

Delaware River Basin Commission

25 Cosey Road

P.O. Box 7360

West Trenton, New Jersey 08628-0360

Phone: (609)883-9500 Fax: (609)883-9522

Steven J. Tambini

Executive Director

REQUEST FOR PROPOSALS (RFP) COMMISSION OFFICE BUILDING KITCHEN REMODEL INFORMATION AND INSTRUCTIONS

1. GENERAL INFORMATION

The Delaware River Basin Commission (“Commission” or “DRBC” or “Owner”) is seeking a qualified firm to remodel the kitchen within the Commission’s office building in West Trenton, New Jersey. The building, including the kitchen, was constructed in 1970. Interested firms are asked to provide a scope of work, cost estimate, and schedule for performing the remodel based on architectural drawings provided in Appendix A of this RFP and the pre-proposal site visit described in Section 2, below.

Any changes to this RFP will be in the form of an addendum or addenda, which will be posted on the Commission’s website, www.drbc.gov.

The DRBC reserves the right to reject any or all submittals and to be the sole judge of the merits of each submittal.

The selected contractor will be chosen based upon proposals received in response to this RFP and any amendments to this RFP, as described above. The Commission reserves its ability to, in its sole discretion, waive minor irregularities, defects, or informalities in the submitted proposals when such irregularities, defects, or informalities have no bearing on the amount of the bid or on the competitive advantage of the proposal.

Questions, including requests for clarification or to explain apparent discrepancies or omissions, regarding any part of this RFP should be directed to the Commission’s Director of Finance and Administration, Elba Deck, at 609-477-7201 or elba.deck@drbc.gov. Questions received less than ninety-six (96) hours before the bid deadline may not be answered. Any interpretation or correction of the documents will be made only by addendum posted to the Commission’s website. The Commission will not be responsible for any other explanations or interpretations of the proposed documents.

In accordance with Section 15.1(i) of the Delaware River Basin Compact, U.S. Public Law 87-328, 75 Stat. 688 (1961), all laborers and mechanics employed by contractors or subcontractors

pursuant to this RFP must be paid wages at rates not less than those prevailing in the area, and all such workers must receive compensation at a rate of not less than one and one-half times their basic rate of pay for all hours worked in any work week in excess of eight hours in any work day or forty hours in any work week.

2. PRE-PROPOSAL SITE VISIT

All interested bidders are required to arrange for an in-person site visit to view the existing kitchen at the Commission's office building located at 25 Cosey Road, West Trenton, NJ, 08628. Site visits must be completed at least 10 days prior to the bid submittal deadline.

Interested bidders must arrange for their in-person tour of the kitchen at least one business day in advance of the requested site visit date by contacting the Commission's Support Services Technician, Patrick Rago, at (609) 477-7245 or Patrick.Rago@drbc.gov.

3. SUBMITTAL REQUIREMENTS / PROPOSAL CONTENT

Proposals must adhere to the format and content prescribed by this RFP. Interested firms must include the following within the proposal:

QUALIFICATIONS

The proposal should include a description of the bidder's qualifications. The qualifications should demonstrate the firm's ability to perform the work and should address, at a minimum, the following:

- The bidder's experience, reputation and demonstrated abilities with examples of successfully completed projects of similar size and scope;
- At least three references who can attest to the bidder's prior work;
- The bidder's understanding of this project through a brief description of the project;
- The bidder's capabilities to meet the needs of the project within the time frame required; and
- Copies of the bidder's professional license(s) and ACORD insurance coverage. The selected contractor must maintain, at a minimum, the insurance coverages described in Appendix B of this RFP.

SCOPE OF WORK

The scope of work submitted with the proposal should:

- Include all labor, materials, equipment, professional services, and taxes necessary to complete the project at the Commission's headquarters, located at 25 Cosey Road, West Trenton NJ, 08628; and
- State that the bidder will provide for the complete construction and installation of the project on a "turn-key" basis. The term "turn-key" is intended to express the Commission's wish to receive pricing that comprehensively includes all costs and services required for a project that is complete, meets architectural specifications, conforms to applicable building codes, and is ready to occupy and use.

Permits and Fees: The Scope of Work should make clear that it is the responsibility of the selected contractor to secure all required permits to complete the project. The Commission will bear the cost of any fees associated with the required permits, and such cost must **not** be included in the bidder's cost proposal.

Approval of Substitutions: The materials, products and equipment described in the Delaware River Basin Commission Kitchen Alteration architectural drawings (included as **Appendix A** to this RFP) establish a standard or required function, dimension, appearance, and quality to be met by any proposed substitution. No substitute will be considered unless a written request for approval has been received by the Director of Finance and Administration at least five (5) calendar days prior to the bid deadline. Each such request shall include the name of the material or equipment for which it is to be substituted and a complete description of the proposed substitute including any drawings, cuts, performance and test data and any other information necessary for evaluation of the substitute. Approval of a substitute is at the sole discretion of the Commission.

If a substitute is approved, the approval must be provided in writing. Bidders may not rely upon approvals made in any other manner.

Use of "Equals": When the specifications for materials, articles, products, and equipment state "or equal," interested bidders may base their proposal on, and use, materials, articles, products and equipment that will perform equally the duties imposed by the general design. The Director of Finance and Administration will have the final approval of all materials, articles, products, and equipment proposed to be used as an "equal." The selected contractor may not use, purchase, or install "equal" materials, articles, products, or equipment without the prior written approval of the Commission.

Approvals for "equals," may be requested in writing to the Director of Finance and Administration for approval. Such requests must be received ninety-six (96) hours prior to the bid deadline. The request shall state the name of the material, article, product, or equipment for which the item is sought to be considered an equal and a complete description of the proposed equal including any drawings, cuts, performance and test data and any other

information necessary for approval of the equal. All approvals will be provided in writing.

PROJECT SCHEDULE

All work should be completed no later than 90 calendar days from the execution of a contract. If the bidder suggests a schedule that exceeds 90 days, the bidder should provide a reasonable explanation of why a longer schedule is required, and a proposed timeline must be provided.

4. SUBMITTAL INSTRUCTIONS

Proposal

Bidders should send an electronic (PDF) file of their proposal—*excluding* the cost proposal—that includes the requirements outlined in Section 3, *Submittal Requirements / Proposal Content*, above, via email to: DRBCProposals@drbc.gov. *The cost proposal must be submitted separately, in hard copy, as set forth below.*

Cost Proposal

Bidders must submit a Cost Proposal for this project using the following format:

Cost Proposal		
Room Preparation Total - \$X		
<u>Labor</u>		<u>Materials</u>
\$X		\$X
Flooring Total - \$X		
<u>Labor</u>		<u>Materials</u>
\$X		\$X
Carpentry, Painting, and Other Wall Work Total - \$X		
<u>Labor</u>		<u>Materials</u>
\$X		\$X
Electrical Total - \$X		
<u>Labor</u>		<u>Materials</u>
\$X		\$X
Plumbing Total - \$X		
<u>Labor</u>		<u>Materials</u>
\$X		\$X
Cabinetry Total - \$X		
<u>Labor</u>		<u>Materials</u>
\$X		\$X

Counter Tops Total - \$X		
<u>Labor</u>		<u>Materials</u>
\$X		\$X
Kitchen Appliances Total - \$X		
<u>Labor</u>		<u>Materials</u>
\$X		\$X
Other Total (Attach Description) - \$X		
<u>Labor</u>		<u>Materials</u>
\$X		\$X
Lump Sum Total Not to Exceed - \$X		

Bidders should attach to their cost proposal a narrative description of any “Other” items or of any item of the Cost Proposal for which further explanation would be beneficial. Bidders should note that the agreed upon total project budget (i.e., the Lump Sum Total Not to Exceed) may not be exceeded without prior authorization by the Commission.

Interested bidders should send or hand deliver one hard copy cost proposal in a sealed envelope clearly marked “Cost Estimate” to:

Elba L. Deck, Director of Finance and Administration
Delaware River Basin Commission
25 Cosey Road
P.O. Box 7360
West Trenton, NJ 08628-0360

Proposals (digital files) and sealed Cost Estimates (in hard copy only) must be received no later than 4:00 p.m., Eastern Time, on April 12, 2024. Proposals received after this time will not be considered, regardless of when or how they were sent. The Commission reserves the right to reject any submittals for any reason.

The Commission shall not be liable for any costs associated with the development, preparation, transmittal, or presentation of any proposal or material submitted in response to this RFP.

5. PROPOSAL SELECTION AND AWARD PROCESS

Proposals will be evaluated by a committee comprised of Commission staff members knowledgeable about the service(s) and/or product(s) that are the subjects of this RFP. Evaluation committee members may not speak with bidder representatives regarding pending proposals submitted in response to this RFP between the time of submission and the Commission’s selection of a bidder.

Accepted proposals will be reviewed by the evaluation committee. The committee may review references, request interviews/presentations (on-site or virtual) or additional details. The

resulting information will be used in reviewing proposals. The committee will be evaluating the bids based on bidder's qualifications, references, demonstrated understanding of the project, cost proposal, and proposed schedule. Oral presentations may be used to clarify the contents of proposals.

6. CONTRACT REQUIREMENTS

The Commission intends to enter into an agreement with the selected contractor that is substantially similar to the American Institute of Architect's (AIA) standard agreement A105-2017 and which incorporates the contractual elements outlined in this RFP, including the additional provisions detailed below. If the bidder cannot execute AIA agreement A105-2017 in its current form, as modified by the preceding sentence, the bidder must describe the exceptions in the proposal.

The provisions outlined below are expected to be included in addition to the provisions in AIA agreement A105-2017. Where the provisions below conflict with those in AIA agreement A105-2017, the provisions below will replace those in AIA agreement A105-2017.

ADDITIONAL PROVISIONS

- **Primary Coverage:** The selected contractor's insurance, except with respect to Worker's Compensation coverage, shall be primary insurance and shall not be self-insurance unless the selected contractor provides a performance bond equal to the total cost of the project.
- **Assignment of Contract:** No assignment by the selected contractor of any contract to be entered into hereunder, or any part thereof, or of funds to be received thereunder by the contractor, will be recognized by the Owner unless such assignment has had prior written approval of the Owner.
- **Time of Completion:** Once a contract is signed by all parties, a Notice to Proceed (the "NTP") will be sent to the selected contractor via email. Upon receipt of the NTP, the selected contractor shall secure all materials needed for the project, with a target date of [DATE TO BE DETERMINED DURING CONTRACTING] to ensure all materials and equipment are ready for commencement of work. The selected contractor must fully complete the requirements of the contract within ninety (90) calendar days from commencement of work activities.
- **Architectural Drawings:** All construction shall follow the Delaware River Basin Commission Kitchen Alteration Architectural Drawings (including Addenda) as issued by Alfredo R. Trevino Architects. These documents, provided in Appendix A, are instruments for use solely with respect to this project. Alfredo R. Trevino Architects is the author and owner of these documents and retains all common law, statutory, and other reserved rights, including copyrights, in such documents. Copies of these documents, with revisions, are on file in the office of the Delaware River Basin Commission.

- **Finish Materials:** No finish materials shall be purchased or installed by the selected contractor without prior written approval from the Commission.

