



Cultivating the Health of Our Communities

Wabanaki Public  
Health & Wellness

## **Invitation to Bid**

### **Request For Quote – 2022-004 – Demo and Repairs**

August 8<sup>th</sup>, 2022

Dear Recipient,

Wabanaki Public Health and Wellness would like to extend this Invitation to Bid (ITB) on our recently posted Request for Quote (RFQ) 2022-004 Demo and Repairs. Wabanaki Public Health and Wellness seeks quotes for general construction and renovation work at our commercial building located at 1221 Medway Road, Millinocket, ME 04462. You will find the details of the requested services attached to this document and on our website, [Procurement | Wabanaki Public Health and Wellness \(wabanakiphw.org\)](https://www.wabanakiphw.org/procurement). If you are interested, please email Jude Perry, and we'll work to schedule a building walkthrough with a representative from each company.

Sincerely,

Jude Perry  
Financial Operations Coordinator  
Wabanaki Public Health and Wellness  
[jperry@wabanakiphw.org](mailto:jperry@wabanakiphw.org)



## **Basis of Bid**

This construction project will ensure that the Millinocket property is protected from the elements and safely accessible to all occupants. Below is a categorical breakdown of all the requested work elements. You may submit your detailed estimate document or fill out and submit the bid tab below. In addition, please see the supplemental documents, which contain the current design and layout of the Millinocket property. The plans provided will give you the square footage needed and trim lengths to be replaced and wrapped.

## **Base Bid**

1. Specialized demolition:
  - a. Remove siding, trim boards, and vapor barrier from the entire building
  - b. Remove enough decking along the length of the entire deck to facilitate repairs.
2. Structural Repairs
  - a. Remove comprised sheathing, repair studs, replace insulation and sheathing
  - b. The contractor is responsible for all demolition and disposal of materials
3. Doors:
  - a. Replace Double commercial Full Glass Insulated Entrance Doors, With Transom Window, New Knobs, and Hinges – 5 ea
  - b. Replace commercial insulated Single ½ Glass Entrance Doors, New Knobs, and Hinges – 2 ea
  - c. Replace doors only on the basement level.
4. Windows:
  - a. Ensure proper working condition of windows.
5. Trim:
  - a. Replace door/window trim with primmed finger jointed pine boards, wrapped with Brown metal and rain cap/drip cap.
  - b. Remove and replace all other Trim Boards/Wrap with Brown Aluminum with Drip Cap where needed
  - c. Add trim separation banner around the building
6. Siding/Wrap
  - a. Caulking, sealing, wrapping, and siding
  - b. See Specifications



## **Specifications:**

1. Specialized Demolition
  - a. Remove siding, trim boards, and vapor barrier from the entire building
  - b. Remove enough decking to facilitate repairs on the building (does not have to be replaced).
  - c. Remove any caulking/sealants to allow for proper resealing and bituminous weather sealants.
2. Structural Repairs
  - a. Some noted structural damage has been observed along where the deck meets the building; this will need to be repaired. Remove sheathing, repair studs, replace insulation and sheathing, and other required repairs. Approx. 300 square feet (sheetrocked by others).
  - b. Scope of repairs to be determined in the field.
  - c. All windows and doors to be caulked and sealed per manufacturer's recommendations.
  - d. All materials used for repairs to match existing or equal.
3. Doors:
  - a. Replace Double commercial Full Glass Insulated Entrance Doors, hinges, and closers. With Transom Window, New Knobs, and Hinges – 5 ea (Doors and transom windows may be installed together as one piece).
  - b. Replace commercial insulated Single ½ Glass Entrance Doors, New Knobs, closers, and Hinges (Main Floor Only) – 2 ea
  - c. All doors to match existing or an equal may be proposed.
  - d. Replace door trim and add drip caps
  - e. It is the responsibility of the contractor to measure all doors, windows, and transom windows to accommodate the replacements.
4. Windows:
  - a. Replace window trim with primmed finger jointed pine boards, wrapped with Brown metal, and rain cap/drip cap.



5. Trim:

- a. Remove and replace Trim Boards/Wrap with Brown Aluminum Trim
- b. Install material break banner around entire building at the eve level between vinyl cedar shakes and vinyl siding banner to consist of 1x8 aluminum brown wrapped trim board

6. Siding/Wrap

- a. Install - 36-inch-wide grace ice and water shield along the deck header for 2nd story deck and ground level deck (under siding), all other exposed areas to be covered with a commercial vapor barrier, all seams to be taped, all windows and doors to be appropriately caulked and sealed with grace ice and water shield or equivalent.
- b. Install metal flashing along deck header and all appropriate areas, seal, and tape as per industry standards.

**Add/Alternate:**

1. Deck

- a. Remove all PT decking, install 2x6 PT deck joist between existing deck joist, block at carrying beams, and install composite decking. Insert one-foot wide pultruded grating along east, west, and south sides. (We're open to options, would prefer a brown option Trex decking, or equal).
- b. Install Trex composite railing and toe rail with black metal balusters or equal.
- c. Replace 4x4 deck posts with 6x6 deck posts and support struts, pin to concrete bases.



