



April 16, 2015

## **RFP for Design Build HVAC Proposals for 1581 Magazine Mixed Use Building**

### **RFP Responses Due 4/30/2015 at 2 PM.**

Palmisano Contractors has been selected to construct a new construction mixed use development with 35 apartment units (27 two bedrooms and 8 one bedrooms) and approximately 6,000 SF of retail in 3 retail spaces. Site is currently unoccupied vacant land. Project will be designed by Wayne Troyer Architects. Project to be podium concrete slab with 2-3 floors of wood stud constructed above.

We are seeking proposals for design build guaranteed maximum price (GMP) Our intention is to award the HVAC subcontract as design build single source contract with all HVAC equipment, ductwork, controls, and design fees included in the single contract.

Payment for HVAC design and preconstruction services will be made as the first progress payment once permit is received, owner has financing and notice to proceed is given to Palmisano Contractors. No progress payments will be made during the design phase. In the event project goes through design but does not move forward into construction subcontractor and associated design team will be paid for costs incurred to date and progress drawings including CAD files will become possession of the owner.

In the event GMP pricing provided during this RFP process is exceeded without detailed justification agreed upon by all parties in final contract pricing, Palmisano Contractors reserves the right to reimburse design costs to date and bid to multiple subcontractors.

Subcontractors, along with respective design team, will be required to participate in design meetings at a frequency of every 2 weeks during the design period. Pricing on owner upgrades and options will be provided promptly through the design period in addition to milestone estimate updates which will occur at 50% DD, Permit Drawings and CD design phases.

### **Base HVAC Scope of Work:**

1. Include all design fees for stamped HVAC drawings. Include all reproduction costs for drawing distribution during design phase.
2. Specify name of design engineer/ firm used in proposal if it's not in house and specify whether same firm has electrical design capabilities as well.



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3. Specify what software design firm uses for compatibility with architecture firm.
4. New individual 14 SEER split system heat pumps with electric backup heat included for 35 apartments and floor 1 lobby/amenities area.
5. Include Carrier, Trane or equal level of equipment with similar warranty. Goodman or similar will not be acceptable.
6. Base case includes rooftop dedicated outside air unit is ducted to each apartment as well as the corridors and floor 1 retail.
7. Include mini split or similar to condition 1 stairwell and elevator closet.
8. Ductwork located in dropped ceilings over kitchens and baths
9. Diffusers to be horizontal bar type, Anemostat or approved equal
10. Base scope in retail spaces includes refrigerant piping to the roof, and freeze protection heaters.
11. Apartment ductwork to be fiberglass ductboard and flexible duct. Exhaust ductwork to be uninsulated sheet metal. Outside air duct to be sheet metal with exterior insulation.
12. Bathrooms to include individual bathroom fans ducted to the exterior.
13. Dryers will be vented to the exterior.
14. Kitchen hoods to be re-circulating type requiring no vent in base bid.
15. Coring and fire-stopping are included.
16. Concrete slab demolition and repair by others.

**Base Price Required Pricing Breakouts: (these items are to be included in base price – breakout for comparison only)**

1. Cost for design/ preconstruction work to get project to stamped drawings should project not go forward to construction.

**Options Pricing**

1. Add to include A/C equipment for retail space with 300 SF per ton A/C load in each space with electric heating.
2. Add ventilation of range hoods in apartment units to outside
3. Deduct rooftop dedicated outside air unit and replace with split systems for corridors and individual air intakes to each apartment unit.

Selection will be based on a best value to the owner which includes more than just a consideration of price, selection criteria is based on the following:

- The competitiveness of the proposal.
- The ability of the firm to properly staff the project and meet the deadlines associated with the schedule.
- The relevant experience of the proposer, please include list of similar projects



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- The willingness of the contractor to accept the contract form and ability to meet the insurance requirements.

Sincerely,

Jeffrey Kerth  
Palmisano Contractors LLC