET PLANS
1

STAIR INSET PLANS
PREPARED FOR OLD SAYBROOK HARBOR MANAGEMENT COMMISSION
125 NORTH COVE ROAD -- MAP 32 LOT 3
OLD SAYBROOK, CONNECTICUT

DATE: APRIL 29, 2021
SCALE: AS NOTED
DRAWN BY: RG
CHECKED BY: JW
DWG. NO.: SI-1
SHEET NO.: 2 of 2
JOB. NO.: 2021-690



NEW STAIR TO BE INSTALLED ON CENTERLINE OF EXISTING WITH LOWER LANDING LANDWARD OF COASTAL JURISDICTION LINE (CJL) AS SHOWN



Consulting Engineers, P.C.

130 ELM STREET
POST OFFICE BOX 802
OLD SAYBROOK
CONNECTICUT 06475
PHONE: 860 388 1224
FAX: 860 388 4613
GNCBENGINEERS.COM

KEYNOTES / GENERAL NOTES:
LOADING: LL=50PSF

MATERIALS:

CONCRETE — F'_c 3000
PSI —AIR ENTRAINED.

WOOD — SYP PRESSURE
TREATED FOR ABOVE
GROUND EXPOSURE.

TREADS,RAILING—3/4" IPE

CONNECTORS — HOT DIP
GALVANIZED OR STAIN-
LESS STEEL AS NOTED.

05APR21 CONSTRUCTION
13MAR21 FINAL REVIEW

**STAIR "A"
FRAMING**

N. COVE STAIRS
OLD SAYBROOK, CT

CONSTRUCTION

DATE: 12Feb21
PROJECT: #21006
SCALE:
DRAWN BY: CCB
CHECKED BY:

DWG. NO.

SKA



Consulting Engineers, P.C.

130 ELM STREET
POST OFFICE BOX 802
OLD SAYBROOK
CONNECTICUT 06475
PHONE: 860 388 1224
FAX: 860 388 4613
GNCBENGINEERS.COM

KEYNOTES / GENERAL NOTES:
LOADING: LL=50PSF

MATERIALS:

CONCRETE – F_c 3000
PSI –AIR ENTRAINED.

WOOD – SYP PRESSURE
TREATED FOR ABOVE
GROUND EXPOSURE.

TREADS,RAILING– $\frac{3}{4}$ " IPE

CONNECTORS – HOT DIP
GALVANIZED OR STAIN-
LESS STEEL AS NOTED.

05APR21 CONSTRUCTION
13MAR21 FINAL REVIEW

STAIR "B" FRAMING

N. COVE STAIRS
OLD SAYBROOK, CT

CONSTRUCTION

DATE: 12Feb21
PROJECT: #21006
SCALE:
DRAWN BY: CCB
CHECKED BY:

DWG. NO.
SKB

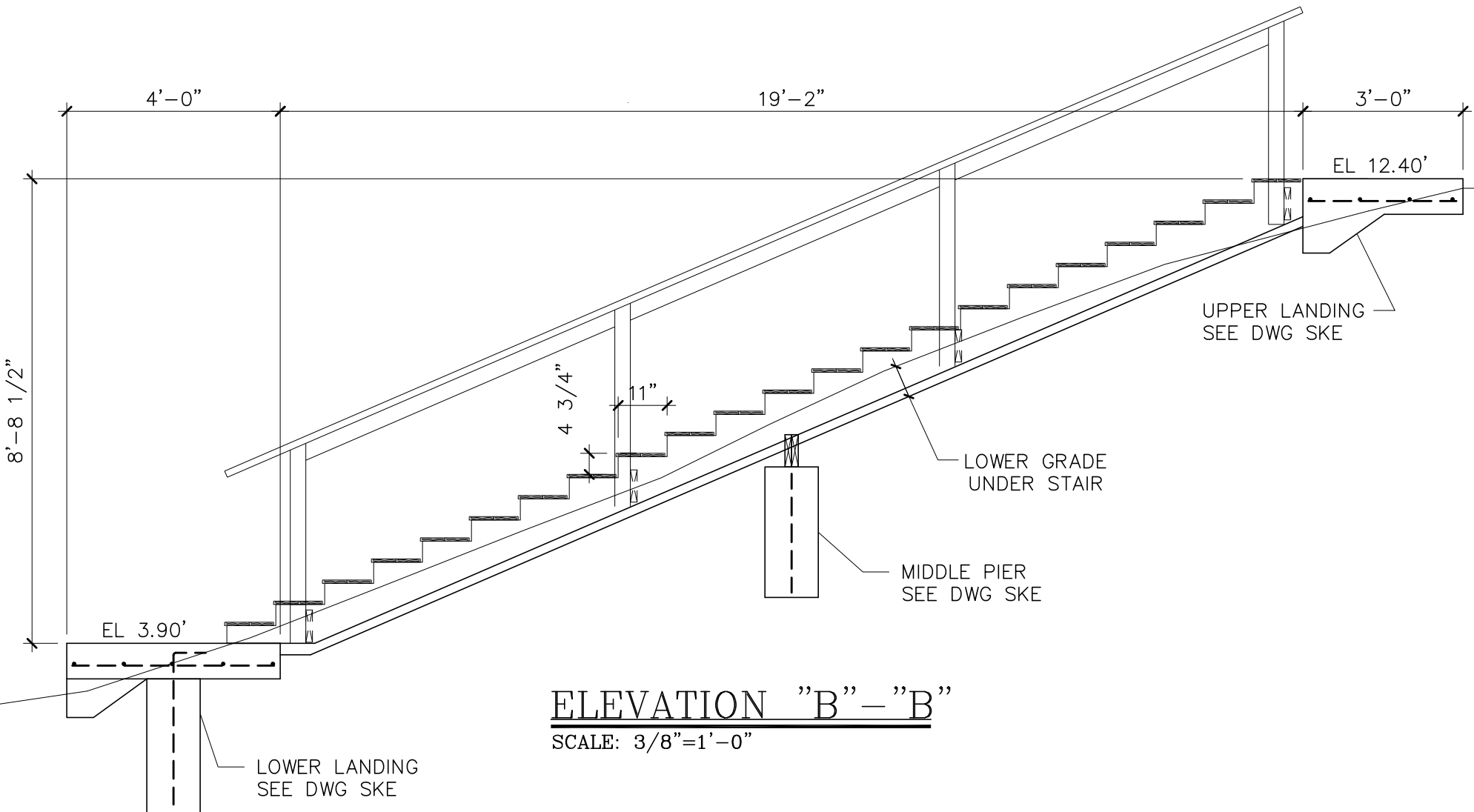
NEW STAIR TO BE INSTALLED ON CENTERLINE OF
EXISTING WITH LOWER LANDING LANDWARD OF
COASTAL JURISDICTION LINE (CJL) AS SHOWN

