

**SPECIFICATIONS FOR ADMINISTRATIVE/COMMUNITY
BUILDING RENOVATION**



Site Address: 3500 1ST Street South, Lamar, CO 81052

Owner: Family Guidance Institute

August 30th 2022

TABLE OF CONTENTS

	Invitation to Bid
Section 1.0	General Requirements
Section 2.0	Flooring Replacement
Section 3.0	Interior Trim
Section 4.0	Paint
Section 5.0	Windows
Section 6.0	Laundry Facility
Section 7.0	Framing
Section 8.0	Drywall
Section 9.0	Doors
Section 10.0	Exterior Walls
Section 11.0	Rain Gutter/Downspouts

Invitation for Bid

Invitation to Bid Administrative/Community Building Renovation

Family Guidance Institute dba Southeast Health Group is soliciting bids for the renovation of a 3,600 square foot building located at 3500 1st Street South, Lamar, CO 81052.

Bid documents are being sent out as part of this invitation. Copies will be available at the scheduled pre-bid meeting/tour. Bidders are required to send a representative to the inspection tour scheduled for the project. A **MANDATORY** pre-bid meeting with site visit to the project facility will be held on **Wednesday, September 7th, 2022 at 9:00 a.m. The pre-bid meeting will be held at 3500 1st St South, Lamar, CO 81052 followed by a tour of the project site.** All bids must be prepared and submitted in accordance with the instructions to bidders. A statement of contractor's qualifications, available in the bid packet, will also be required prior to any award of the contract.

Interested parties are to email, mail or hand-carry their sealed bid to:

Mr. Joey Krantz
Southeast Health Group
901 W. Third Street
La Junta, CO 81050

Bids must be received by 12.00 p.m. on Monday, September 12th, 2022. Bids will be opened at the convenience of SHG, and all submittals will be reviewed by Mr. Gary Anzuini (SDL Properties) and SHG personnel for compliance. Bid results will be released within 10 business days to all submitting bidders.

1.0 - GENERAL REQUIREMENTS

1. **Work Included:** The Contractor shall provide all materials, labor and equipment necessary to renovate this facility in accordance with the minimum standards as set forth in this scope of work.
2. **Performance of Work:** All work shall be performed in accordance with these General Paragraphs and the attached detailed specifications for all work as stated in this scope of work.
3. **Contract Completion Time:** The Contractor shall complete all work and cleanup within the specified time limits established in the contract. **Time is of the essence.**
4. **Coordination:** The Contractor shall notify Joey Krantz, SHG Facilities Director, Southeast Health Group (719-469-0790).
5. **Code Compliance:** All work shall be in accordance with applicable Federal, State, and local laws and the most recent ICC Codes, as applicable.
6. **Dumping:** All trash and rubbish shall be discarded off-site in an approved and lawful manner. Unless otherwise stated, all material scheduled for removal or disposal becomes the property of the Contractor. Burning or burying of rubbish on-site or otherwise is prohibited
7. **Products:** All materials shall be of best quality for purpose intended and shall be manufactured by companies that regularly engage in the manufacturing of the product specified.
8. **Workmanship:** All work shall be performed by skilled craftsman that are regularly engaged in work to be performed and shall be at the Journeyman level or directly supervised by a Journeyman.
9. **Craftsmanship:** All work shall be crafted in a professional manner. No drips, flaws, or second-rate work will be accepted. If craftsmanship is lacking, the Contractor shall correct the deficiencies at no additional cost to the owner.
10. **Cleaning:** After completion of all renovation/remodeling, a thorough cleaning shall be completed. Vacuum all visible services in the dwelling including walls, floors and ceilings. Wet wipe all surfaces, and use furniture polish on all cabinetry.
11. **Contract:** Written contract shall be executed, and provisions for bond/insurance, etc., will be specified.

2.0 - FLOORING REPLACEMENT

1. **Flooring:** Provide and Install new Luxury Vinyl Plank (LVP) floor covering in all rooms and hallways, Cortec Plus or equivalent, 4". Color and pattern to be selected by Owner. Installation shall be in accordance with manufacturer's recommendations inclusive of floor preparation. Pattern to properly match with all seams parallel (individual room). Caulk wall/floor joint to eliminate air infiltration.

3.0 - INTERIOR TRIM

1. **Baseboards:** Provide and Install rubber wall cove base molding, Roppe Pinnacle 4" or equivalent throughout the dwelling. Contractor shall use coils to minimize the number of joints.
2. **Adhesives:** Cove base molding shall be installed using Roberts 7200 Wall Base Adhesive, or equivalent.
3. **Door Trim:** Provide and Install door trim, Woodgrain Millwork, 1 1/16" x 2 1/4" finger-jointed, or equivalent. Wood trim shall be painted (See Section 4.0-Painting 5.).

