

RaceWay #6797 / Yorktown

<u>Category:</u>	Automotive, Retail Stores	<u>Project ID #:</u>	1004219140
<u>Street Address:</u>	3962 G. Washington Memorial Hwy. Yorktown VA 23692	<u>Staff Estimate Value</u>	\$300,000.00
<u>County:</u>	York	<u>Stage:</u>	Biddate Set
<u>Bid Date:</u>	12/2/2016		
<u>Architect:</u>	Hill Foley Rossi & Associates		
<u>Documents Available:</u>	Plans, Specs available in Insight		
<u>Last Update:</u>	11/23/2016	<u>New Project</u>	

Notes

Scope Demolition, paving and renovation of a mixed-use development in Yorktown, Virginia. Completed plans call for the renovation of a 2,800-square-foot, one-story above grade retail development. Plans include renovation of 2,800 square feet of the existing facility and diesel retrofit. *This project is being bid by invitation only. If you have been contacted by the owner to bid on this project as a general contractor, and would like to be listed below, please notify our [editorial staff](mailto:editorial_staff@constructconnect.com). *The owner requests that all subcontractor / supplier inquiries be directed to the GC Bidder.

Notes Development include(s): Demolition, Paving, Renovation

Details [Division 2]: Dewatering. [Division 9]: Resilient Flooring.

Additional Details

<u>Listed On:</u>	11/23/2016	<u>Floor Area:</u>	2,800Square Feet
<u>Contract Type:</u>		<u>Work Type:</u>	Alteration
<u>Stage Comments 1:</u>		<u>Floors Below Grade:</u>	
<u>Stage Comments 2:</u>		<u>Owner Type:</u>	Private
<u>Bid Date:</u>	12/2/2016	<u>Mandatory Pre Bid Conference:</u>	
<u>Invitation #:</u>		<u>Commence Date:</u>	1/9/2017
<u>Structures:</u>	1	<u>Completion Date:</u>	
<u>Single Trade Project:</u>		<u>Site Area:</u>	
<u>Floors:</u>	1	<u>LEED Certification Intent:</u>	
<u>Parent Project ID:</u>		<u>Units:</u>	
<u>Parking Spaces:</u>			

Project Participants

Company Role	Company Name	Contact Name	Address	Phone	Email	Fax
Owner	RaceTrac Petroleum Inc.		3225 Cumberland Blvd. Ste. 100, Atlanta, GA 30339	(770) 431-7600		(770) 850-4795
Architect	Hill Foley Rossi & Associates	Scott Magar	3680 Pleasant Hill Road Ste. 200, Duluth, GA 30096	(770) 622-9858	smagar@hfraa.com	(770) 622-9535
Electrical Engineer	GTP Consulting Engineers	William Gaddy	4197 Pleasant Hill Road , Duluth, GA 30096	(770) 622-2270	wgaddy@gtp-eng.com	(770) 622-2271

Bidders

Company Name	Added Date	Address	Phone	Email	Bidding Role	Bid Rank	Bid Value	Fax Number
JC Curtis Construction	11/23/2016	1507 Wilder St., Chattanooga, TN 37406	(423) 894-5480		General Contractor			(423) 894-5458

Contracts

Classification	Conditions	Bonding	Bid Date	Bids To	Bid Type
General Contractor			12/2/2016	General Contractor	Invited Bidders

History

User	Viewed	First Viewed Date	Currently Tracked?	Date Tracked
Adam Sweet	True	11/23/2016	False	

Introduction and Background

RaceTrac is Georgia's third largest private company and one of the largest independent gas station and convenience store chains in the Southeast. RaceTrac is based in Atlanta, Georgia and has operations in 12 states operating under the RaceTrac and Raceway brands. RaceTrac, through affiliates such as Energy Dispatch, LLC, handles a significant amount of its own gasoline supply and distribution needs.