7. RFP PROCESS AND SCHEDULE

The Commission and the selected contractor should expect to adhere to the following schedule:

Activity	Responsibility	Date
Distribution of RFP to potential bidders	Commission	3/12/2024
Submission of questions to the Commission	Bidders	Up to 96 hours prior to Proposal Deadline
Answers to questions distributed to potential bidders	Commission	Within two business days of request
Proposals (via email) and Cost Proposals (hard copies) due to the Commission	Bidders	4/12/2024 at 4:00 pm Eastern Time
Select bidders invited to oral presentation	Commission	4/15/2024—4/19/2024
Oral presentations	Commission/ Selected Bidders	4/22/2024—4/26/2024
Proposal selected and successful bidder notified	Commission	4/29/2024
Analysis and recommendations presented to Commission senior staff for consideration	Selected Contractor	5/6/2024

The Commission reserves the right to modify the above schedule.

Appendix A

Delaware River Basin Commission Kitchen Alteration Architectural Drawings

[Remainder of page intentionally left blank.]

DELAWARE RIVER BASIN COMMISSION KITCHEN ALTERATION

25 COSEY RD.,
WEST TRENTON, NJ 08628

GENERAL NOTES:

THE FOLLOWING SPECIFICATIONS ARE AN OUTLINE OF MINIMUM REQUIREMENTS AND THEIR APPLICATION. MANUFACTURER SPECIFICATIONS AND LOCAL CODE REQUIREMENTS, WHEN IN EXCESS OF MINIMUM SPECIFICATION, SHALL CONTROL.

- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO BEGINNING THIS PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE STARTING THE WORK. THE FAILURE TO DO SO WILL IN NO WAY RELIEVE THE CONTRACTOR OF FURNISHING ALL MATERIALS AND PERFORMING ALL WORK REQUIRED FOR COMPLETION OF THE WORK IN CONFORMANCE WITH THE DRAWINGS OR AS REQUIRED BY SITE CONDITIONS. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO CHECK AND COORDINATE DIMENSIONS, CLEARANCES, ETC. WITH THE WORK OF ALL OTHER TRADES.
- ALL SUBSTITUTIONS AND/OR CHANGES AFFECTING THE DESIGN OF THIS STRUCTURE SHALL BE SUBJECT TO ARCHITECT AND ENGINEER APPROVAL.
- ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH NATIONAL, STATE & LOCAL CODES.
- CONTRACTOR SHALL COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS IN FLOORS, WALLS AND ROOF CONSTRUCTION AS REQUIRED. WHETHER SHOWN OR NOT ON THE ARCHITECTURAL AND/OR OTHER DRAWINGS AND PROVIDE LINTELS OR HEADERS AS REQUIRED.
- WHERE ALUMINUM IS ADJACENT TO STEEL, PROVIDE ADEQUATE BARRIER TO PREVENT OXIDATION OF ALUMINUM. TYPICAL FOR OTHER DISSIMILAR METALS.
- ALL ACCESSORIES NOT SHOWN ON THE DRAWINGS OR SPECIFICALLY CALLED FOR SUCH AS BLOCKING, BULKHEADS, CATS, FASTENERS, FLASHINGS, MISCELLANEOUS TRIM, ETC., REQUIRED AND NECESSARY AND CONSIDERED GENERAL PRACTICE FOR HOME CONSTRUCTION SHALL BE CONSIDERED PART OF THE BUILDING CONTRACT.
- WHEN THE PROJECT IS AN ADDITION OR REMODELING JOB, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS (TRIM, TEXTURES, MATERIALS, METHODS OF CONSTRUCTION, ETC.) AND MATCH EXISTING UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE EXISTING STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION REQUIRED TO COMPLETE THE WORK WHETHER SHOWN ON DRAWINGS OR NOT: INCLUDING, BUT NOT LIMITED TO: PARTITIONS, FLOORS AND FLOOR COVERING, CEILING, ROOF AND/OR STRUCTURE, LIGHTING, ELECTRICAL, PLUMBING, HVAC, ETC., AS REQUIRED. REPLACE AND RELOCATE AS REQUIRED.
- CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- THE CONTRACTOR SHALL FURNISH OWNERS WITH INSURANCE CERTIFICATION AND WAIVERS OF MECHANICS LIENS BEFORE PROCEEDING WITH THE WORK.
- ALL MATERIALS, WORK AND EQUIPMENT AND ITS INSTALLATION BY THE CONTRACTOR SHALL BE IN COMPLIANCE WITH ALL CURRENT LOCAL CODES AND ORDINANCES.
- CONTRACTOR SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT THE SPECIFICATIONS HEREIN, WHERE MORE STRINGENT SHALL BE COMPLIED WITH.
- THE CONTRACTOR SHALL PROVIDE PROTECTION FOR OWNER AND THE GENERAL PUBLIC IN AND AROUND THE CONSTRUCTION AREA. ADEQUATE BARRIERS SHALL BE PROVIDED TO EXERCISE CONTROL OF SAFE INGRESS AND EGRESS OF CONSTRUCTION AREA.
- WORK NOT IDENTIFIED IN A CERTAIN LOCATION ON A DRAWING BUT RESPONSIBLY IMPLIED TO BE SIMILAR TO THAT SHOWN IN A CORRESPONDING LOCATION SHALL BE CONSIDERED TO BE PART OF THIS CONTRACT.
- ITEMS IDENTIFIED AS "EXISTING" ARE EXISTING TO REMAIN (UNO.)
- EXISTING ITEMS TO REMIAN THAT ARE DAMAGED OR DISTURBED AS A RESULT OF WORK PERFORMED UNDER THIS CONTRACT SHALL BE REPAIRED AND/OR REPLACED TO THE SATISFACTION OF THE ARCHITECT AND WITHOUT ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL LEGALLY DISPOSE OF ALL UNUSED MATERIAL AND DEBRIS OFF THE PREMISES.
- PROVIDE CONTROL OR EXPANSION JOINTS IN ALL CONSTRUCTION AS REQUIRED BY JOB CONDITION CODES AND MANUFACTURER'S RECOMMENDATIONS.
- ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE, THE FIRE PROTECTION ASSOCIATION AND ALL GOVERNING CODES AND ADMINISTRATION BY LOCAL BUILDING OFFICIALS AND SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS.
- PROVIDE ICE DAM PROTECTION AT ALL ROOF PENETRATIONS.
- PROVIDE JOIST HANGERS AT HEADERS AND TAILS OF ALL FRAMING CONNECTIONS.
- RADON TESTING AND CORRECTIVE MEASURES (IF ANY) ARE THE RESPONSIBILITY OF THE OWNER.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- ALL INTERIOR AND EXTERIOR FINISHES AND COLORS ARE THE RESPONSIBILITY OF THE OWNER AND SHALL COMPLY WITH CODES FOR FLAME SPREAD RATING AND SMOKE GENERATION FACTOR.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR THE COMPLETION OF THE WORK.
- THE ARCHITECT AND/OR ENGINEER SHALL HAVE NO RESPONSIBILITY FOR THE SAFETY OF ANY WORKMAN OR CONTRACTOR. THIS RESPONSIBILITY SHALL BE THAT OF EACH WORKMAN AND /OR CONTRACTOR.
- ALL HVAC WORK SHALL BE IN STRICT ACCORDANCE WITH INTERNATIONAL MECHANICAL CODE AND ALL APPLICABLE ORDINANCES IN EFFECT.
- ALL DUCTWORK, WIRING AND PLUMBING SHALL BE CONCEALED WITHIN WALLS AND /OR CEILING IN FINISHED SPACES, U.O.N.
- HEATING, VENTILATING, AIR CONDITIONING (HVAC), PLUMBING AND ELECTRICAL DESIGN IS BY OTHERS.
- PROVIDE MOISTURE-RESISTANT GYPSUM BOARD IN BATHROOMS.

LIGHT GAUGE METAL FRAMING:

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY.

- FABRICATE LIGHT GAUGE METAL FRAMING TO COMPLY WITH AMERICAN IRON AND STEEL INSTITUTE NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS AND STANDARD FOR COLD-FORMED STEEL FRAMING - GENERAL PROVISIONS, LATEST EDITIONS.
- ALL GALVANIZED (PAINTED) STUDS AND/OR JOISTS, 12, 14 AND 16 GAUGE, SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE REQUIREMENTS OF ASTM A1003, WITH A MINIMUM YIELD STRENGTH OF 50,000 PSI.
- ALL GALVANIZED (PAINTED) 18 AND 20 GAUGE STUDS AND/OR JOISTS, AND ALL GALVANIZED (PAINTED) TRACK, BRIDGING AND ACCESSORIES SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE REQUIREMENTS OF ASTM A1003, WITH A MINIMUM YIELD STRENGTH OF 33,000 PSI.
- ALL GALVANIZED STUDS, JOISTS AND ACCESSORIES SHALL HAVE A MINIMUM G-60 (G-30) COATING IN CONFORMANCE WITH ASTM A1003/A653. (ALL PAINTED STUDS, JOISTS AND ACCESSORIES SHALL BE PRIMED WITH RUST-INHIBITIVE PAINT MEETING THE NON-METALLIC COATING PERFORMANCE REQUIREMENTS OF ASTM A1003 (AND/OR FEDERAL SPECIFICATION TT-P-636C)).
- PRIOR TO FABRICATION OF FRAMING, THE CONTRACTOR SHALL SUBMIT FABRICATION AND ERECTION DRAWINGS TO THE ARCHITECT OR ENGINEER FOR REVIEW.
- FRAMING COMPONENTS MAY BE PRE-ASSEMBLED INTO PANELS PRIOR TO ERECTING. PREFABRICATED PANELS SHALL BE SQUARE WITH COMPONENTS ATTACHED IN A MANNER AS TO PREVENT RACKING.
- AXIALLY LOADED STUDS SHALL BE INSTALLED IN A MANNER WHICH WILL ASSURE THAT ENDS OF THE STUDS ARE POSITIONED AGAINST THE INSIDE TRACK WEB, PRIOR TO STUD AND TRACK ATTACHMENT.
- STUDS SHALL BE PLUMBED, ALIGNED AND SECURELY ATTACHED TO THE FLANGES OR WEBS OF BOTH UPPER AND LOWER TRACKS.
- WALL STUD BRIDGING SHALL BE ATTACHED IN A MANNER TO PREVENT STUD ROTATION. BRIDGING ROUS SHALL BE SPACED ACCORDING TO THE FOLLOWING SCHEDULE. WALLS UP TO 10'-0" HEIGHT: ONE ROU AT MID-HEIGHT. WALL EXCEEDING 10'-0" HEIGHT: BRIDGING ROUS SPACED NOT TO EXCEED 5'-0" ON-CENTER.
- PROVISION FOR STRUCTURE VERTICAL MOVEMENT SHALL BE PROVIDED WHERE INDICATED ON THE PLANS USING A VERTICAL SLIDE CLIP, DEFLECTION TRACK, OR OTHER MEANS AVAILABLE FROM MANUFACTURER.
- FRAMED WALL OPENINGS SHALL INCLUDE HEADERS AND SUPPORTING STUDS AS SHOWN ON THE PLANS.
- TEMPORARY BRACING SHALL BE PROVIDED UNTIL ERECTION IS COMPLETE AND ALL ATTACHED ADJACENT FRAMING IS COMPLETE.
- SPICES IN AXIALLY LOADED STUDS ARE NOT PERMITTED.
- JOISTS SHALL BE LOCATED DIRECTLY OVER BEARING STUDS OR A LOAD DISTRIBUTION MEMBER TO BE PROVIDED AT THE TOP TRACK.

