

The Urban League of Metropolitan St. Louis

**Requests Proposals for WASHERS AND DRYERS for the Urban
League – Dellwood Senior Housing Project**

for

**Urban League Senior Housing Project – Dellwood Senior
St. Louis, Missouri**

Issue Date: October 19, 2023

Submission Date: November 3, 2023

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Part One: General Conditions

1.1 Overview

This Request for Proposal (RFP) is issued by the Urban League of St. Louis, Missouri for WASHERS AND DRYERS for the Urban League- Dellwood Senior Housing Project. The RFP process consist of two parts:

- Any Site Meeting Coordination Needed – Week of Oct 23rd
- Submission of Proposal

1.2 Project Description

Urban League Senior Housing at Dellwood (the “Development” or the “Project”) will consist of a 44-unit mixed income, senior (62 +) apartment community located in Dellwood, Missouri (St. Louis County). The Project consists of a three-story brick and fiber cement building that will include 40 one- bedroom and 4 two-bedroom units. The Project site is located at 9947 W. Florissant Avenue in Dellwood, Missouri and located in the “West Florissant Corridor” of Dellwood. Amenities included in the design are a senior citizen community center, as well as in-unit laundry. Exterior amenities include free parking, enhanced security features and an on-site management company.

Part Two

Scope of Services: WASHERS AND DRYERS on the Dellwood Senior Housing Project

2.1 Introduction

2.2 Detailed Scope of Services

Washers & Dryers: Furnish, unload and completely install washers and dryers for all 44 units based on document included. Bid to include risers for 5 ADA units. Package to include all necessary cords, hoses, vents, etc. Equivalent alternates will be considered. *Please note there are no vents for the dryers.

(see attached exhibits)

Part Three:

Selection Process

3.1 Selection Process

We strongly encourage participation by minority and women business at the local level.

The selection process consists of three parts:

- Site Meeting if needed
- Submission of Proposal
- Review and Selection of Subcontractor

As previously noted, proponents are responsible for all costs related to site visits and interview attendance.

Task	Due Date
Distribute RFP	10/19/23
RFP Candidates submit questions about RFP/Project	10/27/23
RFP Responses to questions if any	10/31/23
RFP Proposals Submitted from firms	11/03/23
Review/Screening of Proposals/Narrow to finalists	11/03-11/7
Site Visit if needed	10/23-10/27
Firm Select	11/8/23

The following contact information is provided for communication and submission of proposal:

Gardner Capital /Construction Management

Cory Pritchard

cpritchard@gardnercapital.com

3.2 Form of Submission

- Cover Letter
- Detailed Proposal
- Mobilization Date
- Projected Schedule
- Detailed bid – expected to be turnkey

3.3 Selection Criteria

Proposals will be evaluated according to the quality of the submission and the team's response to the particular needs of this project/

Selection Criteria	Percentage of Scale
Quality of Proposal	25%
Team Organization/Minority Participation	25%
Schedule	25%
Budget	25%
Total	100%

3.4 Questions and Communication

For clarification on any aspect of this RFP you are invited to direct inquiries, in writing only, by mail or facsimile or e-mail to:

Gardner Capital

8000 Maryland, Suite 1300

Clayton, MO 63105

cpritchard@gardnercapital.com



Model#: GFW148SSMWW

GE® 24" 2.4 Cu. Ft. ENERGY STAR® Front Load Washer with Steam

Approx Dimensions (HxWxD):
33 1/4 H x 23 7/16 W x 25 5/8 D

- Plugs into Dryer or Wall-Washer plugs into GE 24" Ventless Condenser or 24" Vented dryer or properly installed 120-Volt wall receptacle for easy installation
- Stainless steel basket-Long-lasting stainless steel finish resists rust and won't chip, peel or snag clothes
- Steam-Penetrates deep into fabric fibers, loosening stains like tomato and grass, yet protecting your fabrics
- ENERGY STAR® qualified-Meets or exceeds federal guidelines for energy efficiency for year-round energy and money savings
- Electronic touch controls-Enjoy easy operation and cleanability with streamlined controls
- 14 wash cycles-Multiple cycles are designed to specifically handle various fabrics and soils
- 1400 RPM spin speed-Fast spin speeds remove water efficiently and minimize dry time