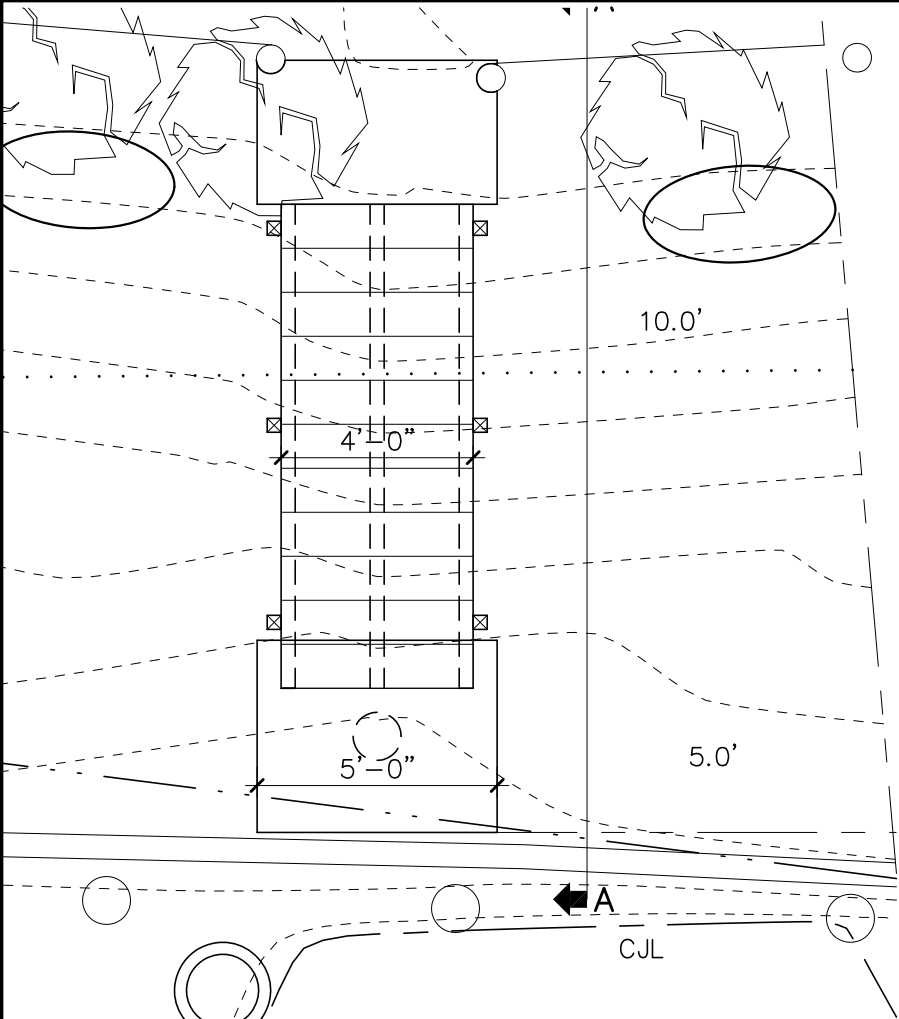
STAIR "B" PLAN

SCALE: $\frac{1}{4}$ "=1'-0"

ELEVATION "B"-"B"