CONCRETE NOTES:

- ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST A.C.I. CODE AND BE DETAILED, REINFORCED, AND INSTALLED PER THE REQUIREMENTS OF ACI 318, ACI 301, AND ACI 302. AIR ENTRAINED CONCRETE SHALL BE USED FOR GARAGE SLABS AND ALL EXTERIOR SLABS.
- FOUNDATIONS ARE DESIGNED FOR A GROSS SOIL-BEARING CAPACITY OF 2000 PSF. SHOULD ACTUAL CAPACITY BE LESS, NOTIFY ARCHITECT IMMEDIATELY AND FOUNDATIONS WILL BE REDESIGNED.
- FOUNDATIONS SHALL REST ON UNDISTURBED SOIL OR COMPACTED GRAVEL BACK FILL, BELOW THE MINIMUM FROST DEPTH.
- EXCAVATIONS FOR FOOTINGS SHALL BE NEAT AND FOOTINGS SHALL BE POURED IMMEDIATELY AFTER EXCAVATION.
- ALL FILL WITHIN CONFINES OF BUILDING SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
- ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI & 28 DAYS (EXCEPT AS OTHERWISE NOTED). FLOOR SLABS SHALL BE 4000 PSI STRENGTH.
- NO CONCRETE IS TO BE POURED WHEN THE TEMPERATURE IS 40 DEGREES F. AND FALLING. ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS OF A.C.I. CODE.
- ALL REINFORCING SHALL MEET THE REQUIREMENTS OF ASTM 615, F_s = 24,000 PSI.
- ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 SPECIFICATIONS AND SHALL BE PLACED IN UPPER 1/3 OF THE SLAB.
- THE GENERAL CONTRACTOR SHALL INSTALL ALL ANCHORS, PIPE SLEEVES, INSERTS, CHASES, ETC., TO BE SET IN CONCRETE AS REQUIRED FOR THE WORK OF THE TRADES AND VERIFY THE LOCATIONS OF THE SAME BEFORE PROCEEDING WITH THE CONCRETE WORK.

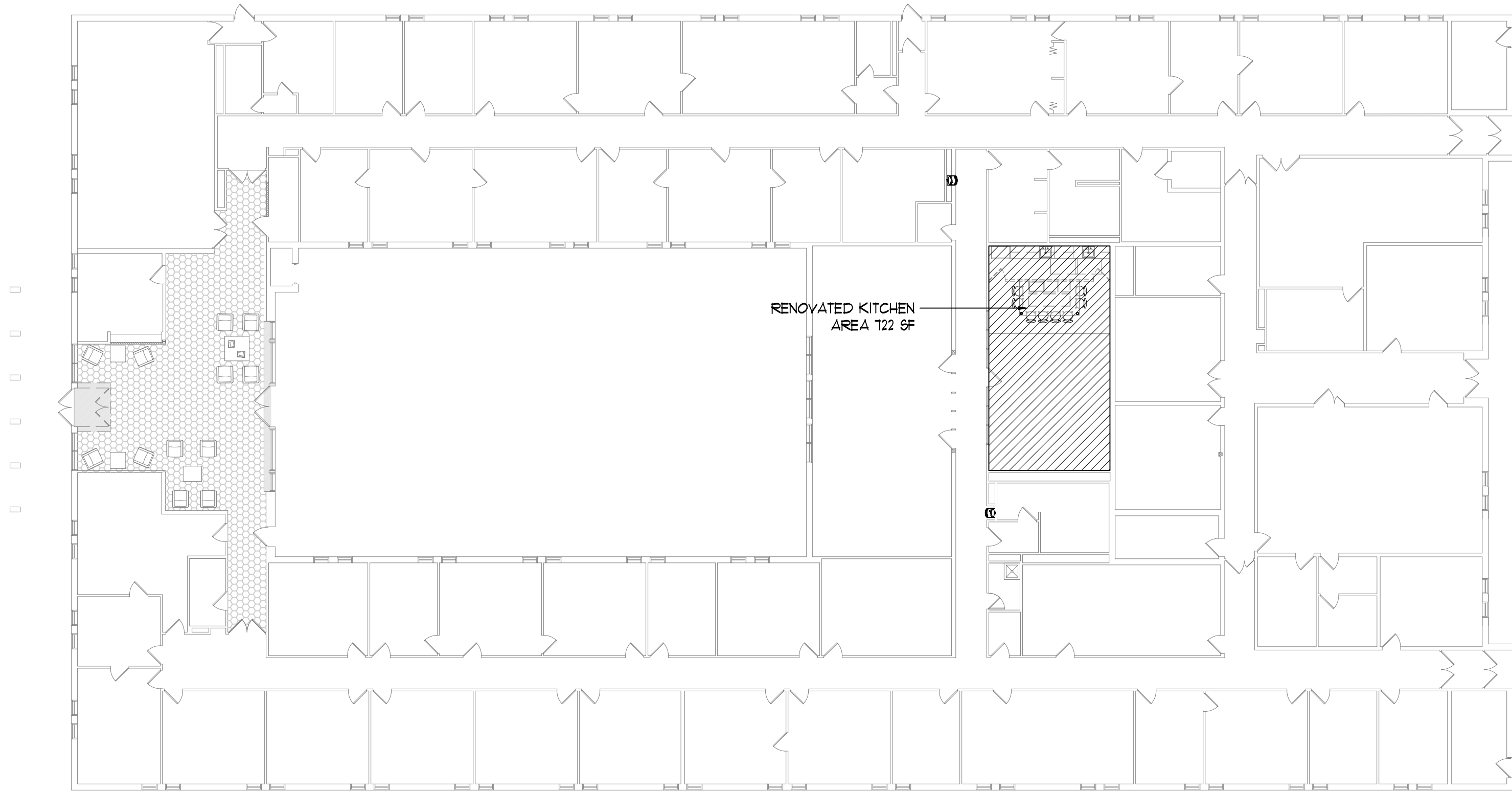
MASONRY NOTES:

- ALL MASONRY WORK SHALL CONFORM TO THE ANSI A-412 REQUIREMENTS FOR MASONRY CONSTRUCTION.
- ALL CONCRETE MASONRY UNITS SHALL MEET THE REQUIREMENTS OF ASTM C-90 HOLLOW LOAD BEARING BLOCK.
- MASONRY WALLS SHALL HAVE GALVANIZED TRUSS-TYPE REINFORCEMENT (3-GA. DUR-O-WALL OR EQUAL) AT ALL MORTAR JOINTS, 16" ON CENTER VERTICALLY, UNLESS NOTED OTHERWISE.
- MASONRY REINFORCEMENT SHALL MEET THE REQUIREMENTS OF ASTM A-615, F_s = 24,000 PSI.
- ALL CONCRETE BLOCK BELOW GRADE SHALL BE REGULAR UNITS (UNLESS OTHERWISE NOTED).
- NO BACK FILL SHALL BE PLACED AGAINST ANY FOUNDATION WALL UNTIL WALLS ARE PROPERLY BRACED OR FLOORS ARE ERECTED AND ANCHORED IN PLACE.
- STEEL LINTELS FOR BRICK/STONE SHALL MEET THE REQUIREMENTS OF ASTM A-36 AND BE GALVANIZED OR BE FINISHED WITH GALVANIZED PAINT AND FINISH PAINT.

GENERAL NOTES FOR DEMOLITION:

THE OWNER HAS THE RIGHT OF FIRST REFUSAL FOR ALL EQUIPMENT AND FIXTURES (CABINETS, SHELVING, ETC.) REMOVED UNDER CONTRACT. IF THE OWNER DOES NOT EXERCISE THIS RIGHT FOR AN INDIVIDUAL PIECE OF EQUIPMENT, THE GENERAL CONTRACTOR SHALL REMOVE SAID EQUIPMENT FROM SITE.

- MARK LOCATION OF ALL UTILITIES TO REMAIN PRIOR TO DEMOLITION.
- NOTIFY ARCHITECT/OWNER PRIOR TO START OF DEMOLITION WORK.
- CEASE OPERATIONS IMMEDIATELY IF STRUCTURE APPEARS TO BE IN DANGER. NOTIFY ARCHITECT/OWNER IMMEDIATELY. DO NOT RESUME OPERATIONS UNTIL DIRECTED.
- MAINTAIN PROTECTED EGRESS AND ACCESS TO WORK.
- DISCONNECT, CAP AND IDENTIFY DESIGNATED UTILITIES WITHIN DEMOLITION AREAS.
- ALL DEMOLITION IS TO BE DONE IN AN ORDERLY AND CAREFUL MANNER. PROTECT EXISTING SUPPORTING STRUCTURAL MEMBERS.
- REMOVE ALL DEMOLISHED MATERIALS FROM SITE AND LEGALLY DISPOSE.
- UTILIZE OSHA SAFETY PRECAUTIONS AS REQUIRED.
- ALL NEW EQUIPMENT MUST MEET LOCAL NOISE ORDINANCES.
- ITEMS SHOWN TO BE DEMOLISHED ON PLAN ARE FOR REFERENCE ONLY. THE CONTRACTOR MUST INSPECT THE SITE AND COMPLETELY FAMILIARIZE HIM-HERSELF WITH THE ITEMS TO BE REMOVED. QUESTIONS ABOUT ITEMS TO BE REMOVED OR TO REMAIN MUST BE GIVEN TO THE ARCHITECT IN WRITING PRIOR TO REMOVAL.
- NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY OR DEVIATION BETWEEN DUGS, AND ANY FIELD VERIFIED CONDITIONS PRIOR TO COMMENCING WORK.
- DO NOT SCALE DUGS. ALL MEASUREMENTS MUST BE CONFIRMED IN FIELD. DIMENSIONS SHOWN ARE FOR REFERENCE ONLY.
- ALL PLUMBING, MECHANICAL OR ELECTRICAL DISCONNECTS SHALL BE MADE BY THE RESPECTIVE TRADES. REFER TO DEMOLITION DRAWINGS OF HVAC, PLUMBING AND ELECTRICAL TRADES FOR SPECIFIC SCOPE OF DEMOLITION FOR THESE TRADES. NOTE: IF THERE IS AN EXISTING FIRE ALARM SYSTEM, IT SHALL NOT BE INTERRUPTED NOR SHALL EXISTING FIRE ALARM DEVICES BE REMOVED UNTIL NEW DEVICES ARE READY FOR SWITCHOVER.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROTECT PORTIONS OF EXISTING CONSTRUCTION WHICH ARE ADJACENT TO AREAS TO BE DEMOLISHED. MAKE ALL CUTS AS NEATLY AS POSSIBLE.
- IF NOT OTHERWISE NOTED OR DETAILED, ALL SURFACES LEFT ROUGH OR UNFINISHED BY DEMOLITION, AND WHICH ARE EXPOSED TO VIEW, SHALL BE PATCHED TO MATCH ADJACENT FINISHES TO PROVIDE A UNIFORM APPEARANCE W/ REGARD TO SIZE, SHAPE, COLOR, TEXTURE AND MATERIAL.
- THE GENERAL CONTRACTOR SHALL PROVIDE A PHYSICAL BARRIER TO CONTAIN DUST AROUND THE DEMOLITION AREA AND SHALL MAKE EVERY EFFORT TO KEEP THE DEMOLITION SITE AND SURROUNDING AREAS AS CLEAN AS POSSIBLE.
- EACH CONTRACTOR SHALL PROVIDE ADEQUATE FIRE PROTECTION DURING THE COURSE OF THE WORK IN ACCORDANCE WITH THE GENERAL REQUIREMENTS AND AUTHORITIES HAVING JURISDICTION.
- ALL WINDOWS ARE EXIST'G EXTERIOR WINDOWS TO REMAIN, UNLESS OTHERWISE NOTED. TYPICAL.
- ALL EXISTING LOOSE FURNITURE IN SCHEDULED AREAS OF DEMOLITION SHALL BE PROTECTED DURING DEMOLITION.
- CONTRACTOR TO VERIFY LOCATION OF ALL EXIST'G SWITCHES AND OUTLETS. REFER TO RCP FOR PROPOSED LOCATION OF NEW SWITCHES AND OUTLETS. EXIST'G ELECTRICAL OUTLETS AND SWITCHES ARE TO BE REMOVED AS REQUIRED FOR NEW CONSTRUCTION. JUNCTION BOXES NOT TO BE USED SHOULD BE REMOVED IN THEIR ENTIRETY.



