

MARY BETH BOWMAN
DIRECTOR OF COMMERCE
DEPARTMENT OF COMMERCE
AND GOVERNMENT AFFAIRS
CITY OF NORTH LITTLE ROCK, ARKANSAS



120 Main Street, North Little Rock, AR 72114
P.O. Box 5757 North Little Rock, AR 72119
501-975-8881 Phone
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INVITATION TO BID

Bid Number: _____ 20- 3658 _____ Date Issued: _____ June 14, 2020 _____

Date & Time Bid Opening: _____ Monday, June 29, 2020 10:00 A.M. _____

REMODEL OF FRATERNAL ORDER OF POLICE LODGE 3201 River Road, North Little Rock, AR

Please direct technical questions to:

North Little Rock Police Department
Detective Mike Cooke
Mike.Cooke@nlrpolice.org
501-771-7165

If you are obtaining this bid from our website, please be reminded that addendums may occur. It is therefore advisable that you review our listings (www.nlr.ar.gov) for attachments including any changes to the bid.

The City of North Little Rock encourages participation of small, minority, and woman-owned business enterprises in the procurement of goods, services, professional services, and construction, either as a general contractor or sub-contractor. It is further requested that whenever possible, majority contractors who require sub-contractors, seek qualified small, minority, and woman-owned businesses to partner with them.

EXECUTION OF BID

Upon signing this page, the organization certifies that they have read and agree to the requirements set forth in this bid including conditions set forth and pertinent information requests.

Name of Firm: _____ Phone No.: _____

Business Address: _____

Signature of Authorized Person: _____

Email of Authorized Person: _____

Print Name: _____ Title: _____ Date: _____, 2020

UNSIGNED BID COVER SHEET WILL BE REJECTED.

GENERAL TERMS AND CONDITIONS FOR THE CITY OF NORTH LITTLE ROCK, AR

1. When submitting an "Invitation to Bid," the bidder warrants that the commodities covered by the bid shall be free from defects in material and workmanship under normal use and service. In addition, bidder must deliver new commodities of the latest design and model, unless otherwise specified in the "Invitation to Bid."
2. Prices quoted are to be net process, and when an error is made in extending total prices, the City may accept the bid for the lesser amount whether reflected by extension or by the correct multiple of the unit price.
3. Discounts offered will be taken when the City qualifies for such. The beginning date for computing discounts will be the date of invoice or the date of delivery and acceptance, whichever is later.
4. When bidding other than the brand and/or model specified in the "Invitation to Bid," the brand and/or model number must be stated by that item in the "Invitation to Bid," and descriptive literature be submitted with the bid.
5. The City reserves the right to reject any and all bids.
6. The Purchasing office reserves the right to award items, all or none, or by line item(s).
7. Quality, time and probability of performance may be factors in making an award.
8. Bid quotes submitted will remain firm for 30 calendar days from bid opening date; however, the prices may remain firm for a longer period of time if mutually agreeable between bidder and the Department of Commerce.
9. Bidder must submit a completed signed copy of the front page of the "Invitation to Bid" and must submit any other information required in the "Invitation to Bid."
10. In the event a contract is entered into pursuant to the "Invitation to Bid," the bidder shall not discriminate against any qualified employee or qualified applicant for employment because of race, sex, color, creed, national origin or ancestry. The bidder must include in any and all subcontracts a provision similar to the above.
11. Sales or use tax is not to be included in the bid price, but is to be added by the vendor to the invoice billing to the City. Although use tax is not to be included in this bid, vendors are to register and pay tax direct to the Arkansas State Revenue Department.
12. Prices quoted shall be "Free on Board" (F.O.B.) to destination at designated facility in North Little Rock. Charges may not be added after the bid is opened.
13. In the event of two or more identical low bids, the contract may be awarded arbitrarily or for any reason to any of such bidders or split in any proportion between them at the discretion of the Department of Commerce..
14. Specifications furnished with this Invitation are intended to establish a desired quality or performance level, or other minimum dimensions and capacities, which will provide the best product available at the lowest possible price. Other than designated brands and/or models approved as equal to designated products shall receive an equal consideration.
15. Samples of items when required, must be furnished free, and, if not called for within 30 days from date of bid opening, will become property of the City.
16. Bids will not be considered if they are:
 1. Submitted after the bid's opening time.
 2. Submitted electronically or faxed (unless authorized by Purchasing Agent).