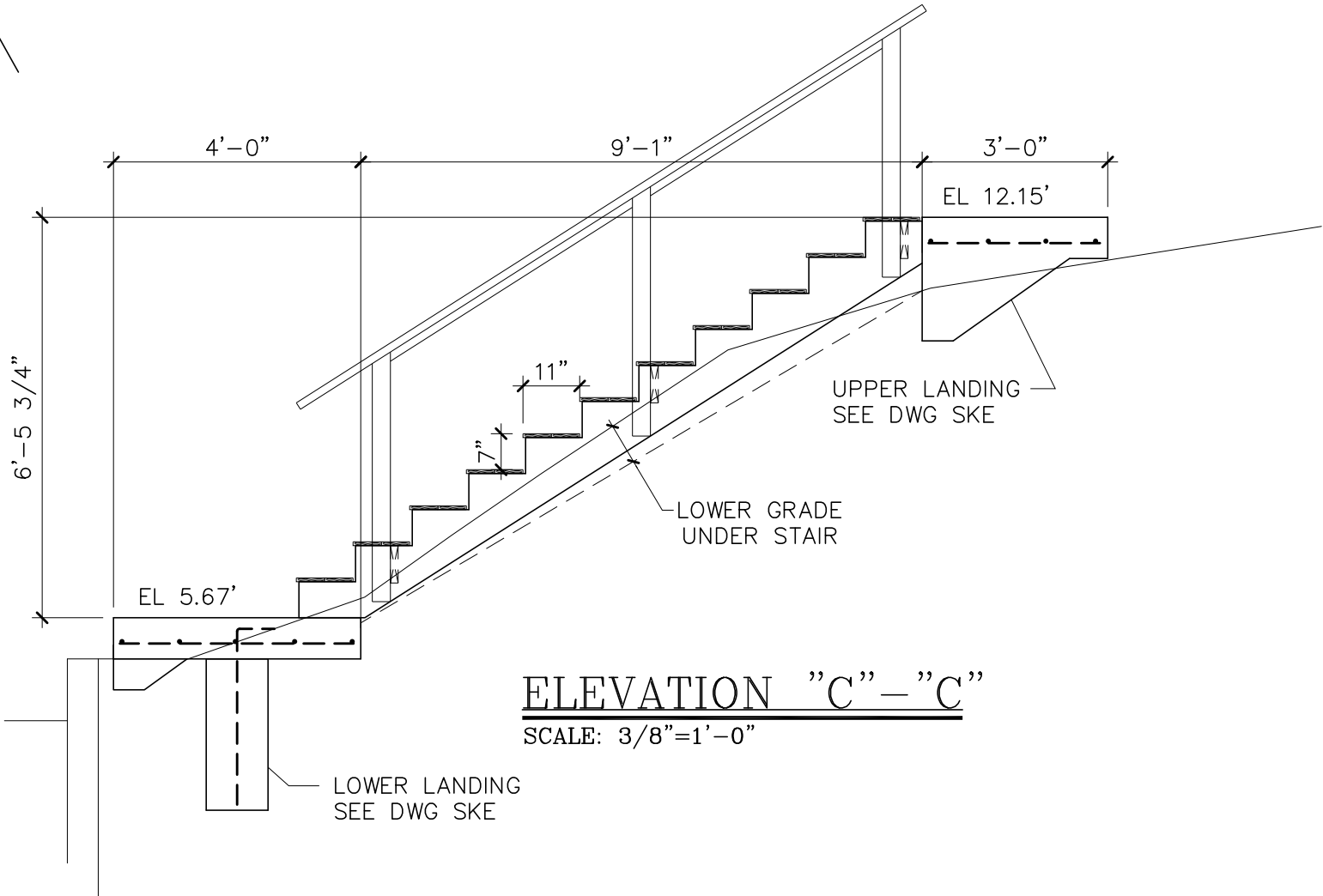
SCALE: $\frac{3}{8}$ "=1'-0"





STAIR "C" PLAN
SCALE: 1/4"=1'-0"

NEW STAIR TO BE INSTALLED ON CENTERLINE OF
EXISTING WITH LOWER LANDING LANDWARD OF
COASTAL JURISDICTION LINE (CJL) AS SHOWN



ELEVATION "C"-"C"
SCALE: 3/8"=1'-0"



Consulting Engineers, P.C.

130 ELM STREET
POST OFFICE BOX 802
OLD SAYBROOK
CONNECTICUT 06475
PHONE: 860 388 1224
FAX: 860 388 4613
GNCBENGINEERS.COM

KEYNOTES / GENERAL NOTES:
LOADING: LL=50PSF

MATERIALS:

CONCRETE - F_c 3000
PSI -AIR ENTRAINED.

WOOD - SYP PRESSURE
TREATED FOR ABOVE
GROUND EXPOSURE.

TREADS,RAILING-3/4" IPE

CONNECTORS - HOT DIP
GALVANIZED OR STAIN-
LESS STEEL AS NOTED.