Warranty Information:

- Parts Warranty: Limited 1-year entire appliance
- Warranty Notes: See written warranty for full details
- Labor Warranty: Limited 1-year entire appliance

GEFW148SSMWW

GE 2.4 DOE Cu. Ft. ENERGY STAR® Front Load Washer with Steam

FEATURES AND BENEFITS

Plugs into Dryer or Wall – Washer plugs into GE Condenser dryer or properly installed 120-Volt wall receptacle for easy installation

Stainless steel basket – Long-lasting stainless steel finish resists rust and won't chip, peel or snag clothes

Steam – Penetrates deep into fabric fibers, loosening stains like tomato and grass, yet protects your fabrics

ENERGY STAR® qualified – Meets or exceeds federal guidelines for energy efficiency for year-round energy and money savings

Electronic touch controls – Enjoy easy operation and cleanability with streamlined controls

14 wash cycles – Multiple cycles are designed to specifically handle various fabrics and soils

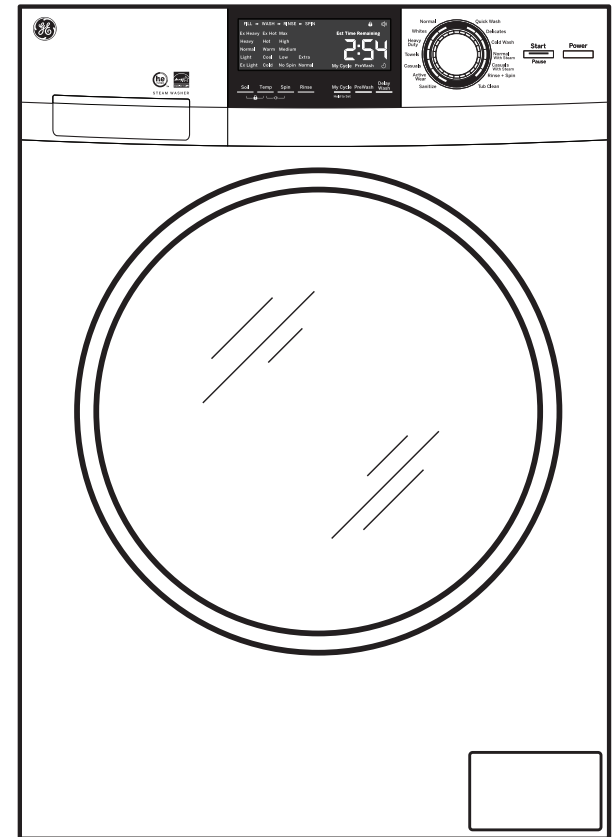
1400 RPM spin speed – Fast spin speeds remove water efficiently and minimize dry time

Inlet fill hoses included

Quick Wash – Provides a quick wash for lightly soiled items that are needed in a hurry

Internal water heater – Increases wash temperature to reduce bacteria and provide better cleaning for the really tough stains

