



Town of Turner, Maine

11 Turner Center Rd. Turner, Maine 04282 – 207-225-3414 - www.turnermaine.com

Town of Turner, Maine Town Office Flood Repair/Restoration

The Town of Turner requests bids from qualified contractors for restoration and repair work associated from a broken water pipe and initial cleanup/mold avoidance process. The full scope of work is specified in the attached adjuster worksheets, and consists mainly of filling wall cavity drying holes; replacement of rubber/vinyl cove base molding; plywood, sheetrock, insulation, and vinyl tile replacement; painting; and final cleaning, including stripping and polishing the meeting room floor.

Time is of the essence for this project, and the completion deadline is September 29, 2022. Accommodation will be made if materials are unavailable, provided reasonable evidence of that, from multiple suppliers, is presented.

The Town will endeavor to keep the Town Office open during the course of the repairs. Some work, such as sheet rock sanding, may need to be done over evenings and weekends. Care shall be exercised throughout the course of the project to ensure that electronic equipment is not affected by dust or other debris. Closure of the office during regular business hours will be a last resort.

In submitting a bid in accordance with these specifications, the bidder agrees and understands that the Town of Turner may waive any informalities and shall have the right to accept and/or reject any bids for any reason whatsoever and to accept alternatives to the specifications whenever the Board of Selectmen, in their sole and absolute discretion deem it in the best interest of the Town of Turner to do so. Any bid received after the closing deadline shall not be considered.

There will be a non-mandatory pre-bid conference at 3:00 p.m. on Monday, August 22, at the Town Office. Bids are due no later than 2:00 p.m. on Monday, August 29, at which time they will be opened and read aloud. An award is anticipated shortly thereafter.

General Contract Terms:

1. Each Contractor, before submitting an offer, shall become completely familiar with the required work and shall rely on their own investigation in addition to the scope of work provided. NO consideration will be granted for any alleged misunderstanding of the material to be furnished, the work to be done, or for any defects in the final product that are the result of the absence of pre-inspection.
2. The Town of Turner reserves the right to submit change orders in writing to the Contractor. In that event, the municipality will negotiate with the Contractor to determine the new costs.

3. During and following construction, the public and work areas of the Town Office shall be left in a neat and clean condition. The selected contractor shall be responsible for disposal of all job-related refuse and final cleaning. The building shall be accessible and usable during regular business hours to the greatest extent practical.
4. The Contractor shall not be required to submit a performance bond. Payment for work performed under this contract may be reduced or delayed by an amount determined by the municipality to be representative of the greater of either the value of work not completed to reasonable standards, and/or the estimated cost of remedial work to correct any deficiencies.
5. Payment shall be within 15 days of billing.

Insurance

The Contractor shall have and maintain a minimum of \$1,000,000.00 liability insurance that is in force until the work is completed and accepted by the Town of Turner. The Town of Turner shall be listed on the Contractor's policy as "Other Named Insured", and Contractor shall deliver evidence of same to the town, within two weeks of acceptance of the Contractor's offer. The Contractor shall also provide evidence of Workers Compensation insurance for its employees. Under no circumstances shall any workers or subcontractors used by the Contractor be considered employees of the Town of Turner. Failure to provide the requested certification or evidence shall constitute a breach of the Contract and, in the Town of Turner's sole discretion, may result in termination of the Contract.

Indemnification

To the fullest extent permitted by law, the contractor shall indemnify and hold harmless the Town of Turner and its agents and/or employees against all claims, damages, losses and expenses, including but not limited to attorney fees arising out of or resulting from the performance of the work regardless of standard of care. This indemnification extends to all costs and all attorney fees incurred by the Town of Turner.

Acceptance of Offer

The Town of Turner shall have up to 30 days from date of bid opening to accept an offer. The Contractor will be notified in writing (which includes email) by the Town of Turner of the acceptance of its offer, in whole or in part, within five (5) business days of when it has been accepted.

Rejection of Offers

The Town of Turner reserves the right to reject any or all proposals whenever such rejection is in its best interest.