05APR21 CONSTRUCTION
13MAR21 FINAL REVIEW

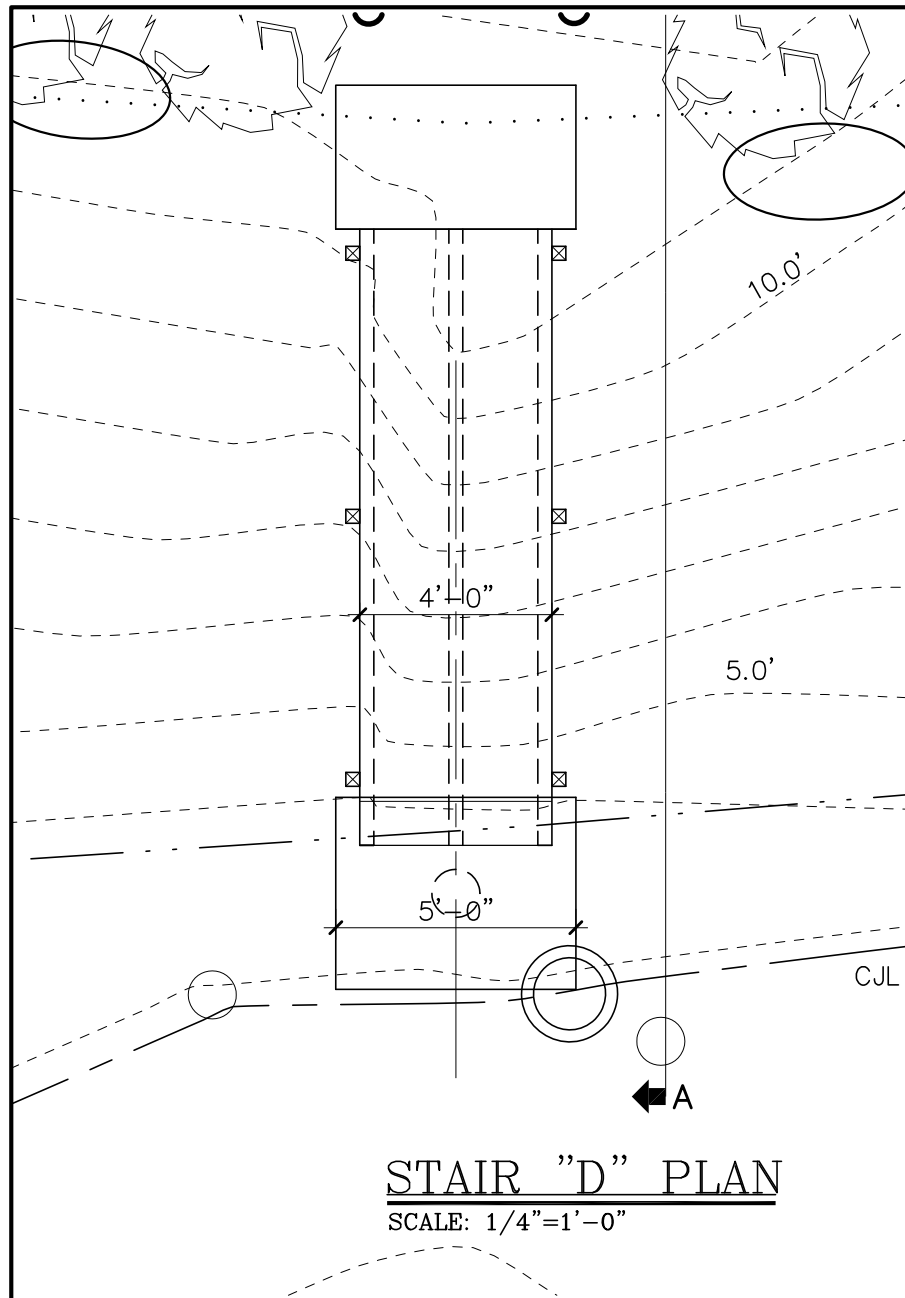
**STAIR "C"
FRAMING**

N. COVE STAIRS
OLD SAYBROOK, CT

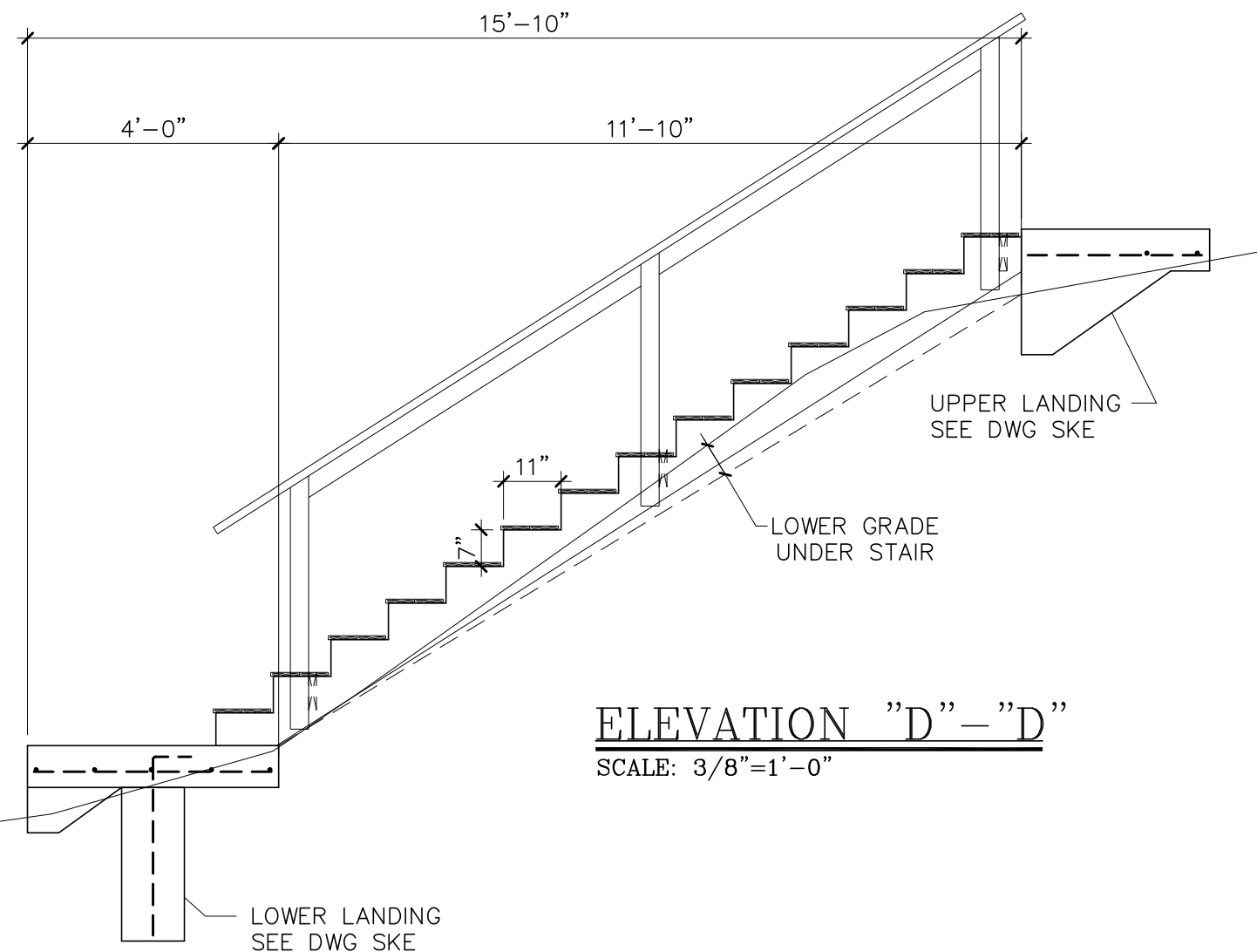
CONSTRUCTION

DATE: 12Feb21
PROJECT: #21006
SCALE:
DRAWN BY: CCB
CHECKED BY:

DWG. NO.
SKC



NEW STAIR TO BE INSTALLED ON CENTERLINE OF
EXISTING WITH LOWER LANDING LANDWARD OF
COASTAL JURISDICTION LINE (CJL) AS SHOWN



Consulting Engineers, P.C.

130 ELM STREET
POST OFFICE BOX 802
OLD SAYBROOK
CONNECTICUT 06475
PHONE: 860 388 1224
FAX: 860 388 4613
GNCBENGINEERS.COM

KEYNOTES / GENERAL NOTES:
LOADING: LL=50PSF

MATERIALS:

CONCRETE - F'c 3000
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TREATED FOR ABOVE
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TREADS,RAILING-3/4" IPE

CONNECTORS - HOT DIP
GALVANIZED OR STAIN-
LESS STEEL AS NOTED.

05APR21 CONSTRUCTION
13MAR21 FINAL REVIEW

STAIR "D"
FRAMING

N. COVE STAIRS
OLD SAYBROOK, CT

CONSTRUCTION

DATE: 12Feb21
PROJECT: #21006
SCALE:
DRAWN BY: CCB
CHECKED BY:

DWG. NO.
SKD



Consulting Engineers, P.C.

130 ELM STREET
POST OFFICE BOX 802
OLD SAYBROOK
CONNECTICUT 06475
PHONE: 860 388 1224
FAX: 860 388 4613
GNCBENGINEERS.COM

KEYNOTES / GENERAL NOTES:

