



**Bid Packages**

**Project:** **Athenex Pharma Solutions  
Proposed Manufacturing & Warehouse Addition  
11342 Main Street  
Newstead, NY 14031**

**Due Date:** **February 9, 2018  
1:00pm**

This document is for bidding. It will be made part of the construction Contract and should be used in addition to the plans and specifications. All Work must be in accordance with the plans and specifications prepared by Silvestri Architects, PC and the bid scope.

**Instruction to Bidders:**

1. All Contractors who intend to bid must register with P.A.T. Construction Management Corp. by e-mailing Carolyn Casilio, [CarolynC@CasilioCo.com](mailto:CarolynC@CasilioCo.com). Please forward company name, contact person, phone number, e-mail.
2. Drawings are available at [www.casilioco.com](http://www.casilioco.com) (Contractor Bidding Login).
3. No explanations of the plans, specifications or other contract documents will be made to any bidder verbally. Any request for an understanding should be in writing addressed to the appropriate parties listed below:

<b>Bidding Inquiries</b>	<b>Design Inquiries</b>
P.A.T. Construction Management Corp.	Silvestri Architects, PC
Phone: 716-633-9933 Fax: 716-633-9937	Phone: 716-691-0900 Fax: 716-691-4773
Project Administrator	Architectural Job Captain
Carolyn Casilio	Stephanie Hunt
<a href="mailto:CarolynC@CasilioCo.com">CarolynC@CasilioCo.com</a>	<a href="mailto:StephanieH@SilvestriArchitects.com">StephanieH@SilvestriArchitects.com</a>

4. Each Contractor must inform themselves fully of the conditions relating to the construction and labor under which the Work is now or will be performed including furnishing all material, labor, and equipment necessary to carry out the provisions of the Contract documents. If a site visit is needed, please coordinate with Carolyn Casilio, [CarolynC@CasilioCo.com](mailto:CarolynC@CasilioCo.com).
5. Bidders shall submit their bid on the form furnished by P.A.T. Construction Management Corp.

**General Notes:**

1. The Work inside the existing premises must be coordinated with the Tenant. The space is occupied and must remain operational during construction.
2. This Project is a Capital Improvement and should include sales tax on material. Please itemize on the bid form the sales tax amount included in your bid as the Owner is seeking IDA approval.
3. This Project is non-prevailing wages.
4. Contractors to list cost savings on the bid form or on a separate attachment.
5. Contractors to include all work which is associated within their bid package and include items identified in other specification divisions.
6. Contractor is responsible for their own clean-up and debris removal including dumpster.
7. Mechanical, HVAC, Fire Protection, and Electrical Contractors are to include all General Construction associated work within their quote.

## Site Work

### Bid Package 1

- Contractor is responsible for Site Preparation, Dewatering, Earthwork, Storm water Drainage, Site demolition
- Contractor is responsible for all site earthwork, backfill, and excavation as well as removal of spoils
- Contractor to include all exterior and interior earthwork including removal of existing asphalt
- Contractor is responsible for all site demolition, included but not limited to existing sidewalks and asphalt
- Contractor is responsible for layout and grading for their scope of work, topsoil to be furnished and placed within an inch of finish grade
- Contractor to include all storm piping, rock removal, water or sanitary line relocation and roof leaders
- Contractor is responsible for furnishing and installing the stone required under sidewalks and concrete floors, including vapor barrier and foundation insulation
- Contractor is responsible for all grade and soil sub-grade below stone in parking areas, plus or minus one inch
- Contractor to furnish, maintain and install all silt fencing
- Contractor to furnish and install safety fence around excavated area
- Site Contractor to furnish all labor, materials, and permits, connection (including tap permits) for water, fire protection water service, sewer utilities.
- Sewer line work to include all piping from building to septic tank, piping from septic tank to pump station
- [Contractor to submit unit pricing for excavation and backfilling of foundations below and above elevations shown on the bid documents](#)
- [Alternate: Excavation and backfill of foundations](#)
- [Alternate: Exterior concrete flatwork](#)

## Asphalt Paving

### Bid Package 2

- Division 32 – Exterior Improvements Section 1200
- Contractor to include all labor, materials, equipment for new pavement and patch
- Contractor to include stone base, striping and sealing
- Contractor to seal and stripe the entire parking lot
- Contractor to furnish and install all handicapped parking signage
- Contractor is responsible for furnishing and installing the complete pavement section including fabric, sub-asphalt stone, and asphalt pavement
- Contractor is to supply all labor and materials to fine grade parking lot stone
- Fine grading of sub-grade below stone, plus or minus one inch
- Placement of asphalt binder system
- Placement of asphalt surface course

## Septic System

### Bid Package 3

- Contractor to include all labor and materials for all new sanitary piping from pump station to new septic field including connection
- Contractor to include all labor, materials including bed material, and electrical for new septic system

## Landscape

### Bid Package 4

- Contractor to include all plants, labor and materials
- Contractor to fine grade 1” and all restoration grass seeding

## Foundations

### Bid Package 5

- Contractor to include all labor, materials, rebar for complete installation of foundation
- Contractor to install all anchor bolts and leveling plates furnished by steel supplier
- Contractor to include pinning foundations to rock
- [Alternate: Foundation excavation and backfill](#)

## Concrete Flatwork

### Bid Package 6

- Contractor to include all labor, materials, and rebar for complete installation of concrete flatwork
- Contractor to supply all labor and materials to grade subgrade
- All materials to be included: i.e., rebar, mesh
- [Alternate: Exterior concrete flatwork](#)
- [Alternate: Installation of pipe bollards](#)