RaceTrac Petroleum, Inc. ("RaceTrac") is soliciting bids to retrofit a RaceWay store in the Virginia Market with the capability to dispense and sell diesel fuel along with other grades of gasoline. The current RaceTrac underground storage tank configuration includes 3 tanks (Regular, Plus, and Premium). Diesel conversion will involve modifying the existing PLUS brand tank and piping to support Diesel fuel. RaceTrac will continue to offer PLUS brand gasoline by either installing new dispensers that support blending at the pump, convert existing Wayne Dispensers or by adding blenders to existing dispensers.

The store included in the project is located in Yorktown, Virginia at 3962 George Washington Memorial Hwy.

Retrofit Dispensing Scenarios

RaceTrac has developed 4 different scenarios for retrofitting these stores:

- Scenario 1 –** Gilbarco Advantage site. Replace 2 streetside end unit dispensers with Encore 300 series 3 + 1 dispensers. Install mechanical blend valves on remaining dispensers.
- Scenario 2 –** Gilbarco MPD 3 site. Replace 2 streetside end unit dispensers with Encore 300 series 3 + 1 dispensers. Replace remaining MPD 3 dispensers with Gilbarco Advantage dispensers. Install mechanical blend valves on Advantage dispensers.
- Scenario 3 -** Gilbarco Encore 300 site. Convert existing encore dispensers from 6 hose 3-grade dispenser to 4 hose 4-product dispenser (3 + 1).
- Scenario 4 -** Wayne site. Convert all dispensers on site from Vista 390 to Vista 595.

Note: Street-side dispensers are defined as the row of dispensers located on the side of the fueling island away from the building. Building side dispensers are the row of dispensers located closest to the store.

Bid Process

You are requested to bid on the entire volume of work described in this Request for Proposal. should be base on **3-Day Work Schedule and 1-Day for Environmental Testing. Work to begin Monday and finish Thursday by 9am, in order to allow environmental testing to begin.** RaceTrac may, however, choose more than one contractor to handle this work. RaceTrac may decide to reject any or all bids, in its discretion. RaceTrac also reserves to right to terminate the project in its entirety at any time assuming the financial responsibility for work solely performed prior to the termination date.

Bid Format

Bids must be submitted using the Contractor Bid Breakout Sheet (see Attachment 1). A successful bid will address all of the elements identified in the General Scope of Work as well as the detailed scope of work. You may also provide whatever additional information you believe will assist RaceTrac in

itemized labor hours and rates, equipment, materials or other components required completing the additional work, including applicable overhead and profit. **No change order is final until corporate headquarters approves it.** RaceTrac reserves the rights to have outside vendors perform any work defined as outside the original scope of work.

- 8.0 Stores will remain open during construction, therefore the construction area shall be maintained in an organized, neat and clean manner at all times. Contractors shall be responsible for providing for clean up and disposal of his debris on a continuous basis. Contractor's failure to comply with the above will result in the owner's representative taking necessary actions to correct such deficiencies, and those cost will be deducted from the contract amount.
- 9.0 Contractor to supply and install safety warning equipment and signage to ensure customer and employee safety during the construction period.
- 10.0 The contractor shall exercise care during the performance of the work to protect the unaffected areas of the store. Any damages to these areas of the store will be repaired at the sole expense of the contractor.
- 11.0 The contractor shall warrant and guarantee:
 - 11.1 That all work performed is in compliance with all applicable federal, state and local codes, regulations and ordinances.
 - 11.2 That none but experienced workmen will be employed and any workmen who, in the opinion of the owner or his agents, is not capable, or who is careless in the execution of the work, must be removed upon the request of the owner and within twenty-four hours after the demand.
 - 11.3 That all materials furnished by the contractor shall be new and the best of their respective kinds or as specified by the owner and shall be erected in a first class and workmanlike manner.
- 12.0 That the contractor shall, at its own expense, upon notice from the owner and at such time as may be convenient to the owner, promptly repair or replace, as necessary, any and all portions of the work which prove, not later than (12) twelve months from and after the date of contractor completion of the work to be defective in materials or workmanship.
- 13.0 RaceTrac also reserves to right to terminate the project in its entirety at any time assuming the financial responsibility for work solely performed prior to the termination date.