05APR21 CONSTRUCTION
13MAR21 FINAL REVIEW

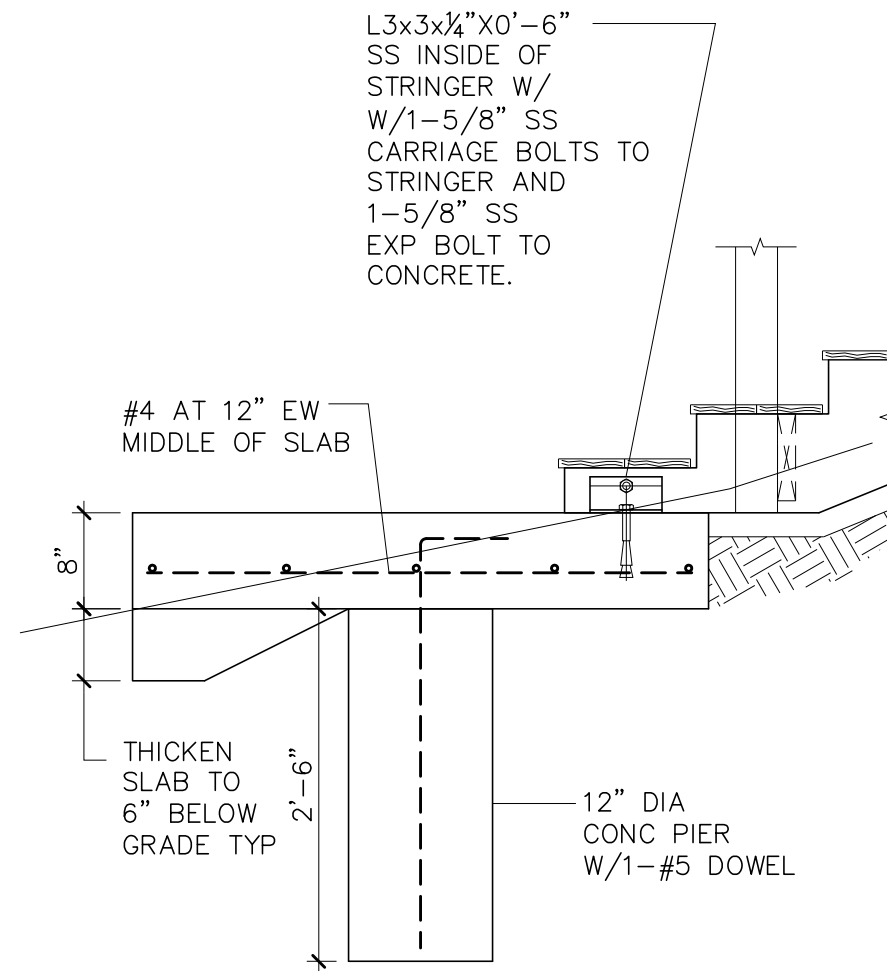
STAIR FRAMING DETAILS

N. COVE STAIRS
OLD SAYBROOK, CT

CONSTRUCTION

DATE: 12Feb21
PROJECT: #21006
SCALE:
DRAWN BY: CCB
CHECKED BY:

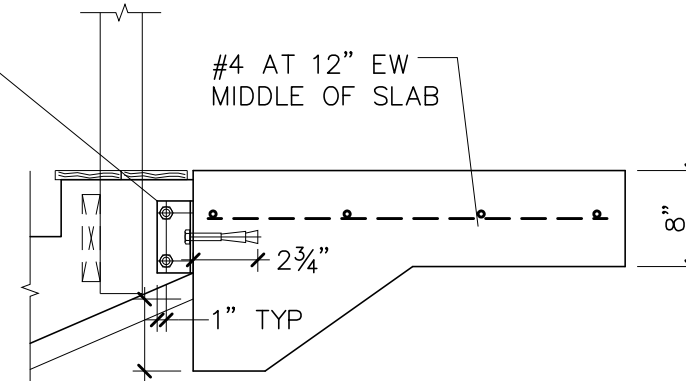
DWG. NO.
SKE



LOWER LANDING

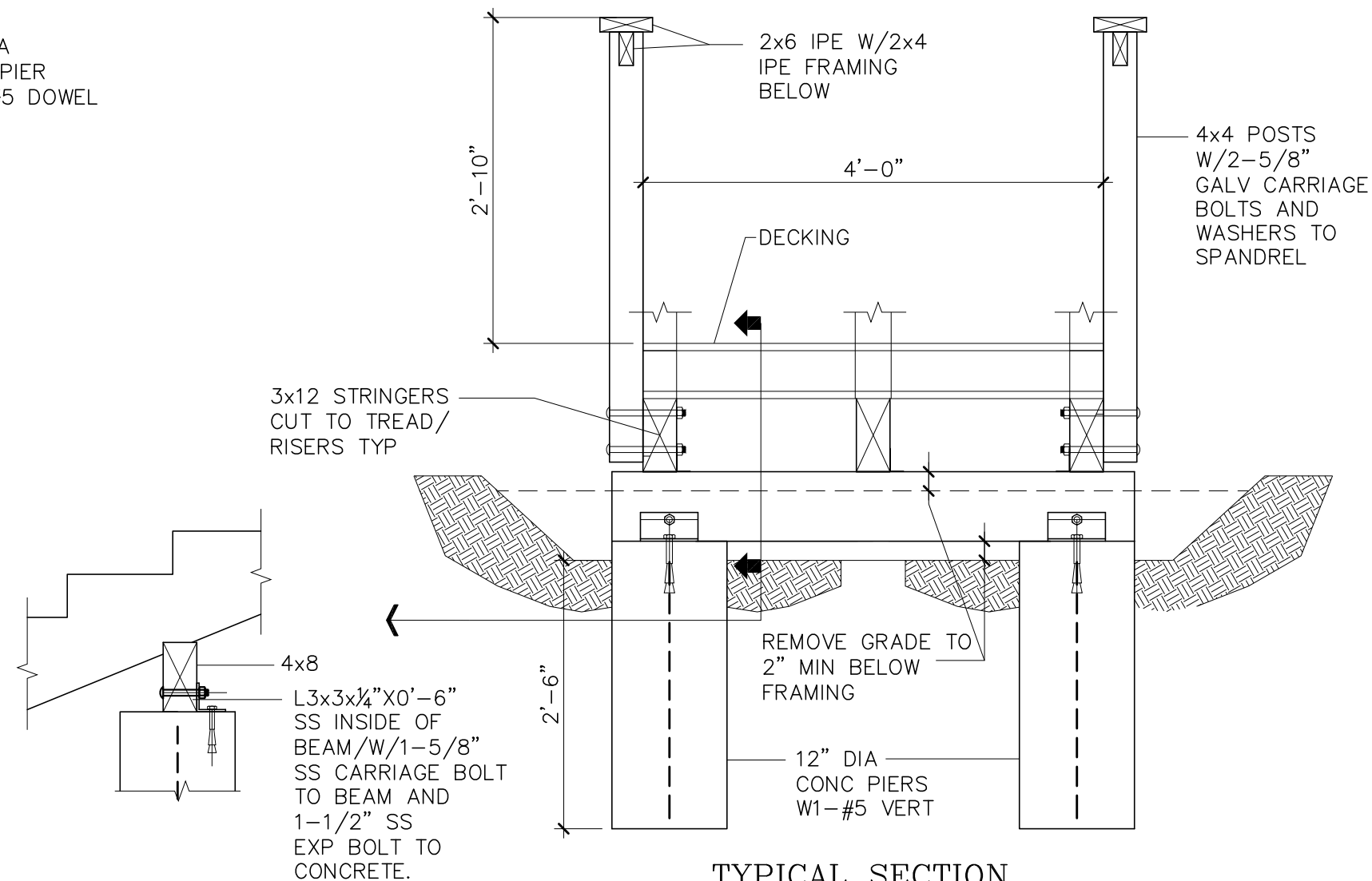
3/4" = 1'-0"