Model GFW148SSMWW – White on white

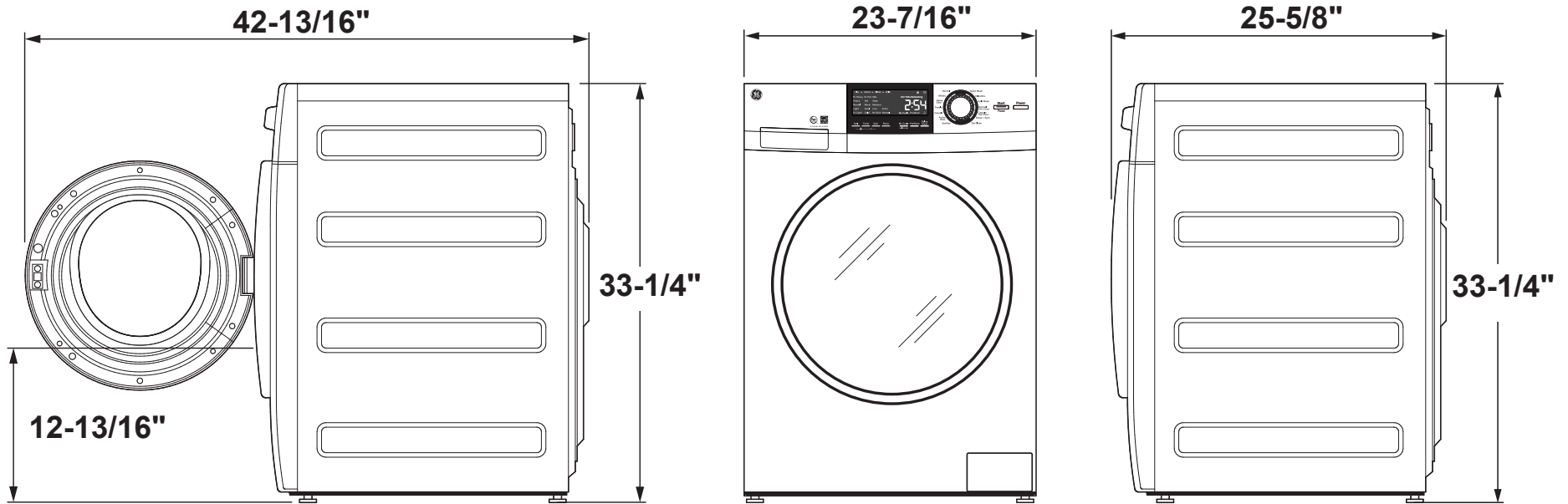


GFW148SSMWW

GE® 2.4 DOE Cu. Ft. ENERGY STAR® Front Load Washer with Steam

DIMENSIONS AND INSTALLATION INFORMATION (IN INCHES)

INSTALLATION INFORMATION: For complete information, see installation instructions packed with your washer.



For answers to your Monogram, GE Café™, GE Profile™ or GE Appliances product questions, visit our website at geappliances.com or call GE Answer Center® Service, 800.626.2000.



Specification Revised 1/21

GEFW148SSMWW

GE 2.4 DOE Cu. Ft. ENERGY STAR® Front Load Washer with Steam

SPECIAL INSTALLATION REQUIREMENTS

ADA COMPLIANCE:

- 4" ADA riser and drip pan for 24" Front Load model: GAF140SSNWW

Provide for 5 units

STACKED INSTALLATION:

- Kit for stacking dryer over washer is not included with the washer.
Order part no. GFA24KITL

ALCOVE OR CLOSET INSTALLATION:

- If your dryer is approved for installation in an alcove or closet, it will be stated on a label on the dryer back.
- The dryer **MUST** be exhausted to the outside with the exception of the condensing dryer.
- Minimum clearances between dryer cabinet and adjacent walls or other surfaces are: 1" left and right sides, 1" top, 3" front and rear.
- Minimum clearances between washer cabinet and adjacent walls or other surfaces are: 1" left and right sides, 1" top, 1" front and rear.
- Closet doors must be louvered or otherwise ventilated and must contain a minimum of 60 sq. in. of open area equally distributed. If this closet contains both a washer and a dryer, doors must contain a minimum of 120 sq. in. of open area equally distributed.
- No other fuel-burning appliance shall be installed in the same closet with a gas dryer.