① AREA OF WORK
1/8" = 1'-0"

BUILDING DEPARTMENT DATA:

THE BUILDER SHALL COORDINATE AND REVIEW ALL DESIGN DOCUMENTATION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION IN WRITING BEFORE PROCEEDING WITH THE WORK.
THE BUILDING SHALL BE IN COMPLIANCE WITH THE MOST RECENT VERSION OF THE FOLLOWING CODES:

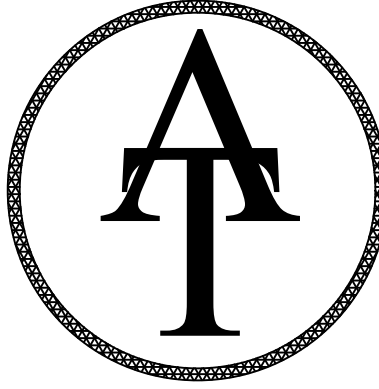
INTERNATIONAL BUILDING CODE 2021 NJ EDITION * (REFERENCED SECTIONS IBC W/ NJ EDITS FROM 314)
UNIFORM CONSTRUCTION CODE, SUBCHAPTER 6, REHABILITATION SUBCODE * REFERENCED SECTION NJAC 5:23-6)
INTERNATIONAL FUEL GAS CODE 2021
INTERNATIONAL MECHANICAL CODE 2021
NATIONAL STANDARD PLUMBING CODE 2021
NATIONAL ELECTRICAL CODE (NFPA 70) 2020
BARRIER-FREE SUBCODE CHAPTER 11 OF IBC 2020 * NJAC 5:23-7
ICC/ANSI A117.1 - 2017
PROJECT TYPE: ALTERATION TO EXISTING TENANT
EXISTING USE GROUP (304): B BUSINESS
CONSTRUCTION CLASSIFICATION (6022): IIIB
AREA OF WORK:
KITCHEN * 122 SF

PANIC HARDWARE (102110): (REQUIRED) NO (PROVIDED) NO

FIRE PROTECTION SYSTEMS:
FIRE ALARM (90121): GROUP B (REQUIRED) NO (PROVIDED) NO
SPRINKLER SYSTEM (903): (REQUIRED) NO (PROVIDED) NO
PORTABLE FIRE EXTINGUISHER (906): (REQUIRED) YES (PROVIDED) YES

SCOPE OF WORK:
THIS BUILDING IS AN EXISTING COMMERCIAL USE, 1 (ONE) STORY MASONRY AND METAL TRUSS CONSTRUCTION (CONSTRUCTION TYPE IIIB) NO CHANGE IN USE PROPOSED. THE SCOPE OF WORK ENCOMPASSES ALL WORK RELATED TO ALTERATION AND RENOVATION OF EXISTING KITCHEN AREA. ADDITIONAL WORK INCLUDES NEW PARTITIONS, FINISHES, AND ELECTRICAL WORK, AS INDICATED IN PLAN.

INDEX
CS COVER SHEET & GENERAL NOTES
A - 1 FLOOR PLAN AND ELEVATIONS
A - 2 SCHEDULE AND SECTIONS



Alfredo R. Trevino
Architect

RA 14274

690 LAWRENCEVILLE ROAD
LAWRENCEVILLE, NJ 08648
TEL: 609 902-3356
ALTREVO@TREVINODCSJPS

CONSULTANT:

SEAL:

PROJECT NAME AND ADDRESS:

DELAWARE RIVER
BASIN COMMISSION
KITCHEN ALTERATION
25 COSEY RD.,
WEST TRENTON, NJ 08628

C

This plan is the property of Alfredo R. Trevino AIA Architect. No part of this drawing may be reproduced or forwarded in any form or by any electronic or mechanical means without the written consent of Alfredo R. Trevino AIA

Revision/Issue

ISSUED FOR PERMIT:
03-12-2024_PERMIT SET_REV1
12-04-2023_PERMIT SET
12-28-2022_DESIGN SET

DATE: 03-12-2024

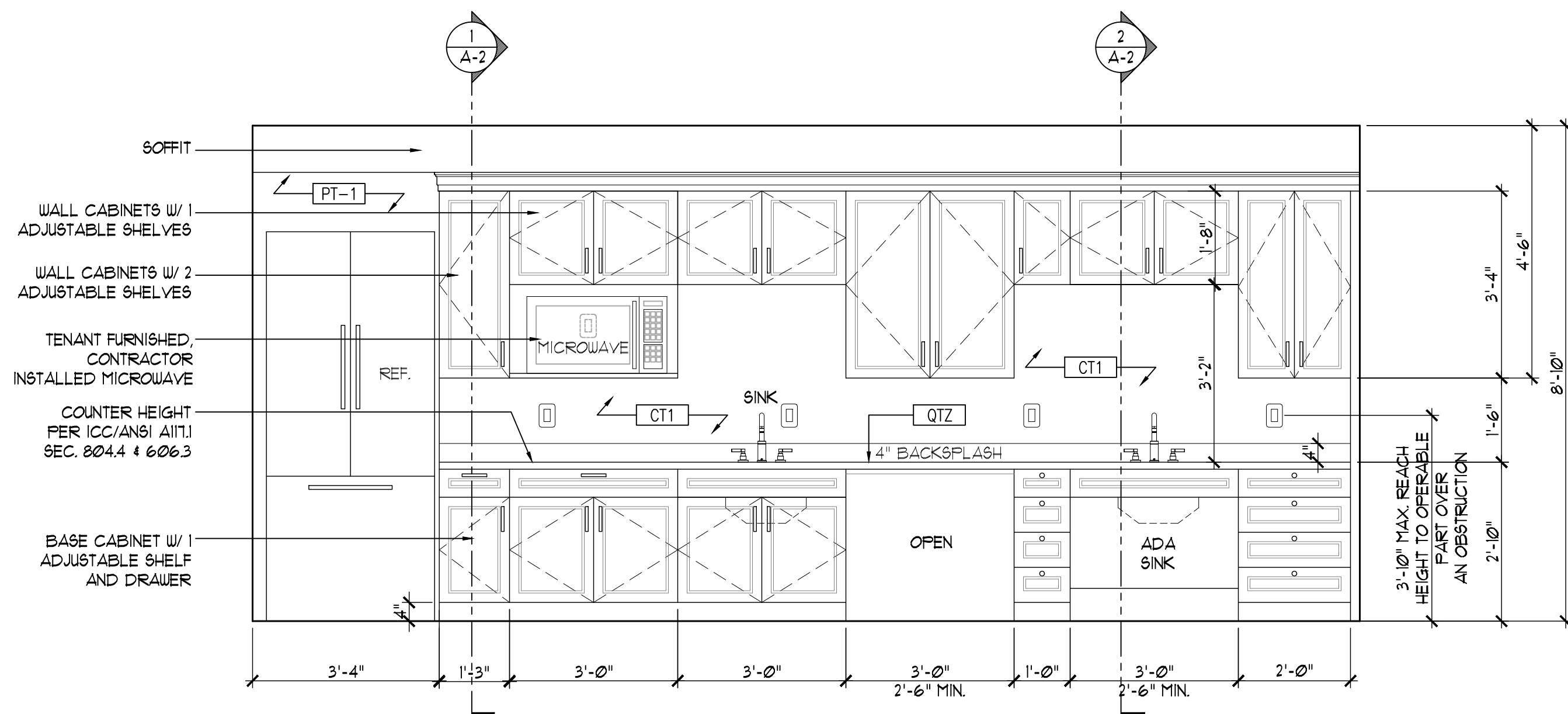
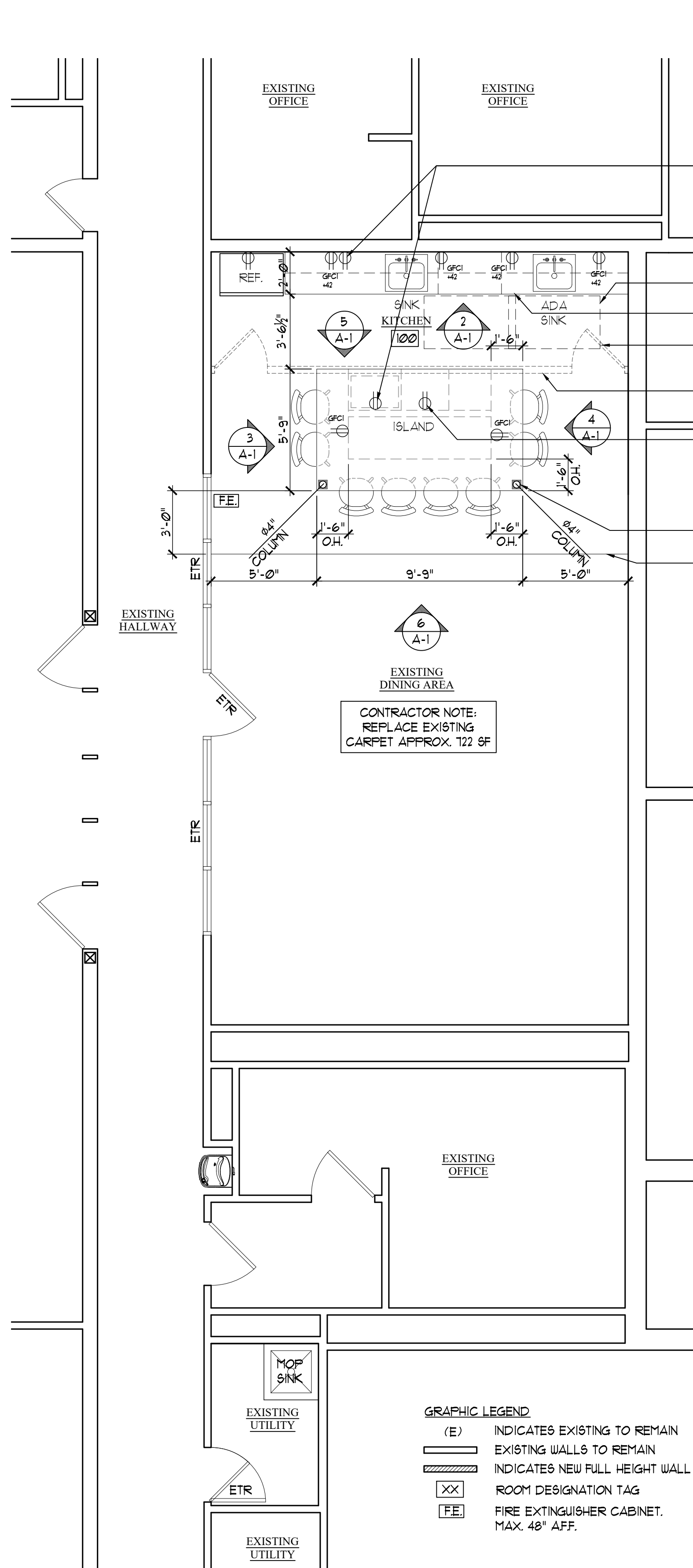
DRAWN BY: S.V.M.

