



## Town of Derry, New Hampshire

---

### REQUEST FOR PROPOSALS

B20-137

May 1, 2020

The Town of Derry, New Hampshire seeks proposals for:

### **Design – Build: Fire Station Addition**

**Offered by:**  
**Department of Public Works**

**RFP Process Coordinated by:**  
**Alan Côté, Supt. of Operations**  
**(603) 432-6144**

The Town of Derry is seeking to replace the existing modular structure located on the west side of Central Fire Station located at 131 East Broadway with a new stick built construction 12 foot wide x 46 foot long addition with one bedroom, one locker room, and one computer room. The Department of Public Works will demolish and remove the existing modular structure and excavate the site and prepare it for pouring of footing and frost walls by the contractor. Public works will also take care of backfilling around the foundation.

The proposed scope of work is to design and build a new structure to meet the following **minimum** specifications:

Submit plan to Building Department and DPW for review and approval – no permit fee

A Payment and Performance Bond will be required for this project

Work hours will be Monday Through Friday from 7AM – 5 PM unless granted permission otherwise

All framing and construction will meet the 2015 IBC

2 foot wide by 12 inch thick continuous concrete footing

10 inch thick by 4 foot high concrete frost wall (existing buried electrical service will need to be formed around)

5 inch thick concrete slab (slab to be at same level as concrete floor of existing building)

2 inch thick (R-10) rigid polystyrene insulation under the slab

Foam sill sealer with 2" X 6" pressure treated plate.

2" x 6" KD exterior walls 16" O.C.; R-21 Insulation in all exterior walls

2" x 4" interior walls 16" O.C.

Four egress double hung vinyl windows, one on each gable end and two on the eave side 32 inch wide x 54 inch high

One 36 inch wide exterior door

Three Composite core interior doors (2 – 36inch wide doors and 1 – 32 inch wide door)

Drywall interior walls finished and painted

3 ½ inch Colonial casing and 6 inch baseboard

Engineered vinyl plank flooring (\$6.00 per SF Allowance)

Drop ceiling with 2' x 2' panels

All interior and exterior electrical lighting and outlets (interior lights to be 2' x 2' LED troffers with occupancy sensors)

Fire alarm wiring and emergency lighting

Remote light activation for sleeping quarters from dispatch

Data cables in office area and lieutenant's quarters

Sprinkler system (connected to existing system)

16,000 btu heating/cooling unit (Mitsubishi Mini-split or equivalent)

(1) Exterior LED wall pack lights - mounted near the exterior door

Zip System exterior sheathing

30 year asphalt shingles-black.

Vinyl siding to match siding to match existing structure (existing upper portion, grey)

In addition to making a weather tight connection to the existing structure, there is an electrical junction box/current transformer box which will need to be framed around inside the lieutenant's quarters and housed in a utility closet.

The existing exhaust fans from the bathrooms will need to be exhausted to the outside of the new structure.

Attention will need to be given to ensuring the scuppers from the flat roof can drain properly upon completion of the project across the new roof.

Questions may be directed to Alan Côté by email at [alancote@derrynh.org](mailto:alancote@derrynh.org). **Bidders must review existing conditions in preparing their quote for design/build services. The Town is not responsible for any representations made in this document.**

**A Pre-bid meeting will be held on Wednesday, May 13, 2020 on location at 131 East Broadway at 9 am. Due to the current conditions with Covid 19 all inspections will be performed from outside of the building.**

Sealed Quotes are to be forwarded to:

Alan Côté, Supt. of Operations  
Derry Municipal Center  
14 Manning Street  
Derry, New Hampshire 03038

SEALED Proposals will be accepted **until 4:00 p.m. on Friday, May 22, 2020**. Proposals received after this time will be returned unopened. Faxed proposals will not be accepted.

The Town of Derry reserves the right to reject all bids for any reason. The Town also reserves the right to negotiate details of the proposals for best value prior to contract signature. The Town will select the best value within the available budget.

The Town seeks to commence work in June or July of 2020. The Town expects the work to be completed no later than November 30, 2020.