



## Invitation to Bid Old Conservatory Desert Room & Sunken Garden Roof Restoration and Replacement

Phipps Conservatory is accepting bids for the restoration, replacement and enhancement of the roof glazing system in the **Old Conservatory Desert Room & Sunken Garden**.

### Scope of Work

The project includes both the Desert and Sunken Garden Rooms, vestibule connecting the rooms, and exterior vestibule on the Desert Room. These are the final two (2) room renovations of the thirteen (13) glasshouse exhibition halls at Phipps Conservatory's historical structures. The project involves removal of the existing roof and sidewall acrylic glazing, aluminum roof rafters, bar caps and glazing gaskets, all roof and sidewall vent sash and vent sash operating components, cleaning and repainting of the steel support structure and furnishing and installing new aluminum, replicated wood rafter profiles as installed in other previously renovated rooms. Bar caps to be painted white and match all new exposed surfaces and adjacent glasshouses. Safety laminated glass and new aluminum bar caps using the original rafter spacing for 14" wide glass. This re-glazing project also includes replacement of the existing aluminum sills and gutters with new cast sills and gutters matching the original cast iron profiles in other renovated rooms and replacement of valley and connection flashings and insect screening replacement. Replacement of all side and roof vent operating equipment including rack and pinions. Provide and install new replicated aluminum ridge/roof window vents to match historic standard profile. 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.

Project Location: One Schenley Park Drive, Pittsburgh, PA 15213

Owner: City of Pittsburgh

Owner Contact: Michelle Allworth, Facilities Project Manager, Phipps Conservatory

Those wanting to submit a bid proposal are required to visit the site and inspect the areas that are involved in this project. Please provide a letter or email of intent to bid this project on or before November 3, 2023. Client contact information is detailed on page 3.

The scope of work will be bid, awarded, and contracted following the general framework of AIA Document A101-2017 Standard Form of Agreement Between Owner and Contractor. Project milestone dates are expected to follow the below schedule:

Invitation to bid issued:	October 24, 2023
Submit letter of Intent to bid:	November 3, 2023
Request for Info Deadline:	November 10, 2023
Bid proposals due:	November 15, 2023
Bid review:	November 15, 2023 – November 22, 2023
Bid Awarded:	November 27, 2023
Begin Construction:	April 2024
Substantial Completion:	November 2024

### **Qualification Statements**

Provide a description of your proposed team, including names and principals who would provide services. This should include other key personnel who will be assigned to this project with their resumes.

Give a description of previously completed projects that are similar to the historic preservation scope of work for this project (one page maximum per project). A maximum of three relevant projects for the entire team will be considered. Include narrative describing conceptually how this project will be staged and sequenced. With the qualifications statement provide a Project Management Plan that showcases your approach to the project logistics and schedule.

### **Key Compliance Guidelines**

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.

The project will require contractor labor is paid at local prevailing wage and proposed contract price should reflect this.

Contractor must comply with PA Steel Products Procurement Act. A full explanation on steel requirements is available.

Contractor must comply with Trade Practices Act of July 23, 1968, P.L. 686 (71 P.S. § 773.101 et seq.) and shall not use or permit to be used in the work any aluminum or steel products made in a foreign country (Argentina, Brazil, South Korea, Spain) which discriminates against aluminum or steel products manufactured in Pennsylvania.

Contractor is required to obtain payment and performance bonds at 100% of the contract amount.

The Contractor is required to follow Phipps Sustainability Plan / Green Building principles including solid waste management, indoor air quality best management practices, and will be responsible for a secure job site during the renovation.

Work will follow the same construction standards and specifications as those developed for prior glasshouse restoration projects completed at Phipps Conservatory. A copy of these standards and specifications have been included in the bid documents for reference.

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:

Michelle Allworth  
Facilities Project Manager  
(412) 622-6915 ext. 6630  
[mallworth@phipps.conservatory.org](mailto:mallworth@phipps.conservatory.org)

**Alternate No. (1):** Provide and install scaffolding to enable the public and employees to have safe access through both sides of the Sunken Garden Room to and from East, Victoria and Broderie Rooms throughout construction.

**Alternate No. (2):** Provide and install scaffolding to enable the public and employees to have safe access through the Sunken Garden Room to and from East, Victoria and Broderie Rooms one side at a time, so additional masonry work can occur inside concurrent with the renovation.

**Alternate No. (3):** Provide and install scaffolding in the Desert Room for third party access (Denny Park Fine Arts) to remove Chihuly glass sculpture prior to construction and reinstall post-construction.

**Bid proposals are due on or before 5:00 PM, Wednesday, November 15, 2023**

To: Michelle Allworth, 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 as specified are to be submitted at least one week before the bid due date for review and response.

END OF INVITATION