General Scope of Work

Contractor shall provide/possess all permits, labor, material and equipment necessary to perform the diesel retrofit work in accordance to federal, state and local regulations. The contractor will retrofit various stores with the capability to dispense and sell diesel fuel. In order to retrofit an existing store, the Plus tank (12,000 gallons) will be converted to the diesel tank. Conversion of the Plus tank will

include transferring fuel, cleaning the tank and re-routing of the vent line. RaceTrac currently manifolds all 3 tanks, this manifold will need to be disconnected at the PLUS tank and a new vent stack ran for Diesel. Additional activities related to retrofitting a store also include, but are not limited to, installing blend valves on existing dispensers, installing a new Diesel tank float, installing new dispensers. **Wayne Dispensers are able to be converted on site, in which case must be done by a Wayne certified ASO. Racetrac will provide Wayne certified ASO with parts to complete conversion. Wayne stores will need to be bid as installation of provided parts and conversion of the tank and vent work. Racetrac understands that not all Contractors are Wayne Certified ASO this won't affect bids for Gilbarco locations. Sites with Gilbarco Encore 300 series dispensers will need to be bid only by Certified Gilbarco ASO. Racetrac will provide Gilbarco ASO with parts needed to complete conversion. Gilbarco ASO will be responsible for installation of provided parts and conversion of tank and vent work.** In cases where the existing sumps and sump pumps are compromised; this equipment will need to be replaced. RT must approve replacement as a change order. Racetrac will coordinate and be responsible for any ground water removal, as long as notification to RaceTrac PM is done in a timely manner.

- 1.0 The contractor is responsible for coordinating with appropriate vendors to ensure timely completion of required work. The contractor will provide the RaceTrac Project Manager and required vendors a schedule for work to be completed.
- 2.0 The contractor will provide both an on-site and off-site secure storage facility and make arrangements to receive, secure and store all new equipment provided by owner. The contractor will also store existing equipment during the construction process and be responsible for the safe handling and care of this equipment while the work is conducted. Damaged, lost or stolen items will be repaired or replaced at the owner's option and back charged to the contractor.
- 3.0 The contractor will obtain all necessary trade permits when required include providing a copy of their General Discharge Permit for the state of Virginia. The contractor is responsible for all fees relating to permitting and inspections.
- 4.0 Contractor to supply and install **OSHA approved fence** around excavations areas until backfill and compaction is complete.
- 5.0 Contractor to supply and install safety warning equipment and signage to ensure customer and employee safety during the construction period.
- 6.0 RaceTrac will supply equipment as indicated in Attachment 2 (Equipment Table).
- 7.0 Contractor to work with RaceTrac contracted environmental consultant during project. Contractor to assist consultant in taking any required soil samples.
- 8.0 Contractor is responsible for all startup and programming of entire fuel system.
- 9.0 Contractor to verify site conditions prior to bidding.

Detailed Scope of Work

RaceTrac has developed a **3-day work schedule** and 1-day for environmental testing, which includes the generic scope of work. If Contractor can complete the job early it's always encouraged. These activities and timelines should be utilized when calculating your bids. Some clarifications of

activities identified in the day-to-day schedule are discussed below. A parts list of Racetrac provided parts is attached. (Attachment 2)

1.0 When Contractor Arrives On-site

- 1.1 Contractor to verify site has up-to-date working Fire Extinguisher.
- 1.2 Contractor to stick REG tank to verify Veeder Root matches current inventory levels. Contractor to communicate findings to Project Manager.
- 1.3 Contractor to verify overflow alarm is operational. Veeder Root certified contractor should pull Probe on the REG tank and slide the gas float to the top to simulate an overfill situation. Alarm horn should sound and light should illuminate. Contractor to communicate findings to Project Manager.
- 1.4 Contractor is to Bag-off all "PLUS" grade handles, "PLUS" will remain unavailable until after the RUBY conversion is complete.
- 1.5 Verify that all drop tubes is 6" off bottom of tank. If not, drop tube will need to be adjusted to meet this requirement. If the drop tube is compromised or cut short then a replacement will be provided or ordered from contractor.