JOB NUMBER: 139-22

TITLE:
COVER SHEET & GENERAL NOTES

Sheet Number:

CS

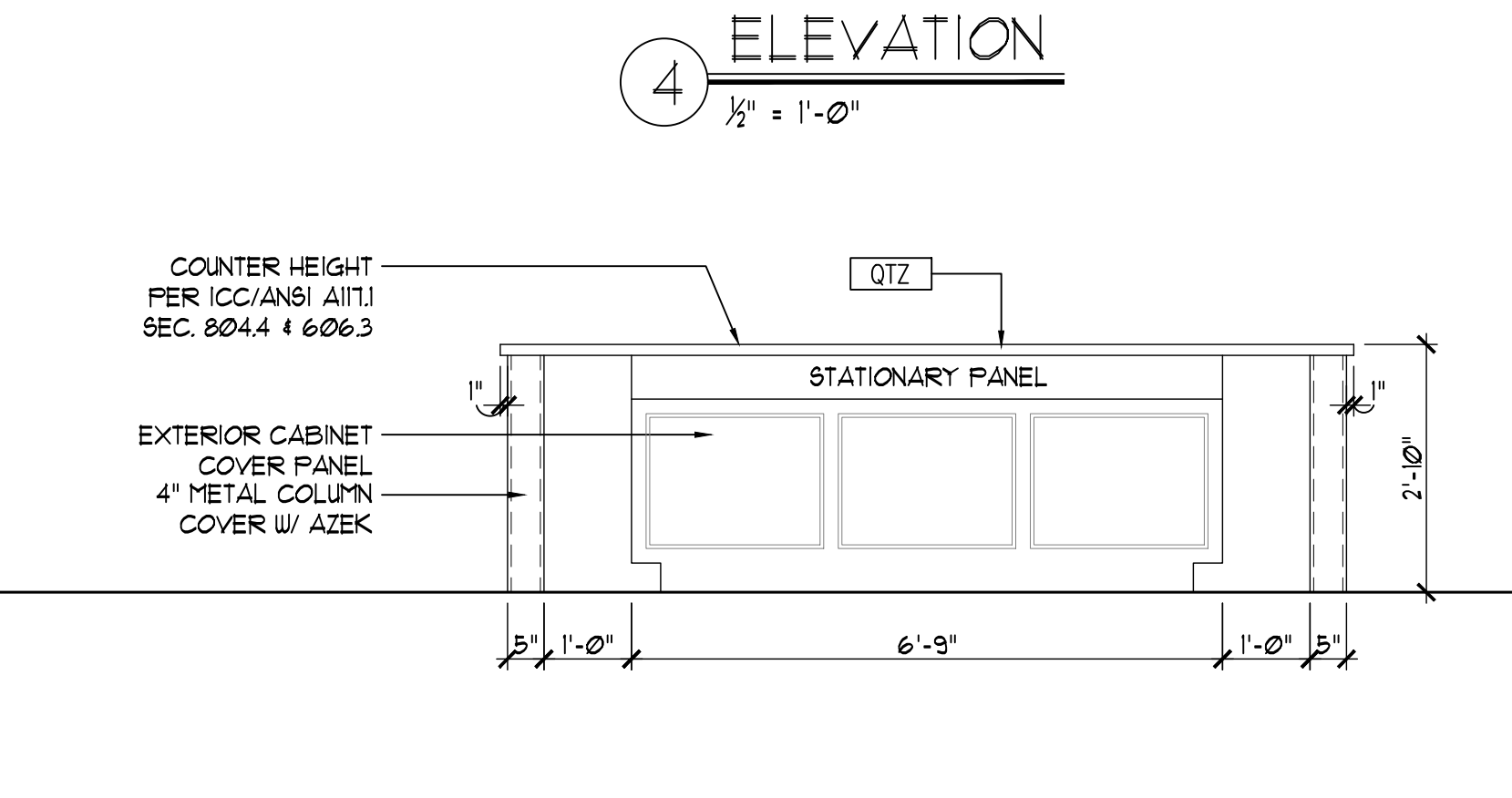
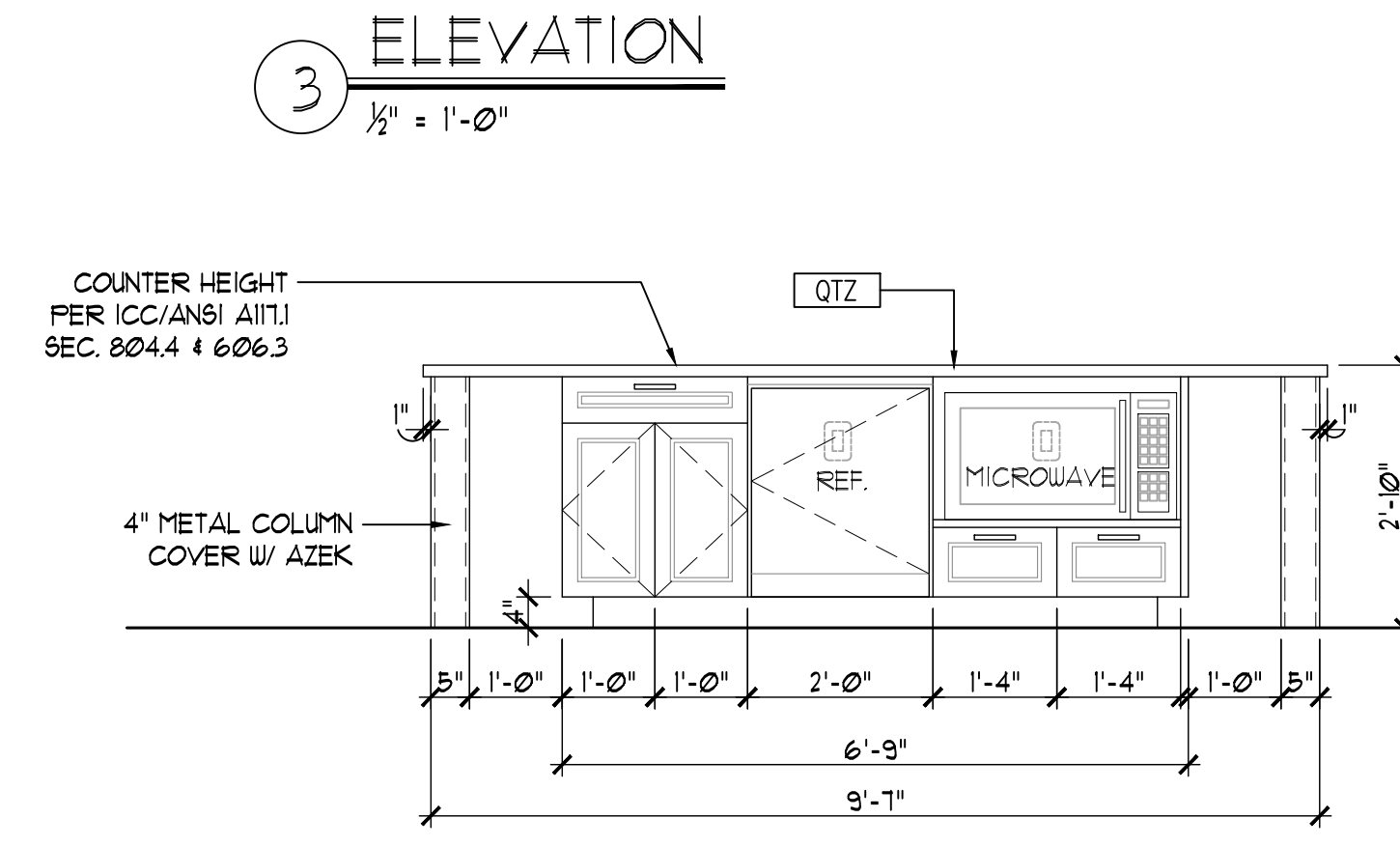
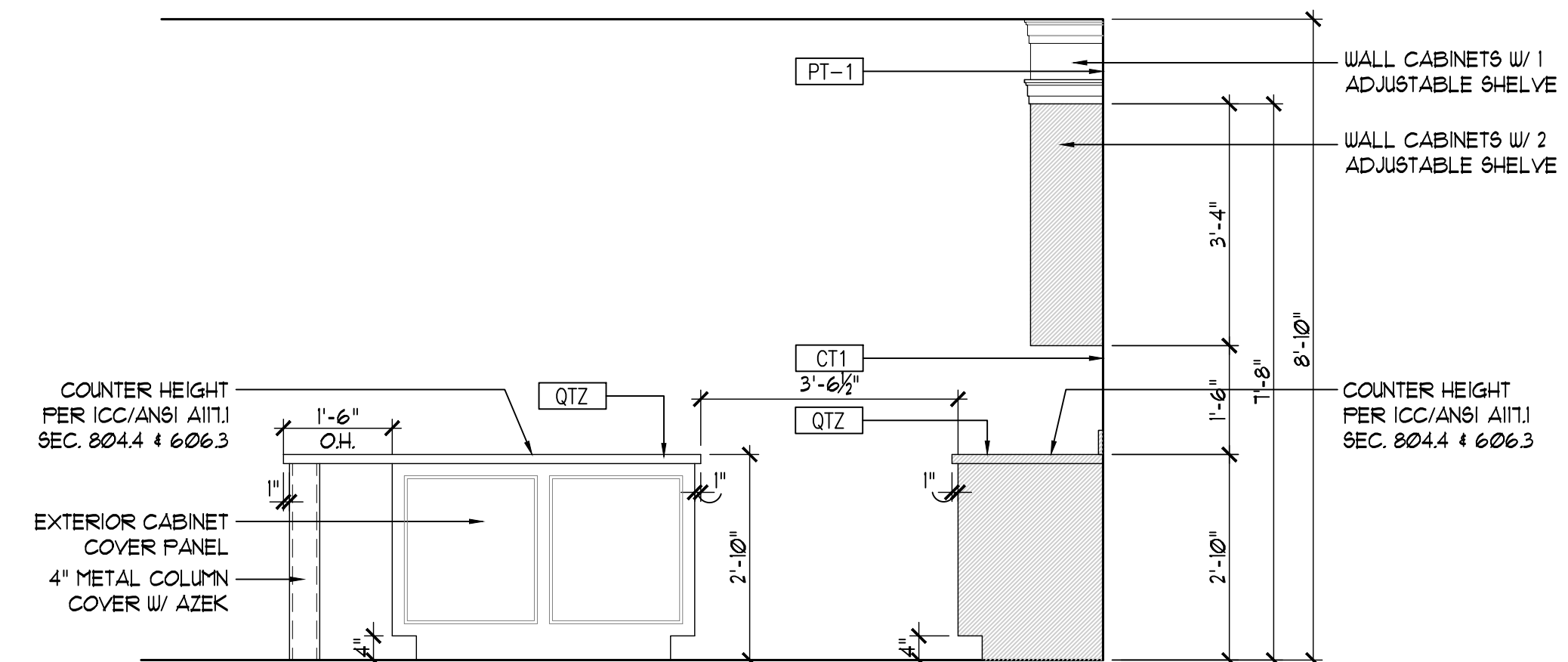
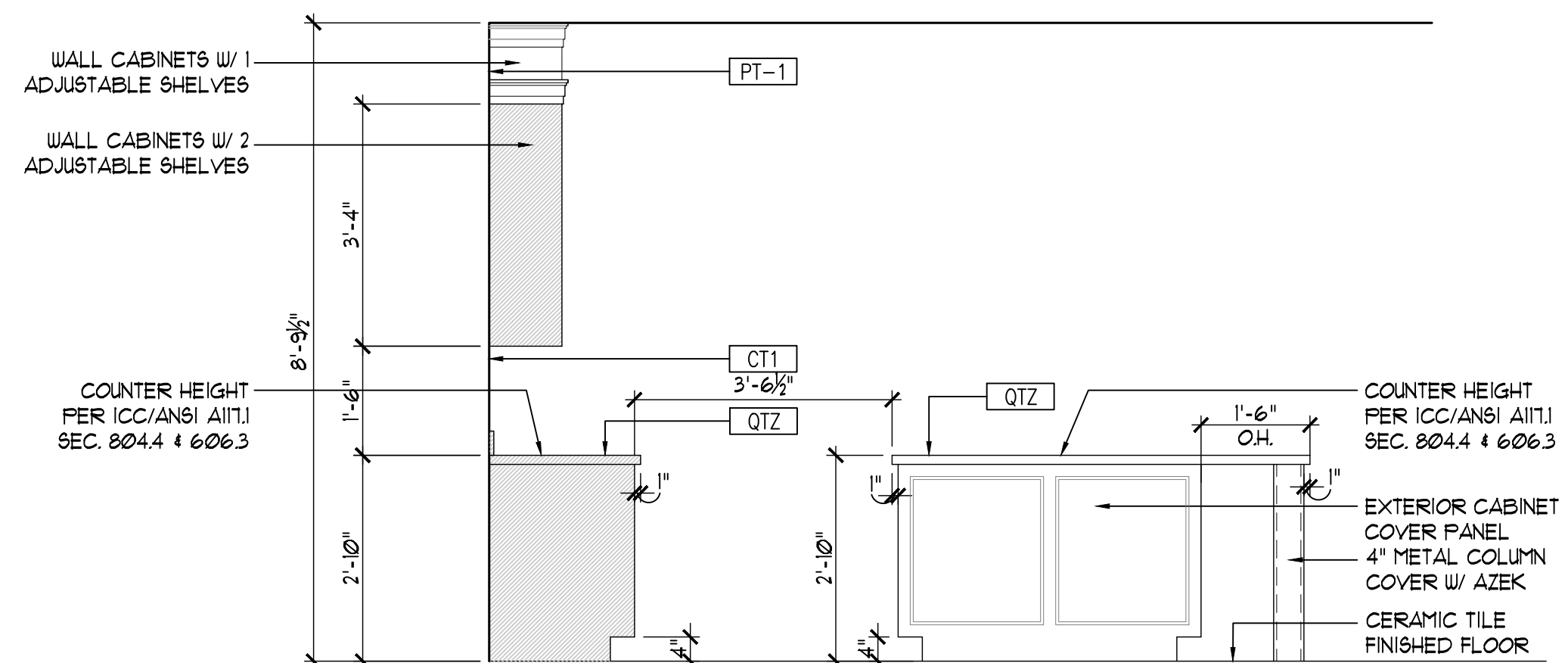


