



## Andover School District

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Receipt Acknowledgement for Bid Proposals:  
Project AES 2026-001: Bathroom Renovations

Date Received: 4/6/24

Time Received: 9:11 a.m.

Signature of Receiving School Official: R. Candace

Signature of Submitting Construction Company Official\*:

(\*If received via mail, the receiving school official shall write "received via (name of postage carrier)" and sign their name over the sealed envelope.)

Name of Bidding Company: Generation Drywall

*Note: Upon receipt, the receiving school official shall immediately present 1) a copy of this form and 2) the sealed bid to the School Superintendent or Director of Finance, and all bids shall remain locked in a fireproof safe until after the bid closing date and requested by the Board of Education Chairperson.*



Andover Elementary School  
35 School Road  
Andover CT, 06232

RE: Restroom Renovations

To Whom It May Concern:

Thank you for the opportunity to prepare a proposal for restroom renovation project at the Andover Elementary School in Andover, Connecticut.

We have engaged with vendors and assembled this proposal to provide all labor, materials and equipment to complete this work in the amount of Three hundred, forty-eight thousand, four hundred and seventeen dollars (\$348,417.00)

Please refer to the attached narrative and exclusions for clarification.

Feel free to contact me with any questions you may have.

Sincerely,

Fran Falanga.

Project Manager  
Generation Drywall.



## Assumptions and Qualifications

### **Bid Submission – Elementary School Restroom Construction**

**Project:** Andover Elementary School

**Contractor:** Generation Drywall and Construction

**Date:** 04/06/2026

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### **1. Basis of Bid**

This bid is based on the drawings, specifications, and addenda listed below:

- Drawings prepared by: Fuss & O'Neill

It is assumed that all documents are complete, coordinated, and suitable for construction.

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### **2. General Assumptions**

- Work will be performed during **normal working hours** (Monday–Friday). Premium time is excluded unless noted.
  - The building will remain **occupied during construction**, and work will be coordinated with school operations.
  - Contractor will have **reasonable access** to work areas, staging, and material storage.
  - Existing utilities are assumed to be **active, properly sized, and in good working condition**.
  - All existing conditions are assumed to be as indicated in the contract documents.
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### **3. Scope Clarifications**

- Scope includes demolition, rough-in, and installation of new restroom systems as indicated.
- Plumbing fixtures are based on **standard commercial/institutional-grade, vandal-resistant units**.



- Toilet partitions are based on **solid plastic (HDPE) or equal**, unless otherwise specified.
  - Finishes include **ceramic tile flooring, wall tile, and moisture-resistant coatings** per plans.
  - Mechanical systems include **code-required exhaust and ventilation only**.
  - Electrical scope includes **lighting, device connections, and code-required receptacles**.
  - Work includes compliance with **ADA accessibility requirements** per provided drawings.
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## 7. Schedule Assumptions

- Project duration: **12 weeks** from Notice to Proceed.
  - Schedule assumes **continuous workflow without interruption**.
  - Any phasing, restricted work hours, or school calendar constraints not identified in the bid documents may result in additional costs.
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## 8. Permits and Inspections

- Contractor will coordinate required inspections.
  - Permit procurement responsibility
  - Fees: **Excluded**
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## 9. Temporary Protection and Controls

- Includes standard dust protection (poly barriers) and floor protection in work areas.
  - Does not include full infection control measures (ICRA) unless specified.
  - Noise and disruption will be minimized but cannot be eliminated.
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## 10. Change Orders

- Changes in scope due to unforeseen conditions, owner requests, or document discrepancies will require **written change orders**.
- Pricing will be based on labor, materials, equipment, and applicable overhead and profit.



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## 11. Qualifications

- This bid is valid for **90 days** from the date of submission.
- Material pricing is subject to escalation beyond this period.
- Subcontractor and supplier pricing is based on current market conditions.
- Long-lead items may impact schedule if not approved in a timely manner.

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## 12. Warranty

- One (1) year workmanship warranty from date of substantial completion.
- Manufacturer warranties will be provided as applicable.

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## 13. Acceptance

This proposal is submitted in accordance with the project requirements and subject to the assumptions and qualifications listed above.

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**Contractor:** [Your Company Name]

**Date:** [Insert Date]

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## CSI Division Breakdown & Scope Assumptions

### Division 01 – General Requirements

- Includes project management, supervision, scheduling, submittals, and closeout documentation.
- Temporary facilities include **standard dust partitions and protection only**.
- No detailed phasing plan or multiple mobilizations included unless specified.

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### Division 02 – Existing Conditions



- Includes selective demolition of existing restroom components as shown.
  - Concealed conditions differing from documents will be treated as a change order.
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### **Division 03 – Concrete**

- Includes minor patching, infill, or housekeeping pads as required.
  - No major structural slab replacement or modifications included.
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### **Division 05 – Metals**

- Includes miscellaneous support, backing plates, and anchorage for restroom accessories.
  - Structural steel is excluded unless detailed in drawings.
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### **Division 06 – Wood, Plastics, and Composites**

- Includes blocking, backing, and support for accessories and partitions.
  - Casework is excluded unless specifically noted.
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### **Division 07 – Thermal and Moisture Protection**

- Includes sealants and waterproofing at wet areas as shown.
  - Roofing work is excluded.
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### **Division 09 – Finishes**

- Includes:
  - Ceramic wall and floor tile
  - Grout and setting materials
  - Moisture-resistant gypsum board



- Painting and coatings
  - Assumes **standard institutional-quality finishes**, no specialty or premium materials unless specified.
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### **Division 10 – Specialties**