L3x3x1/4"X0'-6"
SS EA SIDE OF
STRINGER W/
W/2-5/8" SS
CARRIAGE BOLTS TO
STRINGER AND
1-5/8" SS
EXP BOLT TO
CONCRETE.



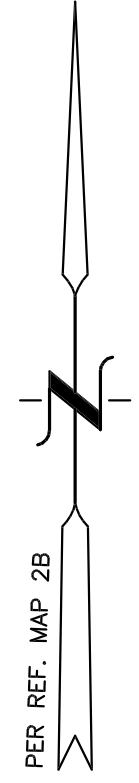
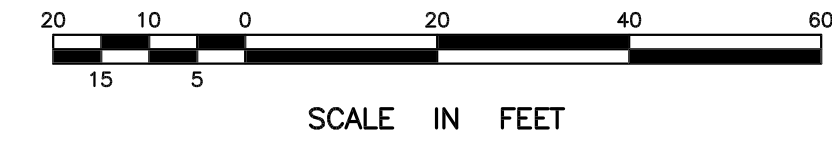
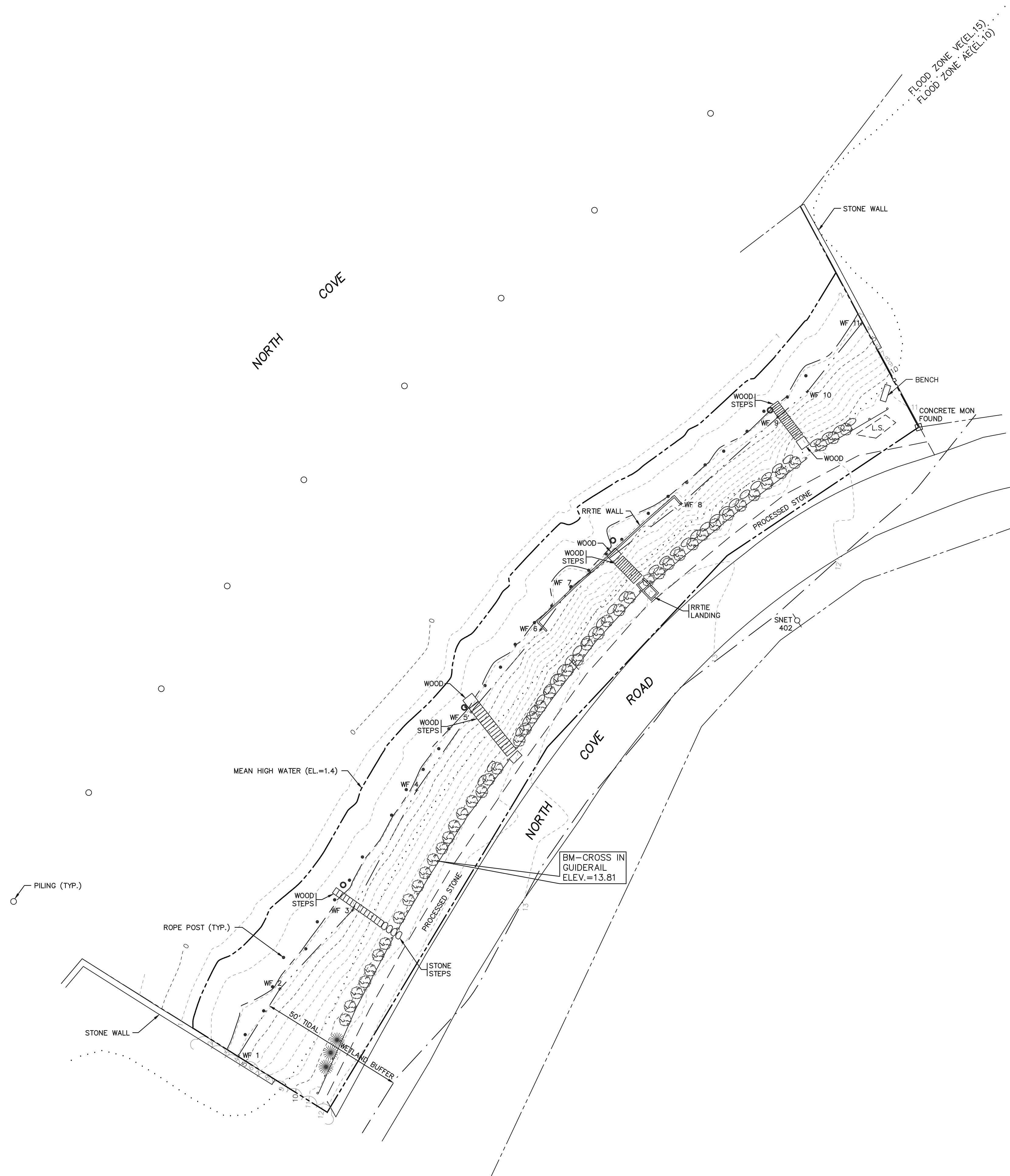
UPPER LANDING

