

Request for Proposals
YWCA McLean County: Stepping Stones Expansion
1201 N. Hershey Rd
Bloomington, IL 61704

YWCA McLean County invites proposals for general contractors in order to complete the Stepping Stones Expansion renovation project.

Brief Project Overview

YWCA McLean County, founded in 1908, has always been committed to serving the ever-evolving needs of the community, including the addition and expansion of services. YWCA established Stepping Stones, McLean County's sexual assault crisis program, more than twenty years ago due to an unmet community need. Stepping Stones is a free, confidential program providing medical and legal advocacy as well as counseling (individual, group, EMDR, and tele-therapy) for sexual assault, abuse, and stalking survivors as well as their loved ones. Our highly trained staff and volunteers are available 24 hours a day, 365 days a year. Stepping Stones community educators work with schools, churches, and businesses to provide education about a variety of prevention topics, including Erin's Law and sexual harassment. We staff a 24-hour hotline and provide 24-hour medical advocacy for survivors at the hospital upon reporting assault or abuse.

Since the inception of the program, an increased number of survivors continue to seek services, with staffing quadrupling to meet that need. In order to meet this increasing need, YWCA McLean County has been planning for an expansion and renovation of the Stepping Stones program space in our building.

Organization's Background

Our current facility was built for programs that existed in 1975, with the first floor being constructed for health and fitness services. For more than 20 years, YWCA has adapted the current building to provide Stepping Stones programming, turning these health and fitness spaces into offices, volunteer training spaces, and counseling rooms. We seek to create a more accessible, confidential, and appropriate space for Stepping Stones clients and their loved ones. The program began in 2002 with one counselor – we now employ five full-time counselors, one-part time counselor, three advocates, four prevention educators, five graduate interns and several 40-hour trained volunteers.

YWCA McLean County also has several other programs that share the same building, Young Wonders, RSVP (Retired Senior Volunteer Program), Labyrinth Made Goods, Strive, and Mission Impact. The amount of programs and shared spaces create challenges to Stepping Stones such as noise disruptions and confidentiality concerns. The new floorplan minimizes client interactions with other programs and increases counseling spaces, sound proofing, etc.

Scope of Work

Please see the attached floor plans prepared by Workbench Architects. Additional information regarding this document or architect questions can be directed to Scott Swanson at scott@workbenchco.com

Submittal Requirements

Responses to this RFP should consist of:

- Contractor Information: name, address, website URL and telephone number. Include name, title and email address of the individual who will serve as the firm's primary contact.
- A brief description and history of your company. Include description of experience and qualifications for this work. Include information pertaining to disposal of hazardous materials.
- An estimation of duration of construction and a timeline of how the project will be completed assuming a start date in September 2023. (Firm start date will be determined after selection of a general contractor.) Proposals should include a staging plan.
- Proposals must include the estimated cost for all work related to the completion of the building renovation according to the floor plans provided by Workbench Architects. Proposals should include the cost of soundproofing.
- A copy of the company's insurance and licensure to serve as a general contractor.
- Verification that company meets the requirements of the Project Labor Agreement.
- A physical tour of the space must be completed by June 30, 2023 in order to be chosen.
- Note: The company will have to comply with DCFS licensing standards in terms of safety. Young Wonders programming occupies the same building as this project.

