

COMMUNITY PARK BUILDING IMPROVEMENTS
RFP 2026-021
ADDENDUM 1

- Is there a bid bond required and if so, what percentage?
 - No bid bond is required.
- Will Specs and Drawings be available?
 - Please see the section “Submittals” under “Scope of Work” for details. The contractor will be required to furnish specifications and drawings.
- Is any special insurance required?
 - Please see the section “Indemnification/Insurance” for details.
- Any other documents required at time of bid besides ones in the bidding documents? How many copies needed of proposal?
 - Please see the section “Receipt and Opening of Bids” for details.
- Is there retainage?
 - Yes, retainage will be 5% until final acceptance.
- The bid deadline is extended to Wednesday, September 16, 2026, at 10:00 AM. The new schedule is as follows:

RFP Release	August 19, 2026
Pre-Bid Conference	August 31, 2026
RFI Deadline	September 9, 2026
Addendum Release (if necessary)	September 10, 2026
RFP Submission Date	September 16, 2026
- The project is to be completed as soon as possible but no later than April 1, 2027.
- Changes to the scope were identified at the pre-bid conference. The changes are detailed in red on the scope pages that follow.

1. SCOPE OF WORK

The scope of work involves work in the current men's and women's bathrooms, as well as the kitchen.

Women's Bathroom

- Remove and replace existing wooden door and frame with steel door of same dimensions
- Remove 3 existing stalls, toilets, and other appurtenances
- Fill holes for removed fixtures in block wall and abandon plumbing
- Install 1 ADA compliant toilet and urinal with divider and ADA compliant grab bars
- Remove/replace ceiling fan and light (new light(s) to be motion-activated)
- Test and fix electrical as needed
- Test and remove/replace plumbing as necessary
- ~~Strip wall and ceiling paint,~~ **Clean walls,** furr out concrete surfaces and install FRP **on walls**
- **Remove/replace ceiling, paint exposed wood ceilings**
- Install 6" vinyl cove base on all walls
- Epoxy concrete flooring **and concrete in entryway**
- **Remove/replace radiator** ~~Test radiator, remove/replace if necessary, remove/replace cover and controls~~
- Test floor drain, remove/replace if necessary, remove/replace cover
- Remove/replace existing sink, mirror, soap dispenser, and paper towel dispenser
- Install commercial baby changing table

Men's Bathroom

- ~~Wall up existing door and vestibule area~~ **Remove existing door and exterior wall as depicted**
- Install new ADA compliant steel door on newly created exterior wall
- Remove existing stall, toilet, grab bars, and other appurtenances
- Remove 2 existing urinals and divider
- Fill holes for removed fixtures in block wall and abandon plumbing
- Install 1 ADA compliant toilet and urinal with divider and ADA compliant grab bars
- Remove/replace ceiling fan and light (new light(s) to be motion-activated)
- Test and fix electrical as needed
- Test and remove/replace plumbing as necessary
- ~~Strip wall and ceiling paint,~~ **Clean walls,** furr out concrete surfaces and install FRP **on walls**
- **Remove/replace ceiling, paint exposed wood ceilings**
- Install 6" vinyl cove base on all walls
- Epoxy concrete flooring **and concrete in entryway**
- **Remove/replace radiator** ~~Test radiator, remove/replace if necessary, remove/replace cover and controls~~
- Test floor drain, remove/replace if necessary, remove/replace cover
- Remove/replace existing sink, mirror, soap dispenser, and paper towel dispenser

- Install commercial baby changing table

Kitchen

- Remove/replace existing steel door and frame with steel door of same dimensions
- Remove/replace existing 3-bay commercial sink
- Install new hand sink where removed hand sink was formerly located
- Remove/replace existing overhead door with metal roll-up door
- Remove/replace existing wooden shelving with metal shelving
- ~~Remove/replace commercial tub freezer and refrigerator~~
- Test and fix electrical as needed
- Remove/replace lighting fixtures
- Test and remove/replace plumbing as necessary
- ~~Strip wall and ceiling paint,~~ Clean walls, furr out concrete surfaces and install FRP on walls
- Install 6" vinyl cove base on all walls
- Epoxy concrete flooring

Other

- Install new gutter and downspout on exterior wall above bathroom entrances, remove/replace existing gutter above kitchen entrance and add downspout
- Remove/replace all exterior boards and furring strips on bathroom entrance side, remove/replace exterior boards and furring strips as needed on kitchen side
- Paint exterior walls (red) and concrete (white)
- Test septic system
- Remove/replace cupola atop building in kind
- Test and fix gas infrastructure as needed
- Remove/replace existing water heater
- Test all paint for lead

Submittals

- An existing conditions plan and a proposed plan shall be required to be submitted
- Specifications for all proposed materials shall be required to be submitted
- All plans submitted shall be to the Building Inspector's and Fire Marshal's satisfaction
- Bidders must submit a preliminary proposed schedule of work with their bids

Men's Bathroom Exterior Door Layout