2.0 Evacuate Product from PLUS tank and lines

- 2.1 The contractor will ensure that all utilities are capped and/or disconnected in accordance with local regulations.
- 2.2 Blow back PLUS on all MPDs. Blow back lines using helium. Pour product removed from lines into existing regular unleaded tank.
- 2.3 Contractor will be responsible for removing last 4" of product from each tank. Depending on local regulations, recovered materials may be managed as off-spec product, solid industrial or hazardous waste. If material must be managed as hazardous waste, follow owner's environmental requirements for handling, manifesting and disposal. Only owner approved hazardous waste disposal facilities shall be used. Consult the appropriate RaceTrac environmental engineering contact for processing assistance in all cases.

3.0 Diesel Drop

- 3.1 Contractor is responsible for cleaning the "PLUS" tank out prior to Diesel Drop. This must be done by flashing the tank with a clean barrel of 50 gallons of Diesel. Once flashed, the 50 gallons of diesel must be removed from the tank and properly disposed.
- 3.2 Contractor will coordinate diesel drop with RaceTrac project manager ensuring proper lead time
- 3.3 Purged diesel fuel will be disposed by approved hazardous waste operator. Under no circumstance should purged fuel be dumped back into existing tank. Failure to abide by this could result in back-charge to replace diesel dropped in plus tank.

- 3.4 Contractor will provide RaceTrac project manager with veeder-root print out to determine the amount of purged fuel.

4.0 Tank Area

- 4.1 Saw cut and remove concrete from tank top and prepare for dewatering if necessary.
- 4.2 Contractor is required to break manifold and have new vent-line installed and tested, for the Diesel Tank, by Tuesday night to allow for Diesel drop by Wednesday 8 am.
- 4.3 Verify existing electrical for Veeder Root wiring.
- 4.4 Dig out tank top, clean diesel tank (formally the PLUS tank), and re-label tank with diesel signage.
- 4.5 Re-pipe vent lines and Stage I Recovery using Install A.O Smith double wall fiberglass piping; install new Diesel tank float.
- 4.6 Backfill tank top and pour concrete
- 4.7 Verify that all fill buckets are vapor tight and the ball float is working properly. If replacement is needed
- 4.8 Replace existing Gas vent cap with OPW – 523LP – 2203, part will be provided by Racetrac. The vent stack will need to be rethreaded if necessary.
- 4.9 Verify that all fill and vapor adapters are swivel adapters
- 4.10 Contractor must provide and install FE Petro Intake Filter Screen, on each STP intake.

5.0 Dispenser Islands

- 5.1 Add blend valves to existing dispensers that are to remain or replace with new dispensers. Contractor is responsible for installation of isolation relays in Electrical room to ensure both product STP motors operate when Plus handle is on.
- 5.2 All electrical conduits to be rigid galvanized. Install zip boots on flexes @ tanks and dispensers.
- 5.3 Cap off diesel line to any non-diesel dispenser and pressure test caps for leaks.
- 5.4 Line all piping trenches with filter fabric and backfill with sand **or** pea-gravel. Backfill should be homogenous; only one type (sand or pea gravel) is acceptable.
- 5.5 Contractor is responsible for wiring and start-up on all installed dispensers.

- 5.6 Replace dispenser hardware as needed, turn on dispensers, calibrate and purge lines to remove air.
- 5.7 Attach Diesel sign, provided by Racetrac, to dispenser bonnet.

6.0 Tank Pad and Concrete

- 6.1 Supply, install and compact all clean fill required to backfill tank hole and pipe trenches to grade.
- 6.2 Contractor will ensure that all areas are re-paved properly. Concrete paving for all areas except the tank pad will be 6" thick 3500# (with 5-1/2 sack or Portland Cement per yard of concrete – NO FLY ASH ALLOWED), air entrained with 1.5 lbs./yard fiber mesh. Finish to be wood floated steel trowled, medium broom finish max. Slope to be no more than 4%.
- 6.3 Concrete for tank pad shall be 8" thick and reinforced with rebar per drawings. Contractor is responsible for any concrete damaged by equipment. Contractor is responsible for independent engineering test at each new batch.
- 6.4 Saw cut joints should be cut into trench to match existing joints in parking lot pad.
- 6.5 Coordinate with RaceTrac Project Manager on the movement/addition of bollards. Paint and apply decals as required.
- 6.6 Repaint any parking stripes removed during construction.
- 6.7 Clean all areas affected by construction work.