**Town of Turner – Bid Submission Form
Town Office Flood Repair/Restoration**

The undersigned, having inspected the site and having familiarized themselves with all conditions likely to be encountered that will affect the cost and schedule of work, and having examined all of the bid documentation, herein proposes to furnish all labor, materials, tools, equipment and services necessary to perform all of the work in strict accordance with all specifications contained within the Bid Notice for the Town Office Flood Repair/Restoration project, as provided below. Bid price is inclusive of all costs to be billed to town:

Name of Bidder: _____

Signature of Representative: _____

Printed Name of Representative: _____

Address: _____

Telephone Number(s): _____ **Fax:** _____

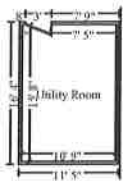
Email: _____

Bid Amount

Total Bid Amount: _____

DESCRIPTION	QUANTITY
1. Drywall tape joint/repair - per LF	100.00 LF
2. Content Manipulation charge - per hour	16.00 HR
3. Final cleaning - construction - Commercial	2,471.07 SF

Total: Main Level



Utility Room

Height: 9' 11"

503.30 SF Walls
671.38 SF Walls & Ceiling
18.68 SY Flooring
52.77 LF Ceil. Perimeter
Door

3'X6' 8"

168.08 SF Ceiling
168.08 SF Floor
49.77 LF Floor Perimeter
Opens into Exterior

DESCRIPTION	QUANTITY
4. Batt insulation - 4" - R13 - unfaced batt	50.00 SF
5. Fill holes created by wall cavity drying	40.00EA
6. 5/8" - drywall per LF - up to 2' tall	49.77LF
7. Seal/prime then paint part of the walls (2 coats)	377.48 SF
8. Cove base molding - rubber or vinyl, 6" high	49.77LF
9. Finish Carpenter - per hour	12.00HR
Two men 6 hours each to repair lower plywood walls below shelving Materials included.	
10. Vinyl tile	168.08 SF
11. Add for glued down application over concrete substrate	168.08 SF

Totals: Utility Room



Assembly Room

Height: 8'

703.89 SF Walls
1438.64 SF Walls & Ceiling
81.64 SY Flooring
110.00 LF Ceil. Perimeter

734.75 SF Ceiling
734.75 SF Floor
83.58 LF Floor Perimeter

20' 7"

Missing Wall - Goes to Floor
Door

23' 11" X 6' 8"
2' 6" X 6' 8"

Opens into MEETING_ROOM
Opens into Exterior

DESCRIPTION	QUANTITY
12. Batt insulation - 4" - R13 - unfaced batt	100.00 SF
13. Fill holes created by wall cavity drying	160.00EA
14. 5/8" - drywall per LF - up to 2' tall	40.00LF
15. Seal/prime then paint part of the walls (2 coats)	351.94 SF
16. Cove base molding - rubber or vinyl, 6" high	83.58LF

Totals: Assembly Room



Meeting Room

Height: 8'

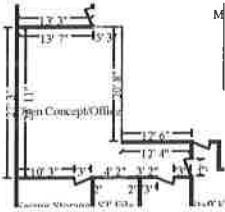
396.56 SF Walls	243.00 SF Ceiling
639.56 SF Walls & Ceiling	243.00 SF Floor
27.00 SY Flooring	45.08 LF Floor Perimeter
72.00 LF Ceil. Perimeter	

Door	3'X6' 8"	Opens into Exterior
Missing Wall - Goes to Floor	23' 11" X 6' 8"	Opens into ASSEMBLY_ROO

DESCRIPTION QUANTITY

17. Fill holes created by wall cavity drying	40.00EA
18. Cove base molding - rubber or vinyl, 6" high	45.08LF
19. Seal/prime then paint part of the walls (2 coats)	198.28 SF

Totals: Meeting Room



Open Concept/Office

Height: 8'