BATHROOM OR BEDROOM INSTALLATION:

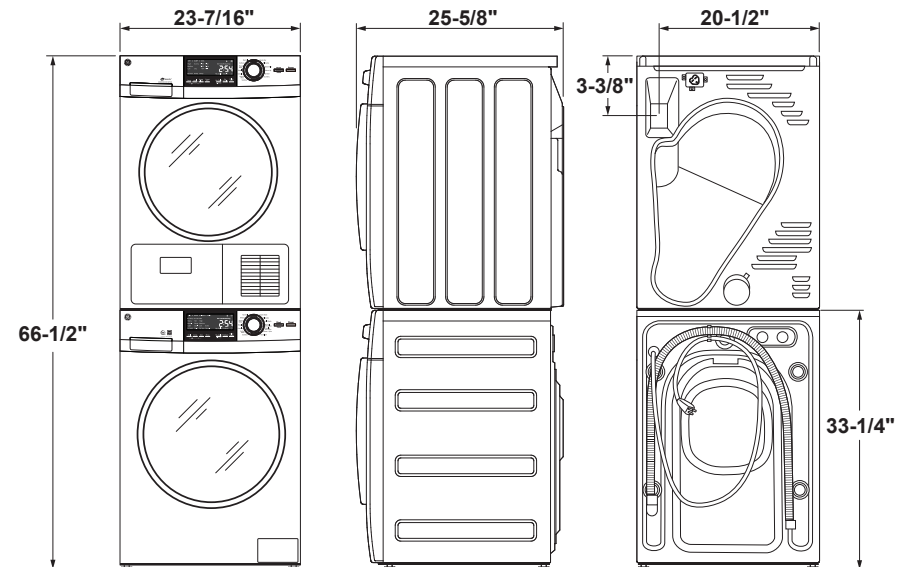
- The dryer **MUST** be exhausted to the outdoors with the exception of the condensing dryer.
- The installation must conform with the local codes, or in the absence of local codes, with the National Electric Code and National Fuel Gas Code, ANSI Z223 for gas dryers.

MINIMUM CLEARANCE OTHER THAN ALCOVE OR CLOSET INSTALLATIONS:

- Minimum clearances to combustible surfaces 0" both sides, 3" rear.

**FOR MORE INFORMATION ON VENTING KITS AND ACCESSORIES,
PLEASE CALL 1-800-GE-CARES.**

STACKED DIMENSIONS (IN INCHES)



For answers to your Monogram, GE Café™, GE Profile™ or GE Appliances product questions, visit our website at geappliances.com or call GE Answer Center® Service, 800.626.2000.



Specification Revised 1/21



Model#: GFT14ESSMWW

GE® 24" 4.1 Cu.Ft. Front Load Ventless Condenser Electric Dryer with Stainless Steel Basket

Approx Dimensions (HxWxD):
33 1/4 H x 23 7/16 W x 25 1/4 D

- Ventless condenser dryer-Can be installed conveniently in a closet, placed under a counter or stacked in a corner without the need to vent externally
- Reverse-a-door-Door opening can be reversed to meet laundry room needs
- Stainless steel drum-Resists rust and helps protect clothes
- Outlet for Washer-Provides an outlet for the washer for easy and flexible installation
- Sensor Dry with dual thermistors-Continually monitors moisture and temperature to prevent clothing wear and tear that can result from over-drying and inconsistent heat
- Electronic touch controls-Enjoy easy operation and cleanability with streamlined controls
- Damp Alert-Alerts you when clothes are the ideal dampness for ironing, for perfectly wrinkle-free results

Warranty Information:

- Parts Warranty: Limited 1-year entire appliance
- Warranty Notes: See written warranty for full details
- Labor Warranty: Limited 1-year entire appliance

GFT14ESSMWW

GE® 4.1 Cu.Ft. Stainless Steel Capacity 24" Ventless Condenser Frontload Electric Dryer

FEATURES AND BENEFITS

Ventless condenser dryer – Can be installed conveniently in a closet, placed under a counter or stacked in a corner without the need to vent externally