- Includes:
    - Toilet partitions (HDPE or equal)
    - Toilet accessories (grab bars, dispensers, mirrors)
  - Accessories assumed to be **surface-mounted, vandal-resistant type**.
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### **Division 21 – Fire Suppression**

- Excluded unless modifications are specifically shown.
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### **Division 22 – Plumbing**

- Includes:
    - Installation of water closets, lavatories, and associated fixtures
    - Assumes existing systems have adequate capacity.
    - No major underground utility replacement included.
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### **Division 23 – HVAC**

- Includes:
    - Ductwork modifications within restroom area
  - Assumes connection to existing systems is feasible.
  - No central system upgrades included.
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### **Division 26 – Electrical**



- Includes:
    - Lighting fixtures and controls
    - Power for hand dryers or receptacles
    - Connections for mechanical equipment
  - Assumes sufficient capacity in existing panels.
  - Fire alarm modifications excluded unless noted.
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**Exclusions 4/2/2026**

**GENERAL CONDITIONS**

**DIVISION 1**

1. Design services/design build
2. Mold remediation, monitoring, control and/or containment
3. Liquidated damages provisions
4. Health department fees
5. Utility fees
6. Any preconstruction testing
7. Construction Fencing
8. Third party testing/inspections
9. Revisions to construction documents requiring pricing for revision
10. Relocation of main utilities to specified area
11. Tariffs or material shortage
12. Night or weekend work
13. Temporary facilities for students/staff

**DEMOLITION**

**DIVISION 2**

1. Abatement of any hazardous materials not listed in report
2. Unforeseen conditions hidden by existing conditions including rot, water damage, non-code compliant MEP conditions

**CONCRETE**

**DIVISION 3**

1. Major cracking and elevation deviations in concrete subfloor
2. Moisture mitigation
3. Repairs to any unforeseen deficiencies

**OPENINGS**

**DIVISION 8**

1. Doors, Frames and Hardware
  - a. All new doors, frames and hardware.

**FINISHES**

**DIVISION 9**

1. Specialty finishes not specified in drawings.
2. Level 5 finishes

**FIRE SUPPRESSION**

**DIVISION 21**

1. Any fire suppression work/rework. Non indicated on plan

**PLUMBING**

**DIVISION 22**

1. Main water service issues
2. Existing water pressure issues
3. Replacement of any corroded or non-compliant piping outside of project area, including sewer line.

4. Water hammer arrestors for quick closing plumbing fixtures
5. Wall or floor cleanouts
6. Plumbing access panels for walls or ceilings
7. Isolation valves to isolate new plumbing from old
8. Recirculation loop piping on domestic hot water
9. Domestic pipe sanitation/sterilization

**HVAC**

**DIVISION 23**

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1. All HVAC work

**ELECTRICAL**

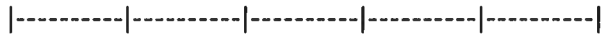
**DIVISION 26**

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1. Lighting protection
2. Switchgear study/analysis
3. TV/AV equipment
4. Fire protection devices
5. Security system including cameras

<b><u>Construction Task</u></b>	<b><u>Start Date</u></b>	<b><u>End Date</u></b>	<b><u>Duration</u></b>
Apply for Bulding Permit	April 15th	May 15th	30 Days
Submittals to GC	April 15th	May 5th	15 Days
Submit for Approvals from Arch	May 5th	May 25th	15 Days
Procurment	May 20th	June 3rd	15 Days
Construction Start	June 15th	August 25th	57 Days
Demo	June 16th	June 22nd	5 Days
Concrete Slab Repair	June 23rd	June 25th	3 Days
CMF	June 26th	June 30th	3 Days
Rough Plumbing	July 1st	July 7th	5 Days
Rough Electrical	July 8th	July 9th	2 Days
Rough Inspection	July 10th	July 10th	1 Day
Insulate	July 13th	July 13th	1 Day
Drywall Hanging	July 14th	July 15th	2 Days
Drywall Finishing	July 16th	Jul 21st	4 Days
Tile Installation	July 22nd	July 27th	4 Days
Prime and Paint	July 28th	July 30th	3 Days
ACT Grid	July 31st	August 3rd	2 Days
ACT Tile	August 4th	August 5th	2 Days
Finish Electrical	August 6th	August 6th	1 Days
Finish Plumbing	August 7th	August 12th	4 Days
Partition Install	August 13th	August 13th	1 Day
Toilet Accessories Install	August 14th	August 14th	1 Day
Epoxy Floor	August 17th	August 19th	3 Days
Punch List	August 20th	August 21st	2 Days
Construction Completion		August 24th	

Timeline → Apr May Jun Jul Aug



Permits [Bar from Apr to Jul]

Submittals [Bar from Apr to Jun]

Approvals [Bar from May to Jul]

Procurement [Bar from May to Jun]

Construction Start



Demo [Bar from May to Jun]

Concrete Repair [Bar from Jun to Jul]

CMF [Bar from May to Jun]

Rough Plumbing [Bar from Jul to Aug]

Rough Electrical [Bar from Jul to Aug]

Inspection [Bar in Jul]

Insulate [Bar in Jun]

Drywall Hang [Bar in Jul]

Drywall Finish [Bar from Jul to Aug]

Tile Install [Bar from Jul to Aug]

Prime/Paint [Bar from Jul to Aug]

ACT Grid [Bar in Jul]

ACT Tile [Bar in Jul]

Finish Electrical [Bar in Aug]

Finish Plumbing [Bar from Aug to Sep]

Partition Install



Toilet Accessories



Epoxy Floor



Punch List



Completion