MILLWORK NOTES:

1. FOR COUNTERTOPS AND LEDGES, ALL EXPOSED, OUTSIDE CORNERS SHALL HAVE A RADIUS.
2. ALL CABINET LOCKS ARE TO BE ALIKE, UNLESS NOTED OTHERWISE.

NOTE:

CABINET STYLE AS SELECTED BY OWNER. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL MILLWORK FOR ARCHITECT REVIEW AND APPROVAL



FINISH SCHEDULE

PT-1	PAIN AS SELECTED BY OWNER
CT1	CERAMIC TILE BACK SPLASH
QTZ	QUARTZ COUNTER TOP

Alfredo R. Trevino
Architect
RA 14274
690 LAWRENCEVILLE ROAD
LAWRENCEVILLE, NJ 08648
TEL: 609-902-3356
ATTN: R. TREVINO@ARTARCHT.COM

CONSULTANT:

SEAL:

PROJECT NAME AND ADDRESS:

DELAWARE RIVER
BASIN COMMISSION
KITCHEN ALTERATION
25 COSEY RD.,
WEST TRENTON, NJ 08628

C

This plan is the property of Alfredo R. Trevino AIA Architect. No part of this drawing may be reproduced or forwarded in any form or by any electronic or mechanical means without the written consent of Alfredo R. Trevino AIA

Revision/Issue

ISSUED FOR PERMIT:
03-12-2024_PERMIT SET_REV1
12-04-2023_PERMIT SET
12-28-2022_DESIGN SET

DATE: 03-12-2024

DRAWN BY: S.V.M.

JOB NUMBER: 139-22

TITLE: KITCHEN FLOOR PLAN & ELEVATIONS

Sheet Number:

A-1

ROOM FINISH SCHEDULE						
NO.	ROOM	FLOOR	BASE	WALLS	CEILING	REMARKS
		LUXURY VINYL PLANK				
		CARPET				
		CERAMIC TILE	●			
		6" CERAMIC TILE	●			
		6" VINYL BASE	●			
		DRYWALL PAINTED		●		
		CERAMIC TILE			●	
		VINYL WALL COVERING				
		EXISTING ACOUSTICAL CEILING TILE			●	
		DRYWALL PAINTED				
100	KITCHEN					

INTERIOR FINISH SPECIFICATION FLOORING

ALL INTERIOR FINISHES ARE AS APPROVED BY OWNER AND TO BE TO BE SUBMITTED TO THE ARCHITECT FOR FINAL COLOR APPROVAL (TYPICAL). CONTRACTOR IS TO REFER TO RCP FOR EXTENTS OF CEILING FINISHES.

PER IBC 2021 NJ 804.4: INTERIOR FLOOR COVERING MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE DOC FF-1 "FILL TEST" (CFR 16 CFR PART 1630) OR WITH ASTM D2893

PER IBC 2021 NJ 804.4.2: MINIMUM CRITICAL RADIANT FLUX SHALL BE NOT LESS THAN CLASS 1 (NOT SPRINKLERED)

NOTE: FLOORING IS TO BE SLIP RESISTANT WITH A MINIMUM COEFFICIENT OF 0.6 OR GREATER TYPICAL FOR COMMERCIAL INSTALLATION TO MEET ADA REQUIREMENTS

CERAMIC TILE FLOOR

PER 806.8 INTERIOR FLOOR-WALL BASE THAT IS 6" OR LESS IN HEIGHT SHALL BE TESTED IN ACCORDANCE WITH 804.2 AND WHERE A CLASS 1 FLOOR FINISH IS REQUIRED, THE FLOOR-WALL BASE SHALL BE CLASS 1.

INTERIOR PAINT

2-COATS BENJAMIN MOORE (COLOR AS SELECTED BY OWNER) AND ONE COAT PRIMER (TYP. ALL WALL SURFACES)

GYPSUM BOARD, GYPSUM PANEL PRODUCTS SHALL CONFORM TO THE APPROPRIATE STANDARDS LISTED IN TABLE 2506.2 AND CHAPTER 35.

CEILING

NEW ACOUSTICAL CEILING TILE IN KITCHEN AREA TO MATCH EXISTING.

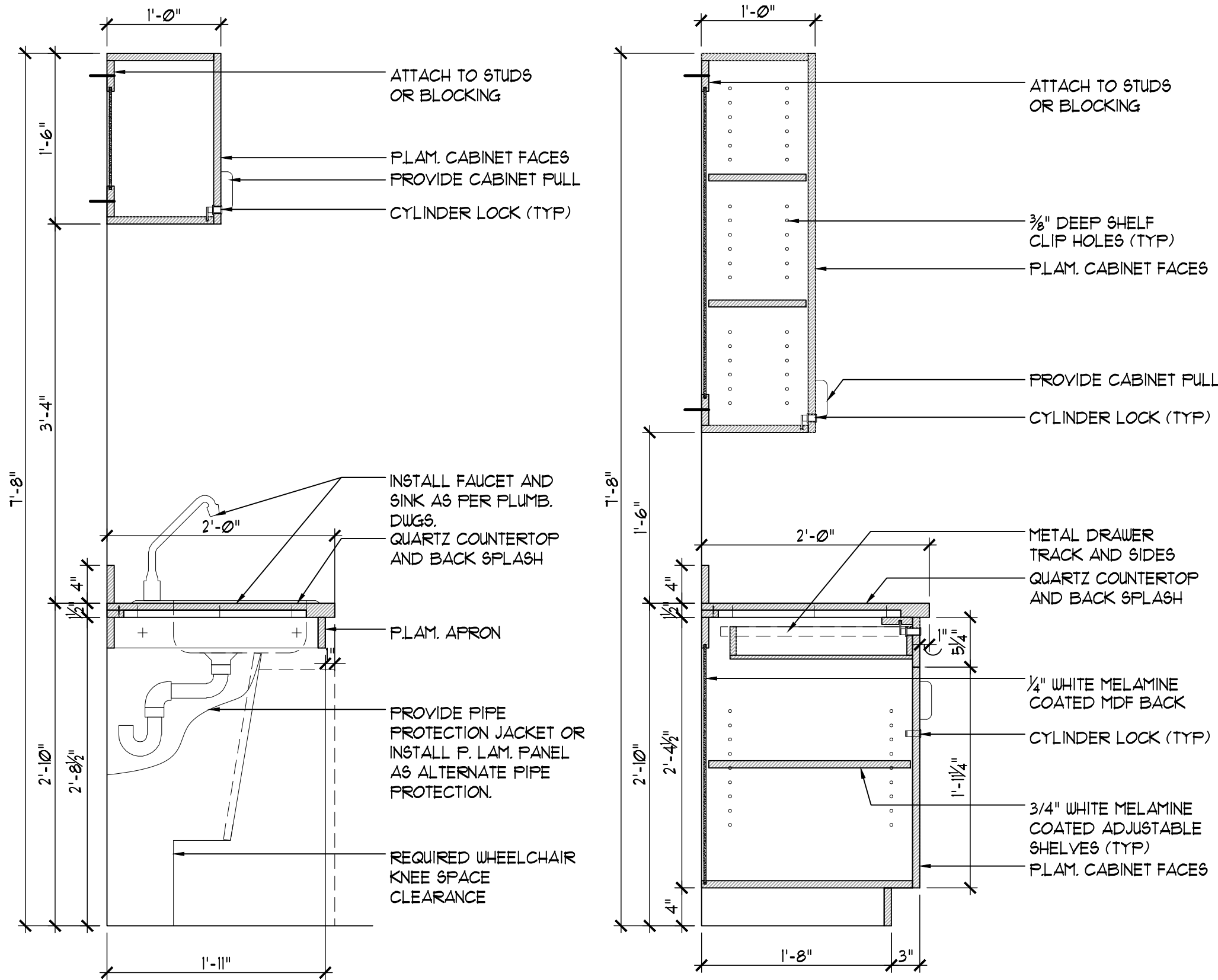
EXISTING ACOUSTICAL CEILING TILE TO REMAIN. CONTRACTOR TO PATCH AREAS AFTER RECONFIGURATION OF THE SPACE TO MATCH EXISTING