Timeline and Submission Process

RFP announced- June 1, 2023

Submissions Due- June 30, 2023

YWCA review- July 1, 2023-July 15, 2023

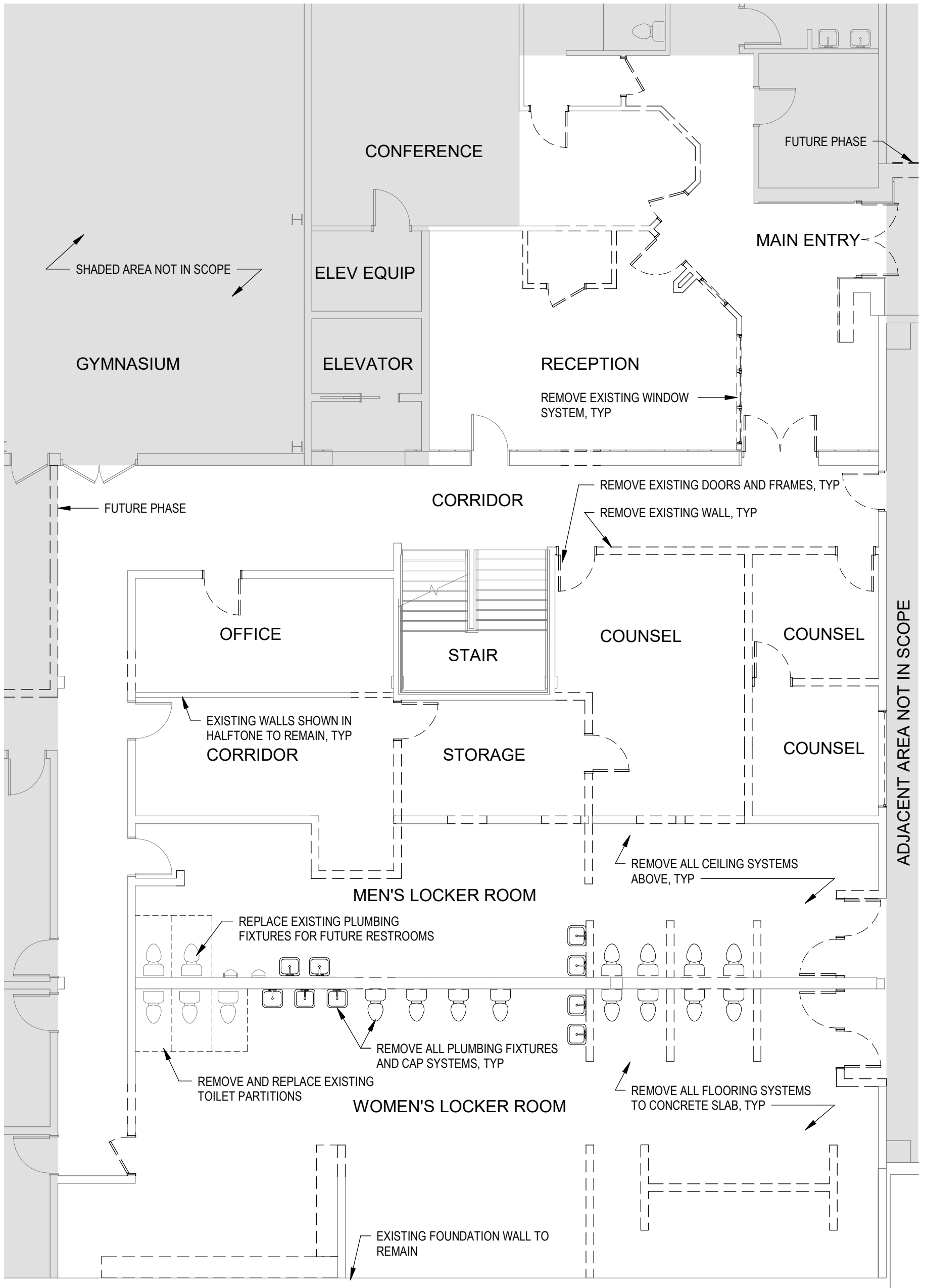
Present decision and receive approval from YWCA Board of Directors by or before August 3, 2023.

Point of Contact

Email quotes and all required information to Liz German at lgerman@ywcaclean.org

Evaluation and Selection Process: Selection of a contractor will be based on several factors including, but not limited to, relevant experience and the cost and timeline proposed. YWCA McLean County reserves the right to reject any or all submittals and to negotiate if deemed appropriate.

Rejection of Proposals: The bidder acknowledges the right of the YWCA McLean County to reject any or all proposals/bids, and to waive non-material informality or irregularity in any proposal or bid received.