17. Guarantees and warranties should be submitted with the bid, as they may be a consideration in making an award.
18. **CONSTRUCTION**
- A. Contractor is to supply the City with evidence of having and maintaining proper and complete insurance, specifically Workman's Compensation Insurance in accordance with the laws of the State of Arkansas, Public Liability and Property Damage. All premiums and cost shall be paid by the Contractor. In no way will the City be responsible in case of accident.
 - B. When noted, a Certified check or bid bond in the amount of 5% of total bid shall accompany bid.
 - C. A Performance Bond equaling the total amount of any bid exceeding \$35,000.00 must be provided for any contract for the repair, alteration or erection of any public building, public structure or public improvement (pursuant to Arkansas Code Annotated Section 22-9-203).
19. **LIQUIDATED DAMAGES** - Liquidated damages shall be assessed beginning on the first day following the maximum delivery or completion time entered on this bid form and/or provided for by the plans and specifications.
20. **AMBIGUITY IN BID** - Any ambiguity in any bid as the result of omission, error, lack of clarity or non-compliance by the bidder with specifications, instructions, and all conditions of bidding shall be construed in the light most favorable to the City.
21. The bid number should be stated on the face of the sealed bid envelope. If it is not, the envelope will have to be opened to identify.
22. Whenever a bid is sought seeking a source of supply for a specified period of time for materials and services, the quantities of usage shown are estimated ONLY. No guarantee or warranty is given or implied by the participants as to the total amount that may or may not be purchased from any resulting contracts. These quantities are for the bidders information ONLY and will be used for tabulation and presentation of bid and the participant reserves the right to increase or decrease quantities as required.
23. The City of North Little Rock reserves the right to reject any and all bids, to accept in whole or in part, to waive any informalities in bids received, to accept bids on materials or equipment with variations from specifications in those cases where efficiency of operation will not be impaired, and unless otherwise specified by the bidder, to accept any item in the bid. If unit prices and extensions thereof do not coincide, the City of North Little Rock may accept the bid for the lesser amount whether reflected by the extension or by the correct multiple of the unit price.
24. Additional information or bid forms may be obtained from:
COMMERCE DEPARTMENT, 120 Main Street, P.O. Box 5757, North Little Rock, Arkansas 72119 (501)975-8881
www.nlr.ar.gov

Bidding documents must be submitted on or before the bid's opening date and time. Unless noted, bids must be sealed and mailed or delivered to:

**Mary Beth Bowman
Director of Commerce
120 Main Street (P.O. Box 5757)
North Little Rock, AR 72119**

INVITATION FOR BID

Remodel of Fraternal Order of Police Lodge 3201 River Road, North Little Rock, AR

1.0 PURPOSE

The intent of this Invitation For Bid is to secure, on a competitive basis, the remodel of the Fraternal Order of Police Lodge (hereinafter referred to as "Lodge") due to the major flood damage that occurred in 2019. All the wall coverings, appliances, etc. have been removed due to the flood damage. The building is a cinder block building.

2.0 COMPETITION INTENDED

It is the City of North Little Rock's (hereinafter referred to as the "City") intent that this Invitation for Bid (IFB) permit competition.