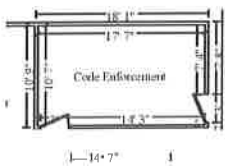
632.63 SF Walls	582.44 SF Ceiling
1215.08 SF Walls & Ceiling	582.44 SF Floor
64.72 SY Flooring	76.88 LF Floor Perimeter
90.05 LF Ceil. Perimeter	

Door	3'X6' 8"	Opens into SECURE_STORA
Missing Wall - Goes to Floor	4' 2" X 6' 8"	Opens into ST_FILE
Door	3'X6' 8"	Opens into Exterior
Door	3'X6' 8"	Opens into STAFF_KITCHE
Missing Wall	20' 8 3/8" X 8'	Opens into Exterior
Missing Wall	5' 3"X8'	Opens into Exterior

DESCRIPTION QUANTITY

20. Fill holes created by wall cavity drying	160.00EA
21. Cove base molding - rubber or vinyl, 6" high	76.88LF
22. Painting - Minimum Charge - Labor and Material	1.00EA

Totals: Open Concept/Office



Code Enforcement

Height: 8'

410.67 SF Walls	186.09 SF Ceiling
596.76 SF Walls & Ceiling	186.09 SF Floor
20.68 SY Flooring	50.33 LF Floor Perimeter
56.33 LF Ceil, Perimeter	

Door	3'X6' 8"	Opens into Exterior
Door	3'X6' 8"	Opens into Exterior

DESCRIPTION	QUANTITY
23. Fill holes created by wall cavity drying	100.00EA
24. 1/2" - drywall per LF - up to 2' tall	12.58LF
25. Cove base molding - rubber or vinyl, 6" high	50.33 LF
26. Seal/prime then paint part of the walls (2 coats)	205.33 SF

Totals: Code Enforcement

DESCRIPTION	QUANTITY	O&P
27. Fill holes created by wall cavity drying	60.00EA	
28. Cove base molding - rubber or vinyl, 6" high	30.67LF	

Totals: ST File

Missing Wall - Goes to Floor

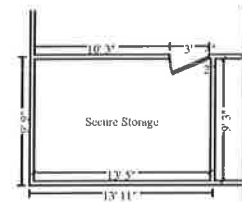
4' 2" X 6' 8"

Opens into OPEN_CONCEPT

DESCRIPTION	QUANTITY	O&P
29. Fill holes created by wall cavity drying	80.00EA	
30. Cove base molding - rubber or vinyl, 6" high	42.33LF	

Totals: Secure Storage

Totals: ST File



Door

3'X6' 8"

Opens into OPEN_CONCEPT

DESCRIPTION	QUANTITY	UNIT
31. Fill holes created by wall cavity drying	80.00EA	
32. Cove base molding - rubber or vinyl, 6" high	48.77LF	

Totals: Staff Kitchen

Totals: Secure Storage

DESCRIPTION	QUANTITY	UNIT	PRIC	TAX	O&P	RCY	DEPREC.	ACY
31. Fill holes created by wall cavity drying	80.00EA							
32. Cove base molding - rubber or vinyl, 6" high	48.77LF							

Totals: Staff Kitchen

Door

3'X6' 8"

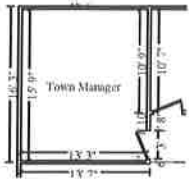
Opens into OPEN_CONCEPT

Opens into Exterior

DESCRIPTION	QUANTITY	UNIT	PRIC	TAX	O&P	RCY	DEPREC.	ACY
31. Fill holes created by wall cavity drying	80.00EA							
32. Cove base molding - rubber or vinyl, 6" high	48.77LF							

Totals: Staff Kitchen

1-13+0+0



Town Manager

Height: 8'

444.00 SF Walls	208.69 SF Ceiling
652.69 SF Walls & Ceiling	208.69 SF Floor
23.19 SY Flooring	55.00 LF Floor Perimeter
58.00 LF Ceil. Perimeter	

Door **3'X6' 8"**

Opens into Exterior

DESCRIPTION	QUANTITY
33. Fill holes created by wall cavity drying	40.00EA
34. Cove base molding - rubber or vinyl, 6" high	27.50LF