METAL SUSPENSION SYSTEM FOR ACOUSTICAL AND LAY-IN PANEL CEILING SHALL COMPLY WITH ASTM C635 LISTED IN CHAPTER 35

COUNTER

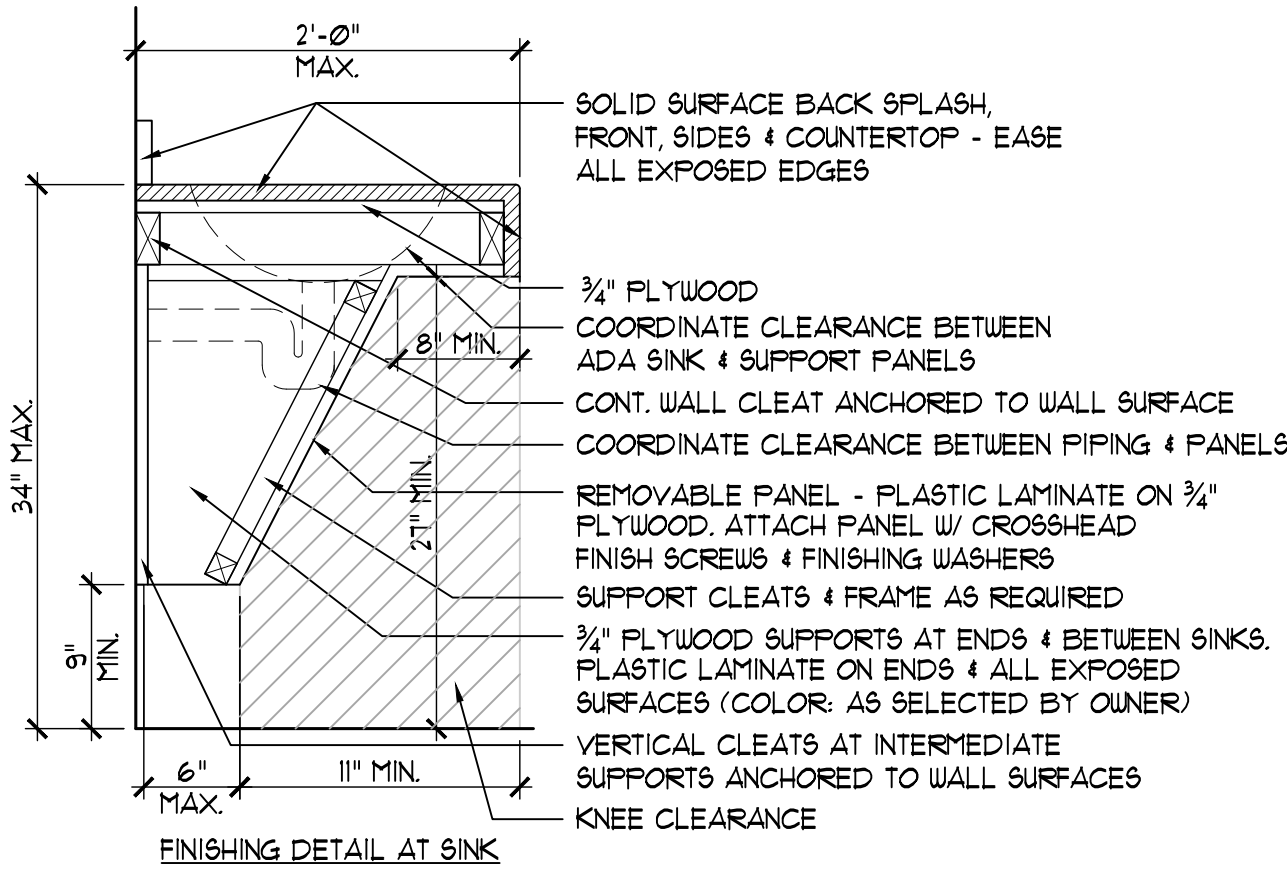
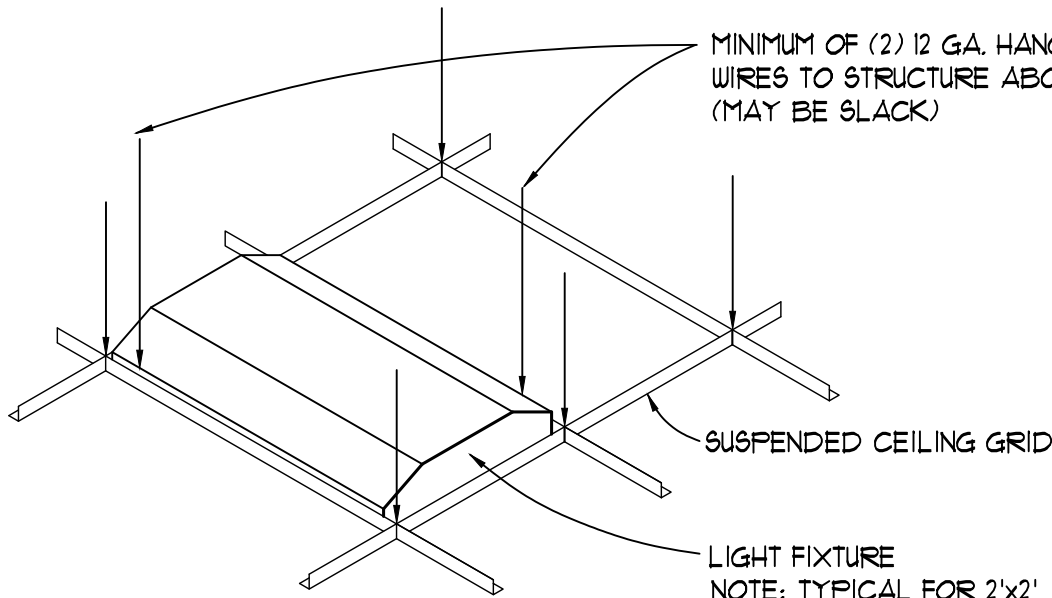
KITCHEN - QUARTZ, COLOR AS SELECTED BY OWNER