7.0 Programming and Testing

- 7.1 Ruby Conversion to be according to Attachment 3
- 7.2 Veeder Root set up to be completed according to Attachment 4
- 7.3 Contractor to remain on-site until 0.2 test has passed after installation of the new Veeder Root board.
- 7.4 Contractor to keep 2 representatives on-site for trouble-shooting and alleviation of any problems that may arise during environmental testing.

8.0 Contractor should include the following as alternates:

- 8.1 Replace existing tank sumps
- 8.2 Installation of New Dispensers
- 8.3 Square foot concrete 6"
- 8.4 Square foot concrete 8" -Tank Pad
- 8.5 Installing blend valves on existing dispensers on site

- 8.6 Run new electrical (high and low voltage) to tank and dispensers (galvanized rigid conduit/wiring per tank drawing)

Additional information:

- 1.0 All bids (including Attachment 1-Contractor Bid Breakout Sheet) must be submitted no later than noon on **the selected date**. Bids must be accompanied with a list of potential subcontractors. Ensure that your bid is on letterhead stationary and signed by an officer of the company authorized to enter into an agreement with RaceTrac Petroleum, Inc. RaceTrac Petroleum does not obligate itself to accept the lowest bidder or any other bid, and reserves the right to reject any and all bids.
- 2.0 To allow all parties involved the ability to get the process underway, bids may be e-mailed to chaire@racetrac.com . **PLEASE ENTER YOUR PROJECT MATES REQUIREMENTS.**
- 3.0 RaceTrac Petroleum, Inc. places heavy emphasis on project timelines, work quality, and effective management of operational safety and OSHA/regulatory compliance. Construction time and scheduling will be discussed at length during the bid evaluation period.

Please contact Clay Haire at 404-693-5403 with any questions or comments concerning the above items. RaceTrac Petroleum, Inc. appreciates your time and interest in bidding this project.

Appendix A: Scenario 1 – Generic Schedule for 3 day project

Diesel Scope of Work for Petroleum Contractors
Racetrac conversion of MPDs to Diesel/Gas

Days	Time	Tank Area Work	MPD Area Work
Monday (Day 1)	7:00 am – 6:00pm	Saw cut and remove concrete, dig down and locate vent manifold. Break manifold and pipe new Diesel Vent, after “PLUS” transfer, or completed by the time of the transfer.	Begin installation of Blenders (3 – 5 should be done in a day). Wayne site: Begin converting existing dispensers (4 – 6 per day).
		Prepare for de-watering if necessary	Blow back Plus on all MPDs (Store can no longer sell Plus fuel)
		Verify existing electrical for Veeder Root wiring	Blank out price and brand label for Plus fuel. Bag-off and zip-tie all Plus nozzles
		Transfer Plus fuel to Regular Tank	
		Deliver Frac Tanks, stripper, & carbon filter, if needed.	
Tuesday (Day 2)	7:00 am - 6:00pm	Vent line work complete	Continue blender installation (should be complete end of day) or Wayne Conversion. Start installation of New Dispensers.
		Clean Diesel tank (old Plus Tank). Install new Diesel float. Diesel delivered 8 pm.	
Wednesday (Day 3)	7:00 am - 6:00 pm	Prep concrete for re-pour	Complete Installation of New Dispensers or Complete Wayne Conversion.
		Re-label tank with diesel signage	Purge and Calibrate New Dispensers
Thursday (Day 4)	8:00 am - 9:00 am		Finish any Calibration or final small work before testing. RaceTrac PM will schedule testing for 10 am.