3.0 INSTRUCTIONS TO BIDDERS

3.1 Submission of Bids

Before submitting a bid, read the ENTIRE solicitation. Failure to read any part of this solicitation will not relieve a bidder of the obligations. The Bidder is responsible for being familiar with all conditions, instructions, and documents governing this project and bid. Failure to make such investigation and preparations shall not excuse the Vendor from performance of the duties and obligations imposed under the terms of this bid. Pricing must be submitted on Invitation For Bid front page and the designated location. On the front of the envelope when submitting a bid, include Bid number and project title: **Remodel of FOP Lodge – Bid Number 20-3658**. Bids must be received by the Commerce Department BEFORE the hour specified on the opening date. Bids may be either mailed or hand delivered to:

Commerce Department
City of North Little Rock
Attn: Mary Beth Bowman
120 Main Street
North Little Rock, AR 72114

The City is not responsible for delays from the US Post Office or any other courier. *Faxed and emailed bids will not be accepted.*

3.2 Questions and Inquiries

Questions and inquiries, both verbal and written, will be accepted from any and all bidders. The City is the sole point of contact for this solicitation unless otherwise instructed herein. Unauthorized contact with other City staff regarding the IFB may result in the disqualification of the bidder. Inquiries pertaining to the Invitation for Bid must give the IFB number, title and acceptance date. Material questions will be answered in writing with an Addendum provided, however, no questions will be taken after 10:00 a.m. on Monday, June 22, 2020. It is the responsibility of all bidders to ensure that they have received all Addendums.

Addendums can be downloaded from www.nlr.ar.gov. (Click on Government, Commerce and Current Bids and Summaries.)

Contact the following person for questions regarding the bid specifications:

Detective Cary M. Cooke

Mike.Cooke@nlr.ar.gov

3.3 Firm Pricing for City Acceptance

Bid price must be firm for the City's acceptance for a minimum of sixty (60) days from bid opening date. See Bid Sheet Attachment "A".

3.4 Authority to Bind Firm in Contract

Bids MUST give full firm name and address of bidder. Failure to manually sign bid may disqualify it. Person signing bid should show TITLE or AUTHORITY TO BIND THE FIRM IN AN AGREEMENT. Firm name and authorized signature must appear on cover page of bid.

3.5 Late Bids

LATE bids will not be OPENED.

3.6 Basis for Award

The award will be made to the lowest responsive, qualified and responsible bidder based upon the prices and meeting the specifications.

- a) The City reserves the right to cancel invitations for bids or requests for proposals without penalty when it is in the best interest of the City. Notice of cancellation shall be addressed on the City's website under current Bids.
- b) The City reserves the right to reject any and all bids, to waive any minor informality or irregularity in any bid, to negotiate changes and/or modifications with the lowest responsible bidder and to award the bid to bidder deemed to be the most advantageous to the City. Bidders shall be required to comply with all applicable federal, state and local laws, including those relating to employment of labor without discrimination on the basis of age, race, color, handicap, sex, national origin or religious creed.
- c) Any bid not conforming to the specifications or requirements set forth in the bid request may be rejected.
- d) Bids may also be rejected if they are made by a bidder that is deemed unresponsive due to a lack of qualifications, capacity, skill, character, experience, reliability, financial stability or quality of services, supplies, materials, equipment or labor.

3.7 Negotiation with the Lowest Responsible Bidder

Unless all bids are cancelled or rejected, the City reserves the right to negotiate with the lowest responsive, qualified, responsible bidder to obtain a Contract price within the funds available whenever such low bid exceeds the available funds. Negotiations with the low bidder may include both modifications of the low price and the specifications/scope of work to be performed.

3.8 Debarment

By submitting a bid, the bidder is certifying that bidder is not currently debarred by the City, or in a procurement involving federal funds, by the Federal Government.

3.9 W-9 Form Required

Each bidder shall submit a completed W-9 form with their bid.

3.10 City Business/Privilege License

Contractor must hold a current Business/Privilege License with the City of North Little Rock or with any City within the State of Arkansas and a copy of the business/privilege license must be provided with the bid.

3.11 Mandatory On-Site Visit

All bidders are required to attend at least one of the mandatory on-site visits at the location of the Fraternal Order of Police Lodge at 3201 River Road, North Little Rock, AR, **Wednesday, June 17, 2020 at 10 a.m. or 1:00 p.m.** The purpose of the site visit is to give each potential bidder the opportunity to inspect the building and ask questions in relation to the specifications.

