



Upstate Niagara Cooperative, Inc: Building Expansion

Project Description & Bid Scopes

Lehigh Construction is proud to announce an exciting new construction project that will engage local subcontractors. This multi-faceted project will offer a wide range of trades the opportunity to contribute their expertise, from ground-up construction to interior fit-outs including:

- Office Addition, approximately 7,800 sf
- Locker Addition & Renovations, approximately 4,700 sf
- Intake Addition, approximately 7,000 sf
- Alcove Addition, approximately 1,000 sf
- Pump House Building, approximately 300 sf
- Water Building Addition, approximately 700 sf
- Production Addition, approximately 212,000 sf (144,000 sf first floor, 68,000 sf second floor)

Lehigh Construction is committed to quality craftsmanship, safety, and collaboration—and we look forward to working with skilled local partners to bring this project to life. We anticipate that the **initial** foundation, flatwork, structural steel, and roofing bid packages for the Office, Locker, intake, Alcove and Pump House will be available in September. Remaining bid packages will likely be available in December. The anticipated bid packages are as follows:

Bid Package 02.0A, Office/Locker/Intake/Alcove Select Demolition: Interior removals at 1,700 sf locker room renovation; exterior window removals at office addition; structural shoring and precast concrete wall removals; structural shoring and steel removals; silo and tank removals; interior concrete slab removals; dock equipment and door removals; steel stair removals (including salvage of stair as required).

Bid Package 02.0B, Production Addition and Water Building Select Demolition: structural shoring and precast concrete wall removals; structural shoring and steel removals; silo and tank removals; interior concrete slab removals; dock equipment and door removals; steel stair removals (including salvage of stair as required).

Bid Package 3.0A, Office/Locker/Intake/Alcove/Pump House Foundations: layout; anchor bolt/leveling plate installation; anchor bolt survey; rebar; strip footings; stepped footings; column footings; column piers; foundation underpinning.

Bid Package 3.0B, Production Addition and Water Building Foundations: layout; anchor bolt/leveling plate installation; anchor bolt survey; rebar; strip footings; stepped footings; column footings; column piers; recessed dock footings/walls; foundation underpinning; dock retaining wall; stair foundations.

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Bid Package 3.0C, Silo Pads: layout; anchor bolt installation; anchor bolt survey; rebar; silo pads.

Bid Package 3.1A, Office/Locker/Intake/Alcove/Pump House Rebar: supply, fabricate, and deliver steel reinforcing (including shop drawings). Alternate pricing for unloading and installing rebar.

Bid Package 3.1B, Production Addition and Water Building Rebar: supply, fabricate, and deliver steel reinforcing (including shop drawings). Alternate pricing for unloading and installing rebar.

Bid Package 3.2A, Office/Locker/Intake/Alcove/Pump House Flatwork & Reinforcing: coordination of testing; fine grading; vapor barrier; layout; fibermesh; rebar reinforcing; PNA dowel basket reinforcing; re-entrant bar at doors; interior concrete slabs (depths as shown); isolation joints; column box-outs; sawcut control joints; wet cure.

Bid Package 3.2B, Production Addition and Water Building Flatwork & Reinforcing: coordination of testing; fine grading; interior concrete curbs; underslab insulation; vapor barrier; layout; fibermesh; rebar reinforcing; PNA dowel basket reinforcing; re-entrant bar at doors and dock pits; interior concrete slabs (depths as shown); isolation joints; column box-outs; sawcut control joints; wet cure; housekeeping pads; 6" mezzanine topping.

Bid Package 3.3, Concrete Densifier & Joint Filler: slab prep as necessary; concrete densifier by a certified applicator; joint filler installation by a certified installer.

Scope Package 3.4, Structural Precast Walls and Slabs: This is a specialized scope that requires structural engineering by the precast manufacturing company. Engineering, panel types and panel finishes need to coincide with the existing building structural precast design. Therefore the precast manufacturer that engineered/supplied the panels on the existing building also needs to be involved in the additions, and this scope will not be bid out.

Bid Package 4.0, Masonry: select masonry removals (including shoring as necessary) and infills.

Bid Package 5.0A, Office/Locker/Intake/Alcove/Pump House Structural & Loose Steel: coordinate testing; supply and erect structural steel including columns, beams, channels, angles, plates, bracing, joists, deck, roof openings, connections, moment connections, perimeter chord angles, and canopy framing; supply and deliver loose steel, anchor bolts, and leveling plates.

Bid Package 5.0B, Production Addition and Water Building Structural & Loose Steel: coordinate testing; supply and erect structural steel including columns, beams, channels, angles, plates, bracing, joists, deck, roof openings, connections, moment connections, perimeter



chord angles, canopy framing, equipment platforms, stairs, railings; supply and deliver steel goalposts, loose steel, anchor bolts, and leveling plates.

Bid Package 5.1, Stainless Steel: Provide and install stainless steel fabrications such as wraps at precast wall openings; provide and deliver stainless steel goalposts.

Bid Package 6.0, Millwork & Trim Materials: provide and deliver cabinets, vanities, countertops, and wood trim.

Bid Package 6.1, Millwork & Trim Installation: unload, inspect, sort, stage, and install cabinets, vanities, countertops, and wood trim; caulk where required; fill nail holes.

Bid Package 7.0, Insulated Metal Panels & Walk-on Panels: provide and install insulated metal wall panels, insulated metal walk-on panels, stainless steel angles/tees/accessories (walk-on), stainless steel track, backer rod, sealant, sealant tape, anchors, caulk, trim, concealed fasteners, stainless steel flashing, and stainless steel hatches.