Stainless steel drum – Resists rust and helps protect clothes

HE Sensor Dry with dual thermistors – Continually monitors moisture and temperature to prevent clothing wear and tear due to over-drying and inconsistent heat

Electronic touch controls – Enjoy easy operation and cleanability with streamlined controls

Damp Alert – Alerts you when clothes are the ideal dampness for ironing, for perfectly wrinkle-free results

Extended Tumble – Tumble clothes without heat to help prevent creasing and wrinkling

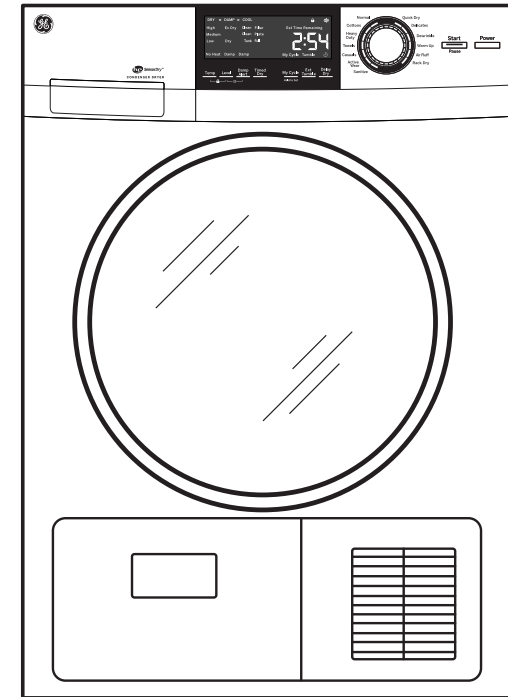
Sanitize cycle – This option reduces certain types of bacteria by 99.8%

LED dryer interior light – Find that last sock in the dryer thanks to a bright, energy-efficient and long-lasting LED light

Dryer rack – Allows tumble-free drying of items like sneakers and stuffed animals

Quick Dry – Quickly dries items and small loads for families on the go

Model GFT14ESSMWW – White on white



GFT14ESSMWW

GE® 4.1 Cu.Ft. Stainless Steel Capacity 24" Ventless Condenser Frontload Electric Dryer

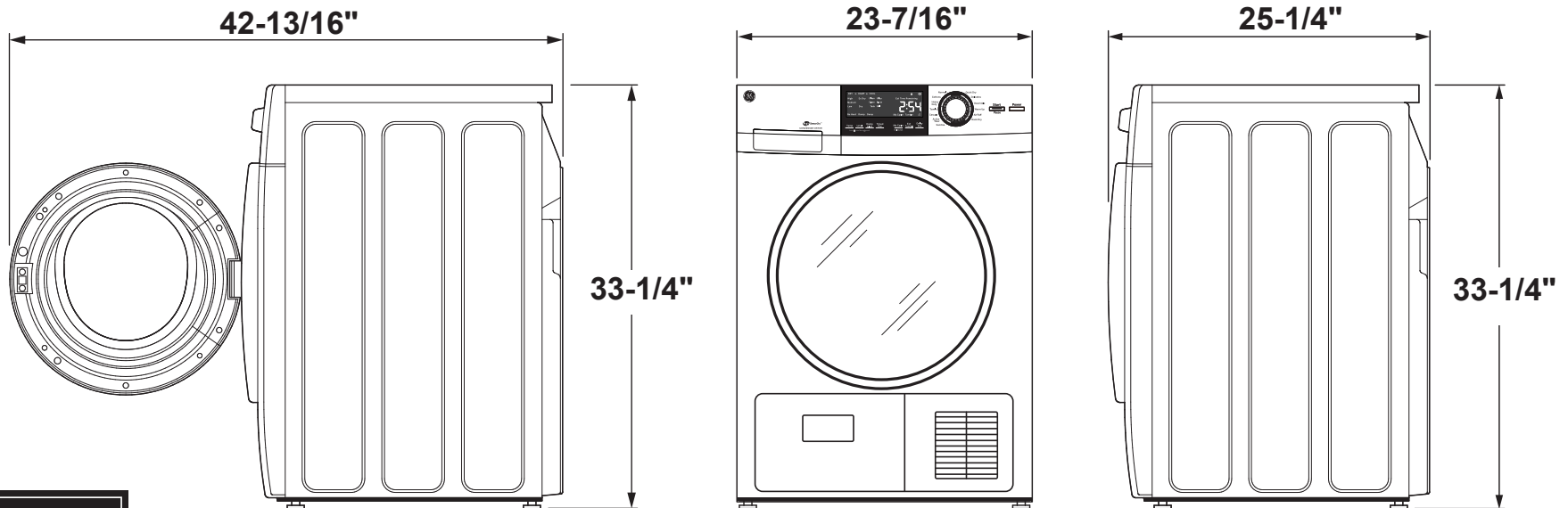
DIMENSIONS AND INSTALLATION INFORMATION (IN INCHES)