3.12 Acknowledgement of Contract

Respondents acknowledge and understand that upon award of the winning bid, the selected bidder will be required to review and sign a contract with the City of North Little Rock prior to providing any services to the City.

3.13 Subcontracts

The Contractor is fully responsible for all work performed under this Contract even if some of the work is performed by subcontractors.

No subcontract, which the Contractor entered into with respect to performance under this Contract, shall in any way relieve the Contractor of any responsibility for performance of its duties. Contractor must notify the City if he/she intends to use a subcontractor and get City's approval of the subcontractor.

3.14 Bid Bond

A Bid Bond is required with this Bid. A Certified check or bid bond in the amount of 5% of total bid shall accompany bid.

3.15 Performance Bond

The winning bidder must provide a Performance Bond prior to signing a Contract with the City. A Performance Bond equaling the total amount of any bid exceeding \$35,000.00 must be provided for any contract for the repair, alteration or erection of any public building, public structure or public improvement (pursuant to Arkansas Code Annotated Section 22-9-203).

3.15 Warranty

Contractor must provide a ten (10) month warranty on materials and labor.

4.0 SCOPE OF WORK

All items will include the purchase of the items/materials and installation costs in your bid unless it indicates that the owner will provide the item/material. Once the contract is signed and a Notice to Proceed is initiated, all the work must be completed within sixty (60) days from the Notice to Proceed.

When installing the 2 X 4's, HardiBacker Board and Baseboard, leave about a ¼" gap at the floor for air to get under those materials. Do not install those materials resting on the floor tile throughout the building.

4.1. Main Room (Approximately 30' X 50')

4.1.1 Install pressure treated 2 X 4 X 10 studs laid flat to existing block walls 16" o.c. along three (3) walls in great room.

4.1.2 Install two (2) – 1 inch Polystyrene Rigid foam insulation between studs. (Poly Shield, Model #15355 or equal) on walls.

4.1.3 Install ¼" X 3' X 5' HardieBacker Cement Board horizontally along the walls according to the manufacturer's installation requirements.

4.1.4 Install 6" X 36" Forever Style Smoke Wood Matte Porcelain, Model # FS03636HCIPR or equal wood look floor tile vertically along walls according to the manufacturer's installation requirements. Leave 1/8" between tiles and grout should closely match tile color.

4.1.5 Install pressure treated 1" X 4" wood chair rail and sand, prime and paint for full coverage using Valspar Ultra Semi-Gloss or equal. Owner will determine the color and height of chair rail. Miter all joints and caulk all gaps in joints before painting.

4.1.6 Install pressure treated 1" X 4" wood baseboard and sand, prime and paint for full coverage using Valspar Ultra Semi-Gloss or equal. Owner will determine the color. Miter all joints and caulk all gaps in joints before painting.

4.1.7 Install pressure treated 1" X 4" wood trim around all windows and doors and sand, prime and paint for full coverage using Valspar Ultra Semi-Gloss or equal. Owner will determine the color. Miter all joints and caulk all gaps in joints before painting.

4.1.8 Install 1/2" gypsum board above the chair rail to ceiling, tape, texture and finish with an orange peel and paint for full coverage using Valspar Ultra Eggshell or equal. Owner will determine the color.

4.1.9 Install 1" X 5" primed Finger-joint board trim as crown molding, sand, prime and paint for full coverage using Valspar Ultra Semi-Gloss or equal. Owner will determine the color. Miter all joints and caulk all gaps in joints before painting.

4.1.10 Replace approximately Seven (7) floor tiles throughout the building and grout to match existing color. Owner will provide floor tile for this item.

4.1.11 Do not do anything to the wall with the fireplace and brick – leave as is.

4.2 Hallways/Lobby

4.2.1 Install 6" X 36" Forever Style Smoke Wood Matte Porcelain, Model # FS03636HCIPR or equal wood look floor tile vertically along walls according to the manufacturer's installation requirements. Leave 1/8" between tiles and grout should closely match tile color.

