

PHIPPS CONSERVATORY AND BOTANICAL GARDEN  
ONE SCHENLEY PARK DRIVE, PITTSBURGH, PENNSYLVANIA

## Invitation to Bid – Old Conservatory West Wing (Stove Room, Fern Room, Orchid Room) Roof Restoration and Replacement

Phipps Conservatory is accepting bids for the restoration and replacement of the roof glazing system in the **Old Conservatory West Wing (includes the Stove Room, Fern Room, & Orchid Room)**.

The scope of work will be bid, awarded and contracted on a Design-Build basis following the general framework of AIA Document A141-2014 Standard Form of Agreement Between Owner and Design-Builder. The Design-Builder will evaluate the Owners criteria provided for the project and develop a preliminary design to present to the Owner. Following Owners consent to proceed, the Design-Builder will provide a proposal to Owner regarding the contract sum. Upon mutual agreement, Owner and Design-Builder will execute a Design-Build Amendment to establish the contract sum. Project milestone dates are expected to follow the below schedule:

Invitation to bid issued:	November 1, 2019
Bid proposals due:	November 22, 2019
Bid review:	November 22, 2019 – December 6, 2019
Bid Awarded:	December 13, 2019
Preliminary Design:	February 21, 2020
Design-Build Proposal	March 13, 2020
Design-Build Amendment	April 1, 2020
Begin Construction	May 1, 2020
Substantial Completion	October 1, 2020

Those wanting to submit a bid proposal are required to visit the site and inspect the areas that are involved in this project to evaluate existing conditions. Contact information for architectural/design firms with glasshouse structure experience at the site can be provided upon request. The project will require contractor labor is paid at local prevailing wage and proposed contract price should reflect this.

The Design-Builder is required to follow LEED Green Building principles including solid waste management, indoor air quality best management practices, and will be responsible for a weather protected building during the renovation.

## **Scope of Work:**

The project is "The Old Conservatory West Wing", which includes 3 (Stove Room, Fern Room, Orchid Room) of thirteen glasshouse exhibition halls at Phipps Conservatory's historical structures. The project involves removal of the existing wood and glass roof glazing, re-glazing of the roof structure, cleaning and painting of the interior structural steel framework and exterior gutters and sills including minor repairs to the cast iron gutter system. The new glazing system will consist of new replicated aluminum glazing rafters with new lapped glass glazing. The glazing material will be clear laminated safety glass of a minimum allowable thickness installed with 3/8" laps using stamped or extruded aluminum bar caps. All sheet metal trim, flashings, condensation drip leaders and all miscellaneous metal components will be replaced with aluminum or stainless steel material to match the originals as closely as possible. Provide and install 16 mesh metallic (aluminum, copper, stainless steel) insect screening for sidewall and ridge openings (Stove Room, Fern Room, Orchid Room).

Project Location: One Schenley Park Drive

Owner: City of Pittsburgh

Owner Contact: Brad Clauss, Senior Facilities Project Manager, Phipps Conservatory  
See attached Figure1 for project area

**Alternate No. (1)** Provide and install scaffolding to enable the public and employees to have safe access through the Fern Room to and from the Serpentine Room and Outdoor Garden

Requests for electronic copies of the bid package, inquiries regarding bid package materials, and scheduling of site visits can all be coordinated through the following client contact:

Brad Clauss  
Senior Facilities Project Manager  
(412) 622-6915 ext. 6631  
[bclauss@hipps.conservatory.org](mailto:bclauss@hipps.conservatory.org)

**Bid proposals are due on or before 5:00 PM, Friday, November 22, 2019**

To: Brad Clauss, Senior Facilities Project Manager at Phipps Conservatory.

Bid proposals must include all design, material and labor required for a complete project – material only proposals will not be accepted. Any proposed changes to the bid scope criteria are to be submitted at least one week before the bid due date for review and response.

**Figure 1 – Project Area**