4.0 - PAINTING

1. **Surface Preparation:** Clean and prepare the surfaces to be painted. Chip and scrape all loose paint and clean according to paint manufacturer's instructions on all exterior trim, step railing, etc.
2. **Primer:** Latex primer shall be used to prime all bare wood.
3. **Interior Finish Coats:** a) Paint ceiling with one coat of white 100% acrylic latex flat ceiling paint, Sherwin-Williams HGTV Home or comparable. b) Paint all walls with two coats of 100% acrylic latex semi-gloss paint, Sherwin-Williams Super Paint or comparable. Paint shall have a 10-year warranty. Paint shall be applied uniformly and shall cover the existing paint. The newly painted surface shall have a consistent appearance. If additional coats of paint are required to cover over existing paint, contractor shall provide the additional paint at his expense. Color specified by the Owner.
4. **Trim:** Paint trim with two coats of 100% acrylic latex semi-gloss paint, Sherwin-Williams Super Paint or comparable. Paint shall have a 10-year warranty. Paint shall be applied uniformly and shall cover the existing paint. The newly painted surface shall have a consistent appearance. If additional coats of paint are required to cover over existing paint, contractor shall provide the additional paint at his expense. Color specified by the Owner.
5. **Application:** Application shall be such that drips, spatters, flaws, streaking, shadowing or other types of inferior workmanship does not occur.
6. **Submittal:** Submit paint specifications and color samples for selection and approval.

5.0 - WINDOWS

1. **Removal of Existing Windows:** Remove the window frame and repair and/or modification the opening to receive the new replacement window and insect screen.
2. **Windows:** Install replacement windows (Owner shall purchase) per specifications. Install window frames, glass and glazing in accordance with manufacturer's instructions. Anchors and fasteners shall be compatible with adjoining construction. Area between window frame and framed opening shall be insulated, trimmed, weather-stripped, and caulked to minimize air infiltration to the maximum extent possible. The window shall freely and easily operate and shall not bind or be restricted in any way from improper installation. Install replacement window, install or re-install molding and perform other duties as required to deliver a finished product.

6.0 - LAUNDRY FACILITY

1. **New Construction:** Provide and Install new 2 washer and 2 dryer Laundry Facility located on the Southwest Corner of the Administration building near the West doors. New laundry facility will need to include new electric, plumbing and floor vent adequate for the laundry facilities utilized at this location.

7.0 - FRAMING

1. **New Construction:** a) Frame in doorway in west hallway. Framing is to be located between the kitchen and new laundry facility doorways.

8.0 - DRYWALL

1. **Drywall (dry areas):** Provide and Install 1/2" gypsum sheetrock on all newly constructed walls. Tape all seams, corners (outside drywall corner bead), etc., and texture walls in a light orange peel finish. All seams/joints shall be sanded.
2. **Drywall (humid areas):** Provide and Install 1/2" gypsum green board (walls) in those areas identified as being humid, i.e., kitchen wet area. Tape all seams, corners, etc., and texture walls in a light orange peel finish. All seams/joints shall be sanded.

3. **Application:** When practical, wallboard should be applied first to the ceilings, and then to walls. Sheets should be brought into contact but not forced into place. Spaces between sheets should not exceed 1/4" and tapered edges should be placed next to each other when possible. Drywall should extend at least 6" past door and window openings, except where this is impossible.
4. **Cutouts:** Cutouts for electrical outlets, pipes, fixtures or other small openings should be cut out neatly with a maximum clearance of 1/4". If there are any gaps exceeding 1/4", they must be filled with taping compound, Fixall or other approved materials. These gaps and holes must be filled before the drywall is inspected, but do not tape joints prior to inspection.
5. **Corners:** Provide and Install metal bead at all outside corners. Reinforcement shall be installed per the manufacturer's instructions.
6. **Fasteners:** Contractor shall utilize coarse thread 1 5/8", #8 drywall screws to attach gypsum sheetrock to framing.

9.0 - DOORS

1. **Interior:** Provide and Install one (1) new solid core wood pre-hung door, trim, and hardware per the specifications. Make framing modifications as required for installation.
2. **Exterior:** Provide, Replace and Install two (2) new commercial storefront steel/glass doors, frames, trim, and hardware per the specifications. Make framing modifications as required for installation. Heavy duty commercial ADA door closures will be installed.

10.0 – EXTERIOR WALLS

1. **Demolition:** Remove existing exterior siding.
2. **Exterior Siding:** Install Allura Panel Smooth Finish Siding, with Fry Reglet Trim (Owner will purchase siding). Color to be specified by the Owner. Board & batten finish.

12.0 - RAIN GUTTER/DOWNSPOUTS

1. **Gutters/Downspouts:** Provide and Install rain gutters and downspouts on the dwelling.
2. **Splash Block:** Provide and Install concrete splash blocks.