Bid Package 7.1A, Office/Locker/Intake/Alcove/Pump House Membrane Roofing: selective removals at roof tie-ins; urethane foam; 60 Mil TPO roof system; fully adhered insulation; mechanically fastened insulation; coverboard; wood blocking; rigid insulation; roof edge metal; walkway pads; roof hatches; stainless and misc. flashing; 20 year full system warranty.

Bid Package 7.1B, Production Addition and Water Building Membrane Roofing: selective removals at roof tie-ins; urethane foam; 60 Mil TPO roof system; fully adhered insulation; mechanically fastened insulation; coverboard; wood blocking; rigid insulation; roof edge metal; walkway pads; roof hatches; stainless and misc. flashing; 20 year full system warranty.

Bid Package 8.0A, Office/Locker/Intake/Alcove/Pump House HM/Wood Doors/Frames/Hardware Materials: provide and deliver hollow metal doors, hollow metal frames, wood doors, and hardware.

Bid Package 8.0B, Production Addition and Water Building HM/Wood Doors/Frames/Hardware Materials: provide and deliver hollow metal doors, hollow metal frames, wood doors, and hardware.

Bid Package 8.1, Stainless Steel Doors/Frames/Hardware Materials: provide and deliver stainless steel doors and frames, and associated hardware.

Bid Package 8.2A, Office/Locker/Intake/Alcove/Pump House HM and Wood Doors/Frames/Hardware Installation: unload, inspect, stage, sort, install, and adjust all hollow metal frames, hollow metal doors, wood doors, and associated hardware.

Bid Package 8.2B, Production Addition and Water Building HM, Wood, & Stainless Steel Doors/Frames/Hardware Installation: unload, inspect, sort, stage, install, and adjust all hollow metal frames, stainless frames, hollow metal doors, stainless doors, wood doors, and associated hardware.

Bid Package 8.3, Sectional, Roll-up, & Coiling Overhead Doors (excluding dock doors): sectional overhead doors; coiling doors; electric operators; low voltage wiring; hardware; sweeps; weatherstripping; controls and control wiring; safety devices.

Bid Package 8.4, High Speed Doors: high-speed fabric doors; operators; low voltage wiring; hardware; motion detectors; controls and control wiring; safety devices;

Bid Package 8.5, Impact Doors: double-acting impact doors; hardware; vision panels;

Bid Package 8.6, Aluminum Windows & Entrances: field measuring; aluminum windows; aluminum entrances; hardware; glass/glazing; glass coatings/tint; spandrel glass; backer rod/sealant;

Bid Package 9.0, Studs/Insulation/Drywall/Ceilings: layout; metal studs; furring; soffits; insulation; drywall; ceiling;

Bid Package 9.1, Flooring, Base & Tile: layout; floor prep/patch; floor tile; wall tile; carpet; vinyl tile; base;

Bid Package 9.2, Urethane Floor Coatings: Prepare concrete slabs; apply seamless urethane-modified heavy duty cementitious floor coating; requires chemical and thermal shock resistance (up to 250° F; includes integral cove base.

Bid Package 9.3, Standard Paint & Wallcovering: inspect materials prior to painting; prime drywall/HM door frames/HM doors; finish paint drywall/HM door frames/HM doors; caulk HM door frames; stain/finish wood doors; wallcovering;

Bid Package 9.4, Stranlok Coatings: inspect surfaces prior to application; prep surfaces for coating; prime surfaces; finish paint surfaces; must a Stranlok-certified applicator.

Bid Package 10.0, Toilet Partitions & Accessories: supply and installation of toilet accessories, partitions.

Bid Package 10.1, Fire Extinguishers & Cabinets: Supply and installation of fire extinguishers and fire extinguisher cabinets.



Bid Package 10.2, Lockers: Supply and installation of metal lockers.

Bid Package 11.0, Loading Dock Doors & Equipment: vertical loading docks; sectional overhead doors; dock seals and shelters; dock restraints, dock bumpers, integrated controls, dock lights, communication lights.

Bid Package 11.1, Residential Appliances: supply, deliver, and set break room appliances.

Bid Package 12.0, Window Treatments: supply and install window shades.

Bid Package 14.0, Freight Elevator: Provide and install 3-stop freight elevator; details to be determined.

Scope Package 21.0, Fire Protection: This scope will be contracted with a current service provider.

Scope Package 22.0, Plumbing: This scope will be contracted with a current service provider.

Bid Package 23.0A, Office/Locker/Intake/Alcove/Pump House HVAC: Install and commission all air handling systems related to these specific areas; work is limited to HVAC functions and excludes all refrigeration and process-related systems.

Bid Package 23.0B, Production Addition and Water Building HVAC: Install and commission all air handling systems related to the production and water building additions; work is limited to HVAC functions and excludes all refrigeration and process-related systems.

Scope Package 23.1, Refrigeration/Process: The refrigeration/glycol/process scope will be contracted directly by the Owner.

Scope Package 26.0, Electrical: The electrical scope will be contracted directly by the Owner.

Scope Package 31.0, Sitework: This is a specialized (proprietary?) scope that has already been awarded.

Bid Package 31.1, Micropiles: mobilization; tension testing; lateral testing; compression testing; installation of micropiles at new silo pad locations.

Bid Package 32.0, Fencing & Bollards: supply and install chain link fencing, steel bollards, and stainless steel bollards.

Bid Package 32.1, Landscaping: trees, shrubs and mulch.