4.2.2 Install Schluter Systems Schiene 0.375-in W X 98.5 – in L aluminum tile edge trim (Lowe's Item #10226 Model #A100) or equal between tile and gypsum.

4.2.3 Install pressure treated 1" X 4" wood baseboard and sand, prime and paint for full coverage using Valspar Ultra Semi-Gloss or equal. Owner will determine the color. Miter all joints and caulk all gaps in joints before painting.

4.2.4 Install 1/2" gypsum board above the Schluter edge trim to ceiling, tape, texture and finish with an orange peel and paint for full coverage using Valspar Ultra Eggshell or equal.

4.2.5 Install pressure treated 1" X 4" wood trim around all doors and cased openings. Sand, prime and paint for full coverage using Valspar Ultra Semi-Gloss or equal. Owner will determine the color. Miter all joints and caulk all gaps in joints before painting.

4.2.6 Remove existing glue on concrete blocks for a smooth surface for installing the tile and gypsum board.

4.3 Two Bathrooms

4.3.1 Install 6" X 36" Forever Style Smoke Wood Matte Porcelain, Model # FS03636HCIPR or equal wood look floor tile vertically along three block walls according to the manufacturer's installation requirements. Leave 1/8" between tiles and grout should closely match tile color.

Install Schluter Systems Schiene 0.375-in W X 98.5 – in L aluminum tile edge trim (Lowe's Item #10226 Model #A100) or equal between tile and gypsum board.

On the open wood stud wall Install 1/4" X 3' X 5' HardieBacker Cement Board horizontally along the walls according to the manufacturer's installation requirements. You will need to add some 2" X 4" X 3' wood studs for the installation of the HardieBacker Cement Board.

Install four (4) additional 2" X 6" X 36" studs to accommodate the HardieBacker Cement Board.

4.3.2 Install 1/2" gypsum board above the Schluter tile edge trim to ceiling, tape, texture and finish with an orange peel and paint for full coverage using Valspar Ultra Eggshell or equal on the walls. Owner will determine the color.

4.3.3 Install 1" X 3" X 8' Spruce Pine Fir Board as crown molding. Sand, prime and paint for full coverage using Valspar Ultra Semi-Gloss or equal. Owner will determine the color. Miter all joints and caulk all gaps in joints before painting.

4.3.4 Purchase and install two (2) white toilets with wax ring per manufacturer's requirements (Cimarron Model #22907-0) or equal. (One toilet in each bathroom.)

4.3.5 Purchase and install two Ceramic pedestal sinks in white (Kohler Ellison Pedestal Model #R6375-0) or equal per the manufacturer's installation requirements. (One pedestal sink in each bathroom.)

4.3.6 Purchase and install two bathroom faucets Delta Foundations Model #B510LF-SSPPU. (One faucet in each bathroom.)

4.3.7 Purchase and install two full length mirrors (Lowe's – Varaluz deep brass Model #423A01) or equal. (One mirror in each bathroom at the location selected by the owner.)

4.3.8 Purchase and install two vanity mirrors above the pedestal sink (Lowe's – Allen & Roth 24" oil rubbed bronze Model #6287) or equal. (One vanity mirror in each bathroom.)

4.3.9 Purchase and install two light fixtures (Lowe's – Racetrack 4 light Model #FV05-003BSFT) or equal over the pedestal sink. (One light fixture in each bathroom.)

4.3.10 Remove existing glue on concrete blocks for a smooth surface for installing the tile and gypsum board.

4.3.11 Purchase and install two 36" X 72" solid core flat doors and paint for full coverage using Valspar Ultra Semi-Gloss or equal. Owner will determine the color. Metal door jams are currently in place. (One door for each bathroom.)

4.3.12 Purchase and install two door handles in new doors (Lowe's, Sure-loc stainless Model #BG102-RD 32D) or equal. (One door handle for each new door.)