1 DEMOLITION PLAN - LEVEL 1
 1/8" = 1'-0"

Schematic Design Narrative

May 25, 2023

Project

YWCA Stepping Stones Renovation
1201 N Hershey Road
Bloomington, IL 61704

Description

Applicable Building Codes (City of Bloomington)

- International Building Code - 2018
- Illinois Accessibility Code - 1997 / ANSI 117.1 - 2009
- International Mechanical Code - 2018
- International Fire Code - 2018
- Illinois State Plumbing Code - 2014
- National Electric Code - 2014
- International Energy Conservation Code - 2018
- Bloomington City Codes
 - Building Code - Bloomington City Code Chapter 10
 - Plumbing Code - Bloomington City Code Chapter 34
 - Electricity - Bloomington City Code Chapter 15
 - Zoning Code - Bloomington City Code Chapter 44
 - Property Maintenance, Chapter 45
 - Sign Code - Bloomington City Code Chapter 3

Division 00 - Procurement

1. Allowances: To be determined.
2. Alternates: To be determined.

Division 01 - General Requirements

1. Refer to AIA General Conditions

Division 02 - Existing Conditions

1. Investigate and document all existing conditions and systems.
2. Selective demolition may be required for further investigation.

Division 03 - Concrete

1. Cast-in-place concrete: sawcut, patch, and repair as required.

Division 04 - Masonry

1. Concrete Masonry Units (CMU) exist in the lower level as both load bearing and non-load bearing. Bond beams or steel lintels may be required where new openings occur in masonry walls.

Division 05 - Metals

1. Structural Steel Framing
2. Light Gauge Metal Framing

Division 06 - Woods, Plastics & Composites

1. Rough Carpentry
2. Plastic laminate casework and countertops at Reception, Lobby & Break Room
3. Interior blocking for wall mounted equipment and accessories
4. Wall cladding

Division 07 - Thermal & Moisture Protection

1. Joint sealants as required
2. All exterior penetrations shall be properly sealed

Division 08 - Openings

1. Interior Doors:
 - a. Hollow metal frames, fully welded
 - b. Solid core wood doors, stained and sealed
 - c. Hollow metal doors, primed and painted.
 - d. Sidelight or Vision Lite in Office Doors
 - e. Door hardware
 - f. Glass wall systems

Division 09 - Finishes

1. Gypsum board assemblies: 5/8" gypsum wallboard to 4" above ceiling at CMU walls. Extend gypsum board to structure above and provide sound batt insulation at all locations. STC 50+ required at counsel rooms for noise control.
2. Acoustical Tile Ceilings: Ultima High NRC, 2 x 2 tegular
3. Ceramic or Porcelain Tile: Restroom Walls to +/- 48"
4. Resilient wall base: 4" wall base typical throughout
5. LVT Flooring: Corridors, Break Room, Restrooms
6. Carpet Tile: Private Offices, Lobby and Reception
7. Interior painting: All spaces, assume 1 primary paint and up to 3 accent colors.
8. Exposed structure and systems shall be painted.

Division 10 - Specialties

1. Dimensional Letter Signage: Illuminated Building Signage. Coordinate with owner.
2. Interior Signage
3. Toilet & Bath Accessories
4. Fire Extinguisher Cabinets: Semi-Recessed, Larsen Architectural Series, Vertical Duo Door w/ Clear Acrylic, Anodized Aluminum w/ Red Die-Cut Lettering

Division 11 - Equipment

1. All equipment to be provided and installed by owner.

Division 12 - Furnishings

1. All seating, tables and desks to be provided and installed by owner.

Division 21 - Fire Suppression

1. Tie into the existing sprinkler system. All heads shall have concealed covers.

Division 22 - Plumbing

1. PEX - base bid, copper alternate
2. Faucets & fixtures
3. Flush tank water closets
4. Wall mounted urinals

Division 23 - HVAC

1. Existing rooftop units to be replaced and designed for new load requirements.
2. Provide zone control.
3. Single exhaust at each restroom.
4. Wrapped insulation on ductwork.
5. Roof Curbs for RTU's. Verify existing size will work with new units.