NOTE: CONTRACTOR TO PROVIDE ALTERNATIVE PRICING FOR CEILING AND LIGHTING UPGRADE AS REQUESTED & SPECIFIED BY THE OWNER

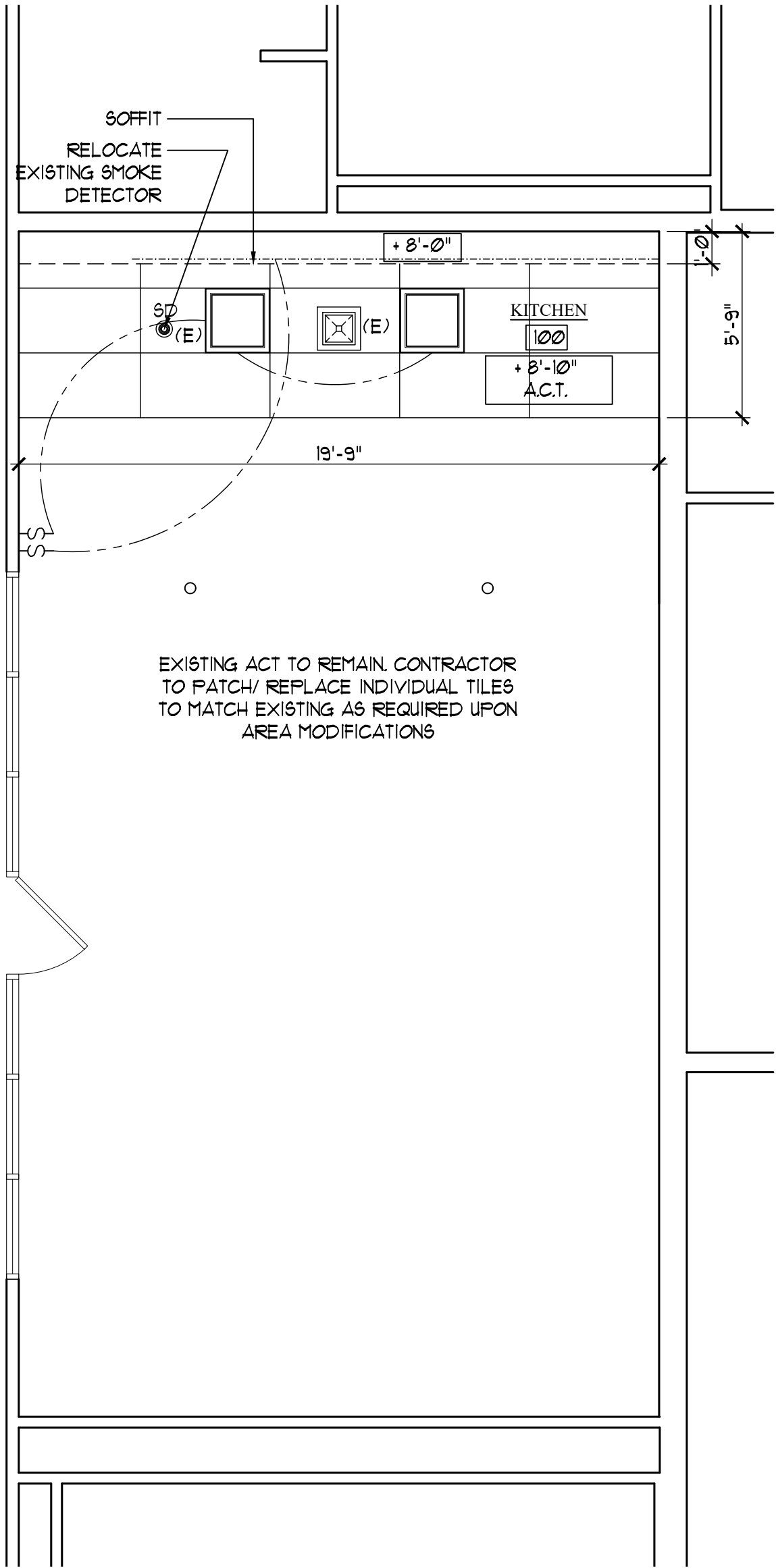


1 SECTION
1" = 1'-0"

2 SECTION
1" = 1'-0"



5 OPTIONAL FINISHING DETAIL AT SINK
1" = 1'-0"



3 REFLECTED CEILING PLAN
1" = 1'-0"

RCP LEGEND

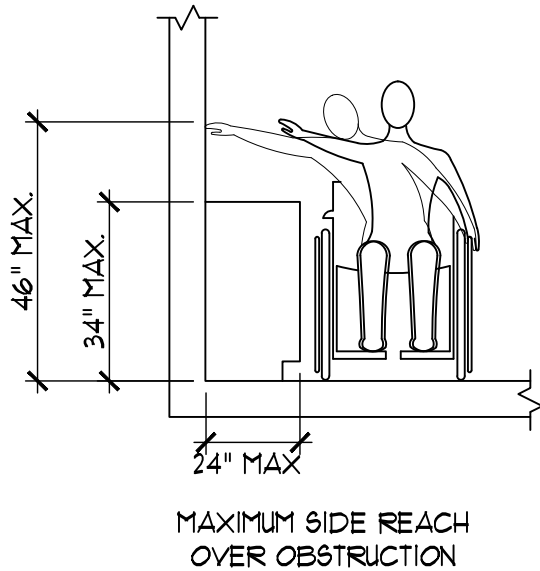
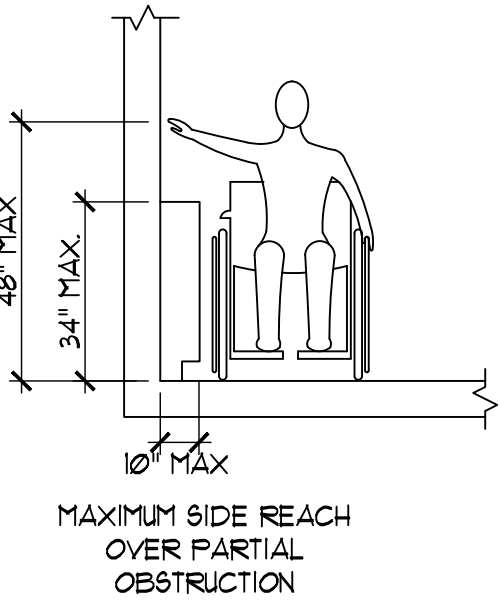
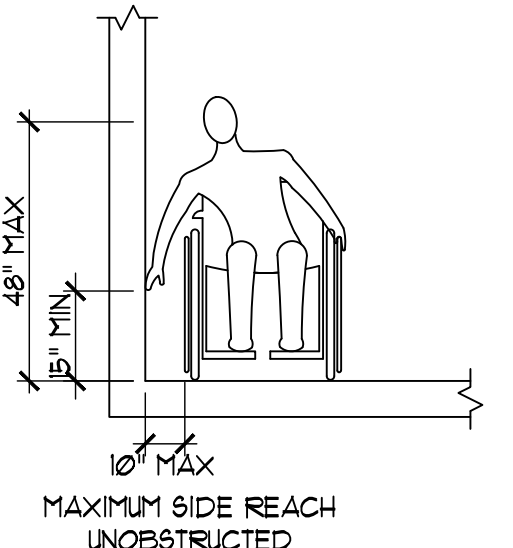
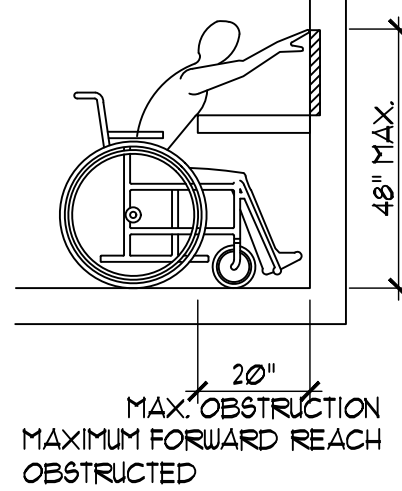
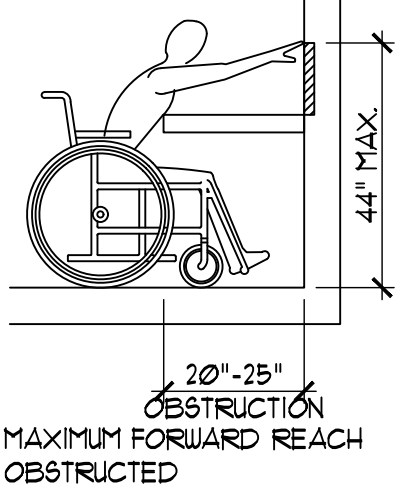
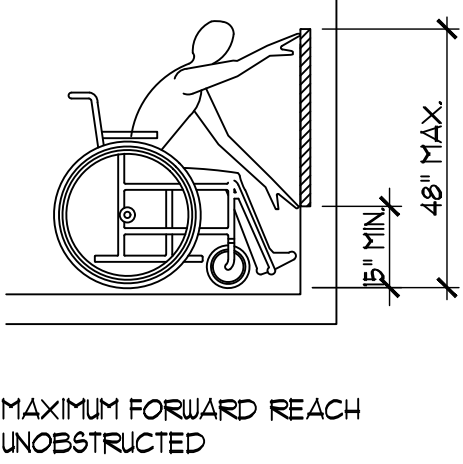
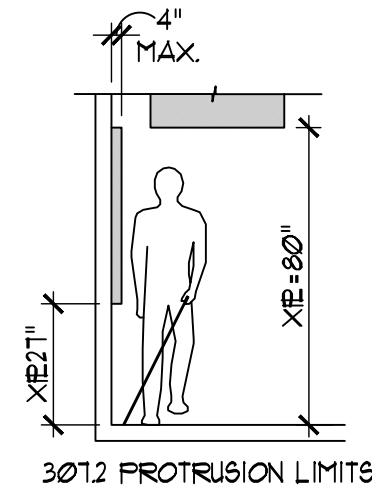
	2'-0"X4'-0" SUSPENDED CEILING GRID AND ACOUSTIC CEILING TILE TO MATCH EXISTING
	2X2 COMMERCIAL SERIES LAY IN LED LIGHT FIXTURE
	EXISTING SMOKE DETECTOR LOCATION
	STRING LED LIGHT FIXTURE

ELECTRICAL AND LIGHTING NOTES:

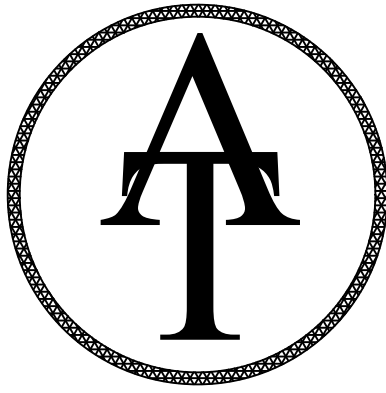
- ALL LUMINARIES SHALL BE CONSTRUCTED, WIRED AND INSTALLED IN COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES. ALL LUMINARIES SHALL CONFORM TO ANY ADDITIONAL REGULATIONS NECESSARY TO OBTAIN APPROVAL FOR USE OR SPECIFIED LUMINARIES IN LOCATIONS SHOWN. ALL ELECTRICAL COMPONENTS SHALL BE UNDERWRITERS LABORATORIES APPROVED EQUIPMENT.
- ALL LUMINARIES SHALL BE INSTALLED WITH LAMPS AS DIRECTED AND WITH ALL EQUIPMENT, MATERIALS, PARTS, ATTACHMENTS, DEVICES, HARDWARE, HANGERS, CABLES, SUPPORTS, CHANNELS, FRAMES, AND BRACKETS TO MAKE A SAFE, COMPLETE AND FULLY OPERATIVE INSTALLATION.
- ALL UNIT EQUIPMENT SHALL BE PERMANENTLY FIXED IN PLACE AND SHALL HAVE ALL WIRING TO EACH UNIT INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ANY WIRING METHODS STATED IN CHAPTER 3 OF THE NEC. FLEXIBLE CORD-AND-PLUG CONNECTION SHALL BE PERMITTED, PROVIDED THAT THE CORD DOES NOT EXCEED 3 FEET IN LENGTH. THE BRANCH CIRCUIT FEEDING THE UNIT EQUIPMENT SHALL BE THE SAME BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE AREA AND CONNECTED AHEAD OF ANY LOCAL SWITCHES.

CONTRACTOR NOTE:
DESIGNATION (E) INDICATES EXIST'G FIXTURE TO REMAIN
COMPUTER, PHONE, AND CABLE LINE LOCATIONS ARE TO BE AS SPECIFIED BY OWNER.

LIGHTING SHOWN IS A SUGGESTED LAYOUT AS PER CODE AND DESIGN. G.C. SHALL PERFORM A WALK-THRU W/ OWNER, ARCHITECT, AND ELECTRICAL CONTRACTOR TO DETERMINE SPECIFIC LOCATION OF FIXTURES.



4 ACCESSIBLE REACH RANGES
N.T.S.



Alfredo R. Trevino
Architect

RA 14274

690 LAWRENCEVILLE ROAD
LAWRENCEVILLE, NJ 08648
TEL 609 902- 3356
ALTREVO@GMAIL.COM

CONSULTANT:

SEAL:

PROJECT NAME AND ADDRESS:

DELAWARE RIVER
BASIN COMMISSION
KITCHEN ALTERATION
25 COSEY RD.,
WEST TRENTON, NJ 08628

C

This plan is the property of Alfredo R. Trevino AIA Architect. No part of this drawing may be reproduced or forwarded in any form or by any electronic or mechanical means without the written consent of Alfredo R. Trevino AIA

Revision/Issue

ISSUED FOR PERMIT:
03-12-2024_PERMIT SET_REV1
12-04-2023_PERMIT SET
12-28-2022_DESIGN SET

DATE: 03-12-2024

DRAWN BY: S.V.M.

JOB NUMBER: 139-22

TITLE:
SCHEDULE AND SECTIONS

Sheet Number:

A-2

Appendix B

Contractor Insurance Requirements

Insurance to be Provided by the Contractor. The agreement between the Contractor and the Commission ("Agreement") will require the former to provide insurance applicable to its operations as follows:

- (a) Worker's Compensation with statutory limits, and Employer Liability Insurance with a limit of \$1,000,000 per accident to provide for payment of Worker's Compensation benefits to the Contractor's employees and/or their dependents in connection with the services covered by this Agreement. Such benefits shall include, when required, Occupational Disease benefits in accordance with applicable law. Applicable law shall include but shall not be limited to the U.S. Longshoremen's and Harbor Workers' Compensation Act and the Jones Act.
- (b) Comprehensive General Liability Insurance on standard bureau form excluding professional liability but including Premises-Operations, Contractual Liability, Owner's and Contractor's Protective Liability, and Completed Operations Insurance, with a combined single limit of \$1,000,000 per occurrence and \$2,000,000 annual aggregate, for bodily injury and/or personal injury, including death and property damage.
- (c) Comprehensive Automobile Public Liability Insurance (including owned, non-owned, and hired automobiles) with a combined single limit for bodily injury, death and property damage of \$1,000,000 per accident. This policy shall also provide coverage for Automobile Comprehensive, Fire and Theft insurance subject to a \$500 deductible and Collision insurance subject to a \$500 deductible on owned commercial vehicles.
- (d) Excess Liability Insurance in the amount of \$5,000,000.
- (e) Products Completed Liability Insurance in the amount of \$1,000,000 with no time period exclusionary language.
- (f) The Contractor will provide the Commission, upon execution of this Agreement, the appropriate certificates of insurance, as outlined above, including the Commission as an additional insured for the term of this Agreement.