4.4 Utility Closet (HVAC will be a separate bid.)

4.4.1 Walls will remain block walls, but paint all walls for full coverage using Valspar Ultra Eggshell or equal. Fill in all existing holes in concrete blocks. Owner will determine the color.

4.4.2 Purchase and install free standing utility sink (Lowe's – Cashel Combo sink with drain and faucet, Model #1990-32-01) or equal.

4.4.3 Purchase and install a 36" X 72" solid core flat interior door and cut out two sections for two 24" X 24" louvered inserts for air return and paint for full coverage using Valspar Ultra Semi-Gloss or equal. Owner will determine the color. Price should include the louvered inserts, too. Metal door jams are currently in place.

Install in the door Sure-Loc Stainless entry/exit no lock doorknob (Lowe's Model #BG101-RD 32D) or equal.

4.4.4 Purchase and install in the second room of utility closet icemaker (Scotsman – Model #UN0815A) or equal. Connect water line to existing water heater water line and install drain line to drain into existing floor drain.

4.5 Kitchen

4.5.1 Walls will remain block walls, but paint all walls for full coverage using Valspar Ultra Eggshell or equal. Fill in all existing holes in concrete blocks. Owner will determine the color.

4.5.2 Purchase and install new two Quartz free floating counter top (Lowe's – Allen & Roth "Shadow", Model #NRU 609 with eased edge) or equal quartz. One is approximately 96 inches long and 25 inches deep and the other one is 56 inches long and 25 inches deep. Install MAPEI Self Leveler Indoor Self-leveling Underlayment (Lowe's - Model #2731823U) or equal in areas where tile is missing and is not going to be replaced. Use of Primer T (328985) or Eco Prim Grip primer (459358) prior to pouring underlayment as required

The counter tops will need to be braced so that the rolling cabinets can be rolled in under the counter tops.

4.5.3 Purchase and install stainless steel single under mount basin sink (Lowe's – Model #WS0117) or equal. Seal as required.

4.5.4 Purchase and install stainless kitchen faucet (Lowe's – Giagni Arpino Model #813E BN) or equal.

4.5.5 Purchase and install a 4 burner electric stove and oven combo (Lowe's – Whirlpool, Model # WFE770H0) or equal. Include in your bid a four prong cord for the stove.

4.5.6 Purchase and install microwave (Lowe's - Whirlpool Smart 1.9-cu ft Over-the-Range Convection Microwave with Sensor Cooking Fingerprint-Resistant Stainless Steel – Model # WMH78019HZ) or equal.

4.5.7 Doorway from hallway into kitchen, sand metal to make a smooth surface. Install pressure treated 1" X 4" wood trim around the door on the hallway side. Sand, prime and paint for full coverage using Valspar Ultra Semi-Gloss or equal. Owner will determine the color. Miter all joints and caulk all gaps in joints before painting.

4.5.8 Purchase and install refrigerator (Lowes – Whirlpool, Model #WRF534SWHZ) or equal.

4.5.9 Purchase and install two (2) 18 inch X 8 feet chrome wire metal shelving above counter (Lowes – Model #205-WCS1872) or equal.

4.5.10 Purchase and install two (2) 18 inch X 5 feet chrome wire metal shelving above counter (Lowes – Model #205-WCS1872) or equal.

4.5.11 The bid should include only the staining of a “rolling” lower cabinet under counter top approximately 24” deep X 96” wide X 34 1/2” high and rolling the cabinet in place. The owner will provide the cabinet and select the color of the stain.

4.5.12 The bid should include only the staining of a “rolling” utility cabinet approximately 24” deep X 45” wide X 84” high and rolling the cabinet in place. The owner will provide the cabinet and select the color of the stain.

4.5.13 The bid should include only the staining of a “rolling” utility cabinet approximately 24” deep X 56” wide X 34 1/2” high and rolling the cabinet in place. The owner will provide the cabinet and select the color of the stain.

