



TOWNSHIP OF WEST ORANGE

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

DEPARTMENT OF PUBLIC WORKS

ROBERT D. PARISI
Mayor

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LEONARD R. LEPORE
Director/Municipal Engineer

February 3, 2020

Gary Musciano
Herbst Musciano
611 Main Street, 2nd Floor
Boonton, New Jersey 07005

RE: **REQUEST FOR PROPOSALS**
ARCHITECTURAL, MECHANICAL, ELECTRICAL
PLUMBING DESIGN SERVICES
FIRE STATION NO. 1, 415 VALLEY ROAD
FIRE STATION NO. 3, 93 RIDGEWAY AVENUE
FIRE STATION NO. 4, 280 PLEASANT VALLEY WAY
FIRE STATION NO. 5, 25 MT. PLEASANT PLACE

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 four West Orange Fire Stations. Those stations are Fire Station No. 1, 415 Valley Road; 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 minimum required improvements at each Fire Station. Your services for each Fire Station shall be a separate proposal. The priority order for the Township is Station No. 1, Station No. 3, Station No. 4 and Station No. 5. Although you will be submitting separate proposals if there are monetary economies that will accrue to the Township by awarding multiple professional service contracts to your firm, please provide that information. 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 inspection and attendance at project meetings.

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

Also an Asbestos Management Plan was developed for Fire Station No. 1, Fire Station No. 3 and Fire Station 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 Proposals are due by Monday, March 3, 2020 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 a 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 nsales@westorange.org or on his cell (973) 725-7456 or DPW Supervisor Lou Reynolds at Ireynolds@westorange.org or (973) 725-8774.

Very truly yours,



Leonard R. Lepore, Municipal Engineer
Director of Public Works

LRL/tp
enc.

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

**IMPROVEMENTS AND RENOVATIONS TO
FIRE STATION NO. 1 OPERATIONS WING ONLY
415 VALLEY ROAD
DESIGN, SPECIFICATIONS, BID DOCUMENTS
BID ANALYSIS
CONSTRUCTION INSPECTION
CONSTRUCTION MANAGEMENT AND ADMINISTRATION**

1. **SITE**
 - A. No Improvements

2. **BUILDING EXTERIOR**
 - A. **Windows**
 1. Replace all windows with double pane low-e glass with insulated frames
 2. Re-caulk sill joints
 3. Repair/replace lintels and sills as necessary
 - B. **Walls**
 1. Repair/repoint all brick mortar joints
 2. Reseal all brick
 - C. **Doors**
 1. Replace all doors and frames
 - D. **Soffits**
 1. Protect plywood soffit over windows where exposed
 - E. **Miscellaneous**
 1. Install commercial grade awning over exterior grill area

3. **BUILDING INTERIOR**
 - A. **Flooring**
 1. Repair and level concrete slab where necessary
 2. Repair/replace all VCT Flooring
 3. Replace all VAT Flooring
 4. Repair/replace all vinyl wall base
 5. Replace shower room floor
 - B. **Walls**
 1. Repair cracks in CMU walls due to uneven settlement and vibration
 2. Refinish walls as necessary
 - C. **Ceilings**
 1. Repair/replace all ceiling tiles and lath and plaster ceilings
 - D. **Doors**
 1. Replace all residential grade doors with commercial grade ones
 2. Replace closet doors
 3. Paint door to shower room

It is the general intent to refresh the interior of Fire Station No. 1

4. **MECHANICAL, ELECTRICAL, PLUMBING**
 - A. **HVAC**
 1. Replace gas fired boiler and circulating pumps
 2. Repair/replace fan coil units and baseboard radiation covers
 3. Insulate hot water heating piping in boiler room

4. Upgrade all ceiling and roof exhaust fans, provide for fresh air
5. Upgrade controls
6. Provide split air conditioning system for various areas
7. Repair/replace unit heater in kitchen
8. Repair/replace all heater valves
9. Repair/replace shower room heater

B. Electrical

1. Cover exposed wiring and open junction boxes

C. Plumbing

1. Upgrade all plumbing fixtures and hardware as needed – water closets, sinks, showers – to low flow
2. Consider making one shower stall from two existing stalls
3. Raise shower heads
4. Replace shower base/bases
5. Replace restroom accessories

D. Fire Alarms

1. Upgrade existing fire alarm system

5. BARRIER FREE CODE, ADA COMPLIANCE

A. Hardware

1. Provide code compliant door hardware

B. Restrooms

1. Consider providing an accessible shower

6. ASBESTOS ABATEMENT

As necessary to implement improvements

7. TEMPORARY FACILITIES DURING RENOVATIONS

8. CONSTRUCTION COST ESTIMATE

**IMPROVEMENTS AND RENOVATIONS TO
THREE WEST ORANGE FIRE STATIONS
DESIGN, SPECIFICATIONS, BID DOCUMENTS
BID ANALYSIS
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. Repair/replace/repaint flagpole
- 2. Repair leak into basement by louvers
- 3. New Bilco door to basement on proper base
- 4. Repair/replace window shutters

B. APPARATUS AREA

- 1. Repair/replace/repair all garage door lintels and repair/replace brick above lintels.
- 2. Restore cupola: repair, repaint, repair metal roofing

C. THROUGHOUT

- 1. Repoint/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 title
- 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

It is the general intent to refresh the interior of Fire Station No. 3

4. MECHANICAL, ELECTRICAL, PLUMBING

A. HVAC

1. Replace all windows and through the walls 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 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 COMPLAINT

1. Upgrade doors, plumbing fixtures, front public entrance to barrier free code and ADA compliance where necessary. Provide ADA Complaint water fountain.

6. ASBESTOS ABATEMENT

AS NECESSARY TO IMPLEMENT IMPROVEMENTS

7. TEMPORARY FACILITIES DURING RENOVATIONS

8. CONSTRUCTION COST ESTIMATES

NOTE: Energy efficient lighting was recently installed on the inside and outside of 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 complaint
ADA front entrance

2. BUILDING EXTERIOR

A. WALLS

- 1. Repair cracks
- 2. Repoint all brick
- 3. Reseal all brick
- 4. Replace/repaint fascia where necessary
- 5. Replace both water deflectors over main doors

B. WINDOWS

- 1. Replace all windows with double pane low-e glass with insulated frames
- 2. Re-caulk sill joints

C. 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

D. 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

It is the general intent to refresh the interior of Fire Station No. 4

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 separate 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 COMPLAINT

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. TEMPORARY FACILITIES DURING RENOVATIONS

8. CONSTRUCTION COST ESTIMATE

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 hose tower ladder

B. WALLS

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

2. CONSTRUCTION COST ESTIMATES