## Demolition

### Bid Package 7

- Contractor to include all demolition as noted on drawings

## Structural Steel

### Bid Package 8:

- Furnishing, fabrication and erection of all steel, furnish all steel materials embedded by other trades, i.e. anchor bolts, leveling plates, bollards and lintels
- Contractor to include all necessary shoring and bracing
- All work associated with steel framing to support Roof Top Units
- Contractor to include temporary stairs and necessary barricades per OSHA requirements
- Contractor to furnish and install ladder for roof scuttle
- Contractor to furnish all bollards as required

## Carpentry (Rough & Finish), Drywall, Acoustic

### Bid Package 9

- Contractor to include all reinforcing or backing
- Contractor to furnish and install insulation for all exterior and associated interior walls, work related to gypsum board assemblies including, but not limited to sound attenuation blankets, and concealed building insulation
- Contractor to furnish and install, all wood, rough lumber, drywall, drywall finish, all exterior wall sheathing to be weather proofed
- Contractor to include all fasteners and adhesives, receiving of material, unloading and storage of same
- Contractor to furnish and install all roof blocking
- Furnish and install Metal Wall Panels
- Contractor to furnish and install labor and materials for, stud walls, drywall, finishing, acoustic ceilings, fascia and soffits and canopies
- Contractor to supply all labor and fasteners for all millwork, wood trim and door/frame/hardware *installation*.

## Carpentry (Finish)

### Bid Package 9A

- Contractor to install hollow metal doors, frames, wood doors and hardware
- [Alternate Add: Contractor to install diamond plate wall protection](#)

## Exterior Insulation Finish System (EIFS)

### Bid Package 10A

- [Contractor to bid EIFS system as an alternate in lieu of metal panels](#)
- Contractor to include all prep work for installing EIFS system on existing building

## Metal Panels

### Bid Package 10B

- Contractor to bid metal panel system as an alternate add in lieu of EIFS system on new addition and replace panels on existing building
- Contractor to include all break metal, flashing, mounting accessories and detailing
- Contractor to review panel manufacturer with Peter Casilio prior to bid

## Roofing

### Bid Package 11

- Section 07410 – Metal Roof Panels
- Section 07532 – Fully adhered EPDM
- Contractor to include membrane roof
- Contractor to furnish and install all associated flashing
- Contractor to include furnishing and installing roof scuttle
- [Alternate Add: Remove and replace existing EPDM roofing system](#)
- [Alternate Add: New metal roof overbuild, gutters, downspouts on existing entry vestibule](#)

## Aluminum Windows & Glazing, Interior Glazing

### Bid Package 12

- Section 08410 – Aluminum Entrance and Storefronts
- Includes furnishing and installation, include caulking around window frames
- Includes glazing and caulking of the windows for a complete installation

## Hollow Metal Doors & Frames, Wood Doors, Finish Hardware

### Bid Package 13

- Section 08100 – Metal Doors & Frames
- Section 08211 – Flush Wood Doors
- Section 08710 – Door Hardware
- Contractor to separate cost of glass

## Overhead & Specialty Door Systems

### Bid Package 14

- Section 08300 – Specialty Door Systems
- Section 08360 – Overhead Doors
- All labor and materials for complete installation of overhead and specialty doors

## Loading Dock & Dock Equipment

### Bid Package 15

- Section 11161 – Hydraulic Dock Levelers
- All labor and materials for complete installation of hydraulic dock levelers
- Contractor to include all loading dock accessories

## Finish Flooring

### Bid Package 16

#### Section 09300 – Ceramic Tile

#### Section 09650 – Resilient Flooring

#### Section 12670 – Entrance Mats

- Contractor to furnish and install all flooring material and transition strips
- Contractor to include all leveling and flash patching for a complete job
- [Alternate Add: Contractor to include all prep work, labor and material for epoxy flooring](#)
- [Alternate Add: Contractor to include all prep work, labor and material for polymer coating](#)

## Painting

### Bid Package 17

- Section 09910 - Painting
- Contractor to include exposed exterior and interior items and surfaces including exposed steel and iron work

## Specialties

### Bid Package 18

#### Section 10440 – Signage

#### Section 102800 – Toilet Accessories

#### Section 10522 – Fire Extinguishers

#### Section 10800 – Toilet Accessories

## Mechanical – HVAC

### Bid Package 19

- Contractor to include all work associated furnishing and installing H.V.A.C. system; including system for server room, control systems and low voltage wiring
- Furnish all thermal switches, disconnect switches, starter and combination magnetic switches

## Electrical

### Bid Package 20

- Contractor to include all necessary permits and utility fees for electric and phone.
- Contractor to include furnishing and installing all exterior site lighting, including excavation, backfill and concrete light bollards.
- Contractor to include all excavation and backfill for his work
- New electrical service & panels
- Lighting switches, control switches, wiring
- Receptacle system including convenience, power receptacles, wiring, appliance circuits
- Furnish & install fire alarm and smoke detection system
- Connection of equipment furnished by others
- Work as shown on drawings
- All required alarm and monitoring systems.

## Plumbing

### Bid Package 21

- Contractor to include all necessary permits.
- Contractor to include all excavation and backfill for his work.
- Contractor to include all work associated with riser and back flow preventer
- Site contractor will bring water and sewer service five feet **(5') inside foundation wall**

## Fire Protection

### Bid Package 22

- Contractor responsible to provide a complete turnkey system including all design, engineering permitting installation and testing
- Furnish all contacts and switches for alarm system connections.
- Contractor responsible for all cutting, patching, and firesafing / sealants.