

REQUEST FOR BIDS

SCIDMORE PARK BATHROOMS INTERIOR REHABILITATION

May 2025



Department of Public Services

1015 S Lincoln Avenue

Three Rivers, MI 49093

(269) 273-1845

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Bidding Information

Performance Bids

The City of Three Rivers is committed to the concept of performance bids. All vendors are encouraged to submit bids which conform to the stated specifications, as well as, suggest deviations from the specifications, which in the vendor's opinion would be beneficial to the City in terms of price and performance. The City reserves the right to accept or reject any bid under these terms.

I. Instructions

- A. Bids must be typewritten or clearly printed in ink and signed by a duly-authorized representative of the firm submitting the quote.
- B. A non-mandatory pre-bid meeting will be held **Thursday June 5, 2025 at 2:00 pm** local time. The purpose of the meeting is to allow the contractors an opportunity to visit the building.
- C. Bids must be submitted in sealed envelopes, clearly marked on the outside, "**Bids for Scidmore Park Bathrooms**".
- D. Bids will be received by the Office of the City Clerk, City Hall, 333 West Michigan Avenue, Three Rivers, Michigan, 49093, until **2:00 p.m. local time, Thursday, June 19, 2025**. All bids will be date stamped and time marked when received.
- E. Faxed or emailed bids shall not be accepted.
- F. If you received this document from our website, please e-mail your contact information to aroeth@threeriversmi.org so we can place you on the bidders list for addenda.

II. Conditions Applicable to Bids

- A. Applicable Laws: The Ordinances and Charter of the City and laws of the State of Michigan concerning competitive bidding, contracts and purchases will be employed.
- B. Taxes: The City of Three Rivers is generally exempt from Federal Excise and Michigan State Sales Tax. Prices should not include tax.
- C. If the bidder elects to deviate from the specifications stated, all exceptions or other changes must be clearly noted.
- D. The City reserves the right to reject any and all bids, waive informalities or defects in bids, or accept such bids as it shall deem to be in the best interest of the City of Three Rivers.
- E. The City does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.
- F. The Contractor shall provide proof of Liability and Workman's Compensation Insurance and a completed W-9 form prior to award.
- G. The successful bidder shall provide the City with a copy of their liability insurance policy in the amount of \$2,000,000 (Two million Dollars) which names the City of Three Rivers as second insured.
- H. Anticipated award is at the **July 1, 2025** Commission meeting. Final completion of this project shall be no later than **October 31, 2025**.

III. General

References

All materials and installation shall follow all current building standards. All required permits are the responsibility of the contractor and shall be included in the bid price.

Scope

Remove existing interior materials down to stud walls. Removals include items such as plumbing, electrical fixtures, bathroom partitions, etc. Details are listed in the specifications portion of the bid document.

If bid alternative is accepted, all work is completed as one project.

Measurement and Payment

The measurements which shall be used for payment are listed on the included bid form.

Pricing shall include removal of all exiting materials and securing all necessary permits.

Traffic Control

The building is located in the City's busiest park, so the contractor shall plan to work in a busy environment with limited ability to close down the sidewalks around the building.

The petting zoo is in the adjacent building and has open hours Tuesday, Thursday, and Saturday 11-3 through August 30, 2025.

Timing Limitations

The October 31, 2025 completion date shall be met or exceeded (completed on or before that date).

The parks are close from dusk to dawn, and normal construction hours for City projects are 7 am to 7 pm Monday thru Saturday. Access to the building will be provided via keys so the contractor can assess as needed within the specified working and park hours.

Specifications

The details listed below are intended only as a guideline. Each contractor shall detail their basis of bid and submit it with the bid form. Details shall include lighting manufacturer for replacement fixtures. Lighting shall be locally sourced for convenient replacement.

Interior plumbing shall be tested for leaks prior to insulating and covering the walls.

Contractor is responsible for obtaining all necessary permits. Contractor is also responsible for disposing of all materials that the City does not want to retain for re-use.

Base Bid – Bathroom building

Upstairs (12 x 20):

- Remove and dispose of drywall on the sidewalls only
- Remove and dispose of insulation in the sidewalls
- Remove and dispose of insulation in the floor, accessed from the ceiling of the main floor room. The subfloor is assumed to be in good condition
- Removal of sprinkler line from attic area – remove and cap at lower level
- Supply and install new insulation on sidewalls and floor
- Supply and install new drywall on sidewalls, tape and mud, one coat of paint

2 storage rooms on main floor (6 x 14 ea):

- Remove and dispose of drywall on sidewalls and ceiling
- Remove and dispose of insulation in walls and ceiling
- Supply and install new insulation
- Supply and install new drywall, tape and mud, one coat of paint

1 utility room on main floor (6 x 8):

- Remove and dispose of FRP on sidewalls and drywall on ceiling
- Remove and dispose of insulation in walls and ceiling
- Supply and install new insulation
- Supply and install new plywood and FRP on walls and ceiling

2 restrooms on main floor (8 x 14 ea):

- Remove and dispose of FRP board and chip board on the sidewalls and ceiling
- Remove and dispose of insulation in the walls and ceiling
- Supply and install new insulation
- Supply and install new plywood and white FRP board on the sidewalls and ceiling
- Reinstallation of restroom partitions and toilets
- Installation of new sinks, faucets, and sealed concrete countertops
- Installation of hot water lines to new faucets
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Additional details

- After the drywall, FRP, and insulation is removed fans and dehumidifiers will be required to dry out the rooms prior to beginning any new installation.
- Electrical work is included including the installation of new lighting fixtures in the lower level rooms.
- The Maglock system will need to be replaced. Accommodations for installation inside the walls in conduit will be required.

Bid Alternative #1 – Exterior bathroom doors

Bathroom doors:

- Replace the existing bathroom doors with new steel doors. Utilize existing lockset and handle for key matching.

Bid Alternative #2 Attic subfloor replacement

Attic subfloor:

- In the event that it is determined that the subfloor needs to be replaced, we will utilize the provided bid price to approve the work.

Bid Form

The undersigned having familiarized (himself/themselves) with the local conditions affecting the cost of the work and the Contract Documents hereby proposes to perform all work, furnish all labor, materials, necessary tools, equipment, utility and transportation services necessary to complete in a workmanlike manner everything required for project in accordance with the specifications as prepared by the Department of Public Services, City of Three Rivers, Michigan, for, including Addenda No. ____ issued thereto, the following unit prices:

COMPANY _____

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

NAME _____ TITLE _____

TELEPHONE _____ DATE _____

EMAIL _____

Scidmore Park Bathroom Interior Rehabilitation

Item No.	Item Description	Quantity	Unit	Unit Price	Total Price
1	Upstairs	1	LS		
2	2 Storage Rooms	1	LS		
3	1 Utility Room	1	LS		
4	2 Restrooms	1	LS		
5	Additional details	1	LS		
Total Base Bid					
6	Bid Alt #1 - Exterior bathroom doors	1	LS		
7	Bid Alt #2 - Attic subfloor	1	LS		