Division 26 - Electrical (Team)

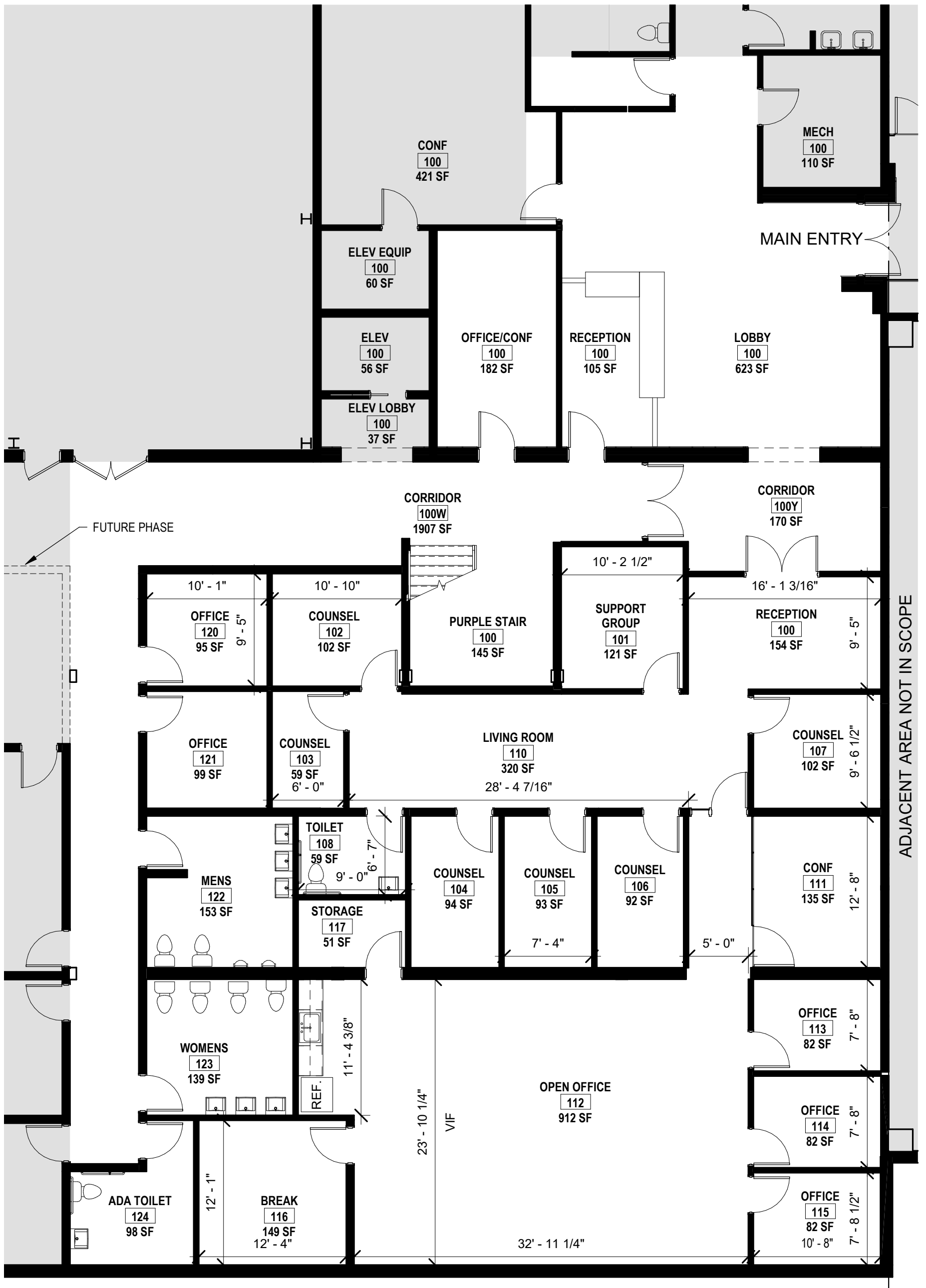
1. Connect to the existing electrical panel system.
2. LED lighting w/ dimmers
 - a. 2 x 2 and 2x4 fixtures typical - flat panel fixtures
 - b. Recessed LED fixtures
 - c. Suspended linear fixtures
 - d. Decorative pendant lights
3. Receptacles
4. Occupancy Sensors
5. MC cable for individual runs, conduit for home runs.
6. All existing and new electrical conduit and cables shall be concealed within walls. Exposed conduit is not allowed other than where exposed painted ceilings occur.
7. Tie into the existing fire alarm.

Division 27 - Communications

1. Minimum CAT5 level cabling.
2. Voice over IP (VoIP)
3. Coordinate with patch panel, data rack
4. TV locations (Waiting room, break room, conference room)

Division 28 - Electronic Safety & Security

1. Coordinate with owner's existing system.



1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"