ELECTRIC DRYER RATING	
240V	2800W, 12A, 60Hz
208V	9A, 60Hz

CIRCUIT REQUIREMENTS: An individual, properly grounded branch circuit, protected by a 30-amp circuit breaker or a time-delay fuse, is required.

NOTE: Dryer wall outlet must be located within 36" of service cord entry and accessible when dryer is mounted in position.

INSTALLATION INFORMATION: For complete information, see installation instructions packed with your dryer.



For answers to your GE Profile™ Series or GE Appliances product questions, visit our website at geappliances.com or call GE Answer Center® Service, 800.626.2000.



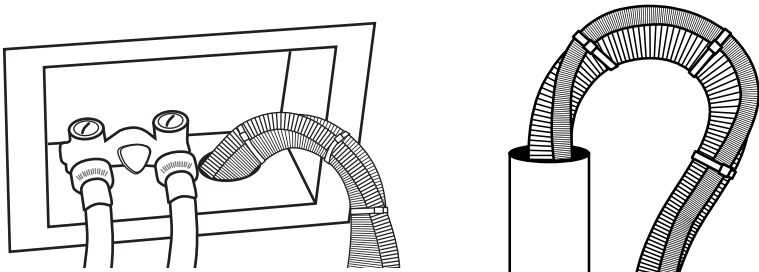
Specification Revised 01/20

GFT14ESSMWW

GE® 4.1 Cu.Ft. Stainless Steel Capacity 24" Ventless Condenser Frontload Electric Dryer

DRAINING WATER OUT OF THE DRYER

- Two options are available to drain the water out.
 - Pump to a removeable water tank in the dryer.
 - Drain directly out of unit into a standpipe or washstand through the included drain hose.
- The dryer drain hose and wire ties are included.
- You must have a standpipe available to drain into.
- Your standpipe or washstand should be 36-58" off the ground or platform to accommodate both washer and dryer drains in all configurations.
- The dryer drain hose can drain alongside the washer hose. Do not push either drain hose into the standpipe any further than 4 inches. Pushing the drain hose further in the standpipe can cause leaking.
- For complete information, see the installation instructions packed with your dryer.





Model#: GAF140SSNWW

4" ADA riser and drip pan 24" wide frontload washers and dryers

Approx Dimensions (HxWxD):
4 H x 24 W x 25 D



- 4" riser-Raises the unit to a comfortable working level that also meets ADA Standards*. Can also be used to elevate the units when stacked.** (*meets ADA standards when installed under a single unit **does not meet ADA standards when installed under stacked units)
- Easy installation-All parts are included for proper installation
- Integrated Drip Pan-Includes a recessed, integrated drip pan that can be plumbed into a floor drain for added protection, if desired
- *Compatible with GFW148/GFT14/GFD14/GFQ14, QFW150/QFT15/QFD15. Incompatible with HLC1700

Warranty Information:

PROVIDE FOR 5 UNITS