3/4" = 1'-0"



TYPICAL SECTION AT PIERS

3/4" = 1'-0"



LEGEND

- | | |
|--|---------------------------|
| | PROPERTY/STREET LINE |
| | BUILDING SETBACK LINE |
| | FLOOD ZONE |
| | COASTAL JURISDICTION LINE |
| | EXISTING CONTOUR |
| | EXISTING SPOT GRADE |
| | OVERHEAD WIRES |
| | UTILITY POLE/GUY |
| | IRON PIPE/PIN/DRILL HOLE |
| | MONUMENT/MERESTONE |
| | SHRUB |
| | CONIFEROUS TREE |
| | HEDGE |
| | VINYL FENCE |
| | ROCKS |
| | SIGN |
| | TIDAL WETLAND LIMIT |
| | TIDAL WETLAND BUFFER |
| | LANDSCAPED AREA |
| | L.S. |

NOTES

1. THIS SURVEY AND MAP WERE PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. SURVEY NO. 14141, DATED: AUGUST 7, 2019. THIS SURVEY CONFORMING TO THE HORIZONTAL ACCURACY CLASS D AND TOPOGRAPHIC ACCURACY T-2.
- NO BOUNDARY DETERMINATION/OPINION IS PRESENTED HEREON. THIS MAP IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS.
2. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS ENTITLED:
- A. "MAP SHOWING CERTAIN BOUNDARIES OF NORTH COVE ROAD OLD SAYBROOK CONN.," BY: BENJ. H. CHALKER, SCALE: 1"=40' AND DATED: JUNE 1930.
- B. "PROPERTY/TOPOGRAPHIC SURVEY LAND OF PETER BISSON AND FAY BISSON, TAX 32 LOT 4 & 141 NORTH COVE ROAD, OLD SAYBROOK, CONNECTICUT," BY: ANNING SURVEY, LLC, SCALE: 1"=20' AND DATED: AUGUST 7, 2019.
3. TIDAL WETLAND LIMITS DEPICTED HEREON WERE DELINEATED BY ROBERT RUSSO, SOIL SCIENTIST ON JANUARY 18, 2021 AND LOCATED IN THE FIELD BY ANNING SURVEY, LLC, ON JANUARY 11, 2021.
4. BEARING SHOWED ON THIS MAP WAS BASED UPON THE TRUE MAGNETIC DECLINATION FOR THE YEAR 2019.
5. ELEVATIONS AND CONTOURS REFER TO NAVD 83 AND ARE BASED UPON CGS 86 978.
6. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND BEARING RECORDS FILED BY OTHERS. THEIR TRUE LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES ARE NOT BE SHOWN. UTILIZE CARE BEFORE YOU DIG! NUMBER (1-800-922-4455) TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES.

EXISTING CONDITIONS SURVEY
LAND OF THE TOWN OF OLD SAYBROOK
TAX MAP 32 LOT 3
125 NORTH COVE ROAD
OLD SAYBROOK, CONNECTICUT

DATE:
JANUARY 20, 2021

SCALE:
1"=20'

EXISTING CONDITIONS SURVEY
LAND OF THE TOWN OF OLD SAYBROOK
TAX MAP 32 LOT 3
125 NORTH COVE ROAD
OLD SAYBROOK, CONNECTICUT

TO MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.

DAVID A. ANNINO, LS 70126

DATE

THIS MAP IS NOT VALID WITHOUT
A LIVE SIGNATURE AND EMBOSSED SEAL.

ANNINO SURVEY, LLC
222 OLD BOSTON POST ROAD, SUITE 3
OLD SAYBROOK, CT 06475
PHONE: (860) 388-2068
FAX: (860) 388-2068