4.6 Bar

4.6.1 Purchase and install new Quartz free floating counter tops (Lowes – Allen & Roth “Shadow”, Model #NRU 609 with eased edge) or equal. The approximate lengths of the counter tops will be:

- 1) 8 feet 1 inch long by 30” wide;
- 2) 8 feet long by 30 inches wide; and,
- 3) 9 feet long by 23 inches wide.

The counter tops will need to be braced so that the rolling cabinets can be rolled in under the counter tops. Smooth top of pony walls to a flat surface for the installation of the quartz counter tops.

4.6.2 Remove existing glue on concrete blocks for a smooth surface for installing the gypsum board.

4.6.3 Purchase and install 15” X 15” stainless bar sink (Lowes – Dayton all in one Model #LWSB1562KIT) or equal.

4.6.4 Install 1/2” gypsum board above counter tops on exposed block, tape, texture and finish with an orange peel and paint for full coverage using Valspar Ultra Eggshell or equal. Owner will determine the color.

4.6.5 The bid should include only the staining of four (4) “rolling” lower cabinets and rolling the cabinets in place:

- 1) 14” d X 68” w X 34 1/2” h
- 2) 14” d X 74” w X 34 1/2” h
- 3) 21” d X 96” w X 34 1/2” h

The owner will provide the cabinets and select the color of the stain.

4.6.6 On the wall with door opening, Install 6" X 36" Forever Style Smoke Wood Matte Porcelain, Model # FS03636HCIPR or equal wood look floor tile vertically along walls according to the manufacturer's installation requirements. Leave 1/8" between tiles and grout should closely match tile color.

Install Schluter Systems Schiene 0.375-in W X 98.5 – in L aluminum tile edge trim (Lowe's Item #10226 Model #A100) or equal between tile and gypsum.

Install pressure treated 1" X 4" wood baseboard and sand, prime and paint for full coverage using Valspar Ultra Semi-Gloss or equal. Owner will determine the color. Miter all joints and caulk all gaps in joints before painting.

Install 1/2" gypsum board above the Schluter edge trim to ceiling, tape, texture and finish with an orange peel and paint for full coverage using Valspar Ultra Eggshell or equal.

4.6.7 Install pressure treated 1" X 4" wood trim around the door and cased opening on both sides of door opening. Sand, prime and paint for full coverage using Valspar Ultra Semi-Gloss or equal. Owner will determine the color. Miter all joints and caulk all gaps in joints before painting.

4.7 Exterior

4.7.1 Repair five (5) damaged blocks with concrete mortar.

4.7.2 Power wash all of exterior of building and paint for full coverage using exterior Valspar Season Flex Ultra paint. Owner will determine the color.

4.7.3 Scrape lawn to level, add approximately one inch topsoil where needed and sod approximately 12 pallets of common Bermuda grass. Do not leave any gaps between the sod. (On the front side of the building next to the building add some dirt so water will run away from building and sod that area. The remaining sod and dirt will be in the back of the building.)

4.8 Plumbing

4.8.1 Connect water lines and drains lines for five (5) sinks.

4.8.2 Connect water line for stand-alone ice maker.

4.8.3 Connect drain for ice maker.

4.8.4 Connect water line for refrigerator ice maker.

4.8.5 Connect water lines for two (2) toilets.

4.8.6 Connect and replace P-trap under urinal.

4.8.7 Purchase and connect InSinkErator Evolution 1 HP (disposal) (Lowe's – Model # Esteem Plus) or equal to kitchen sink including all fittings, trim and electrical cord necessary per the manufacturer's requirements.

4.9 Ceiling

4.9.1 Replace ten (10) – 2' X 4' damaged ceiling tiles, paint to match existing ceiling tiles. Color is Kiltz interior white.

BID SHEET**Attachment "A"**

Item Number	Item	Bid Price
4.1	Great Room	
4.2	Hallways	
4.3	Two Bathrooms	
4.4	Utility Closet	
4.5	Kitchen	
4.6	Bar	
4.7	Exterior	
4.8	Plumbing	
4.9	Ceiling	
TOTAL BID PRICE		