## **BID TAB**

### **Base Bid: 2022-004 - Demo and Repairs**

Contractor Name:

Date:

Signature of Bidder:

Due Date: 08/22/2022 at Noon

Bids will NOT be opened and read aloud. Please submit bids via email to [jperry@wabanakiphw.org](mailto:jperry@wabanakiphw.org) or by mail to PO Box 1356, Bangor, ME 04402. The project bid is to be reviewed and awarded within three weeks and awarded bidder is to start work immediately.

<i>Item/Service Description</i>	<i>Amount</i>	<i>Unit</i>	<i>Price Per</i>	<i>Total</i>
<b>1. Specialized Demolition</b>	1	LS		
<b>2. Structural Repairs</b>	1	LS		
<b>3. Doors</b>	1	LS		
<b>4. Windows</b>	1	LS		
<b>5. Trim</b>	1	LS		
<b>6. Siding/Wrap</b>	1	LS		
<b>Additional Sheeting Repairs</b>	1	Foot Sq.		N/A
			<b>Grand total</b>	

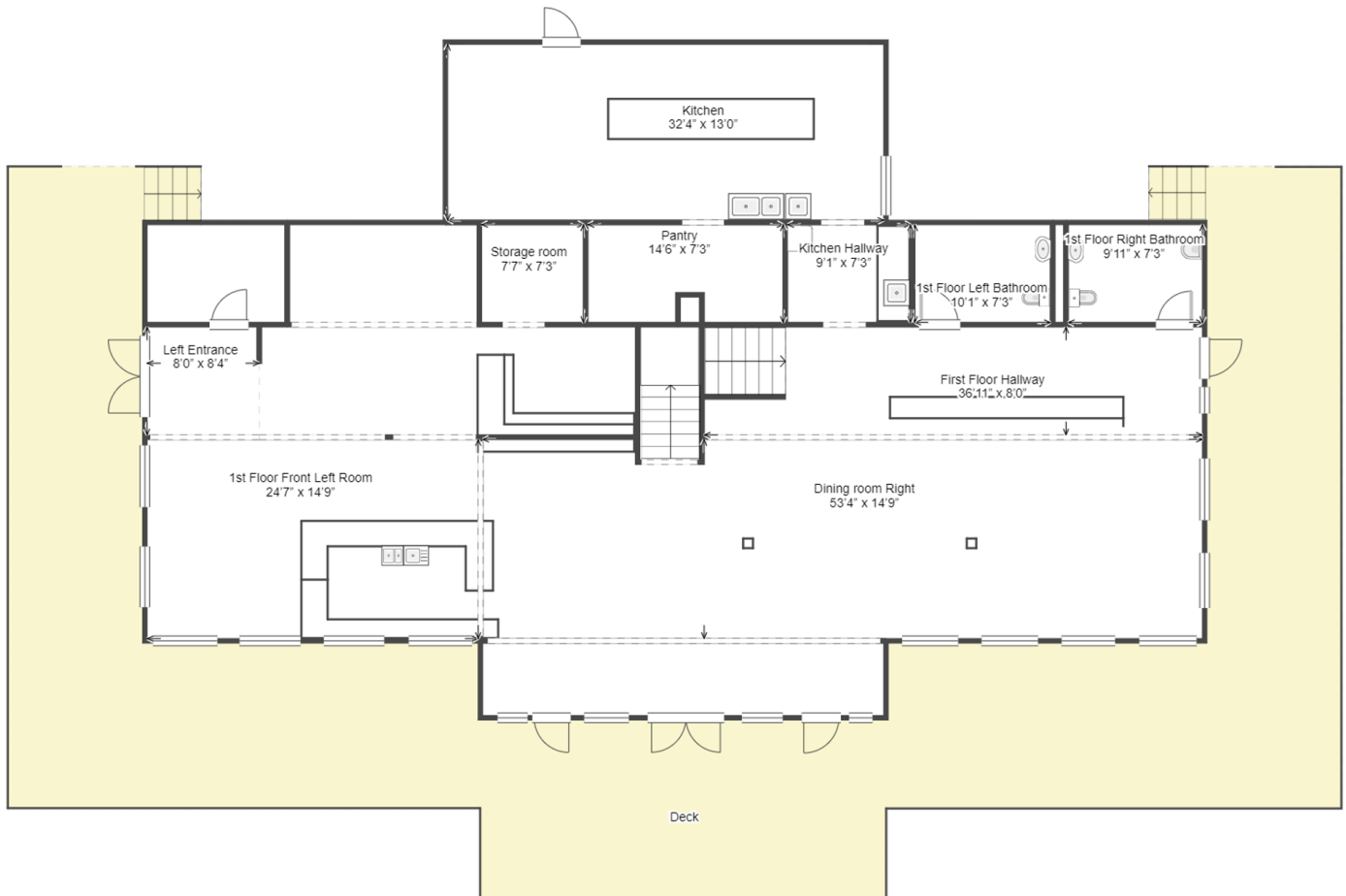


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<b><u>Add/Alternate</u></b>				
<i>Item/Service Description</i>	<i>Amount</i>	<i>Unit</i>	<i>Price Per</i>	<i>Total</i>
1. Deck	1	LS		
			<b>Grand total</b>	

## 1221 Medway Road Medway ME 04460: 1st floor



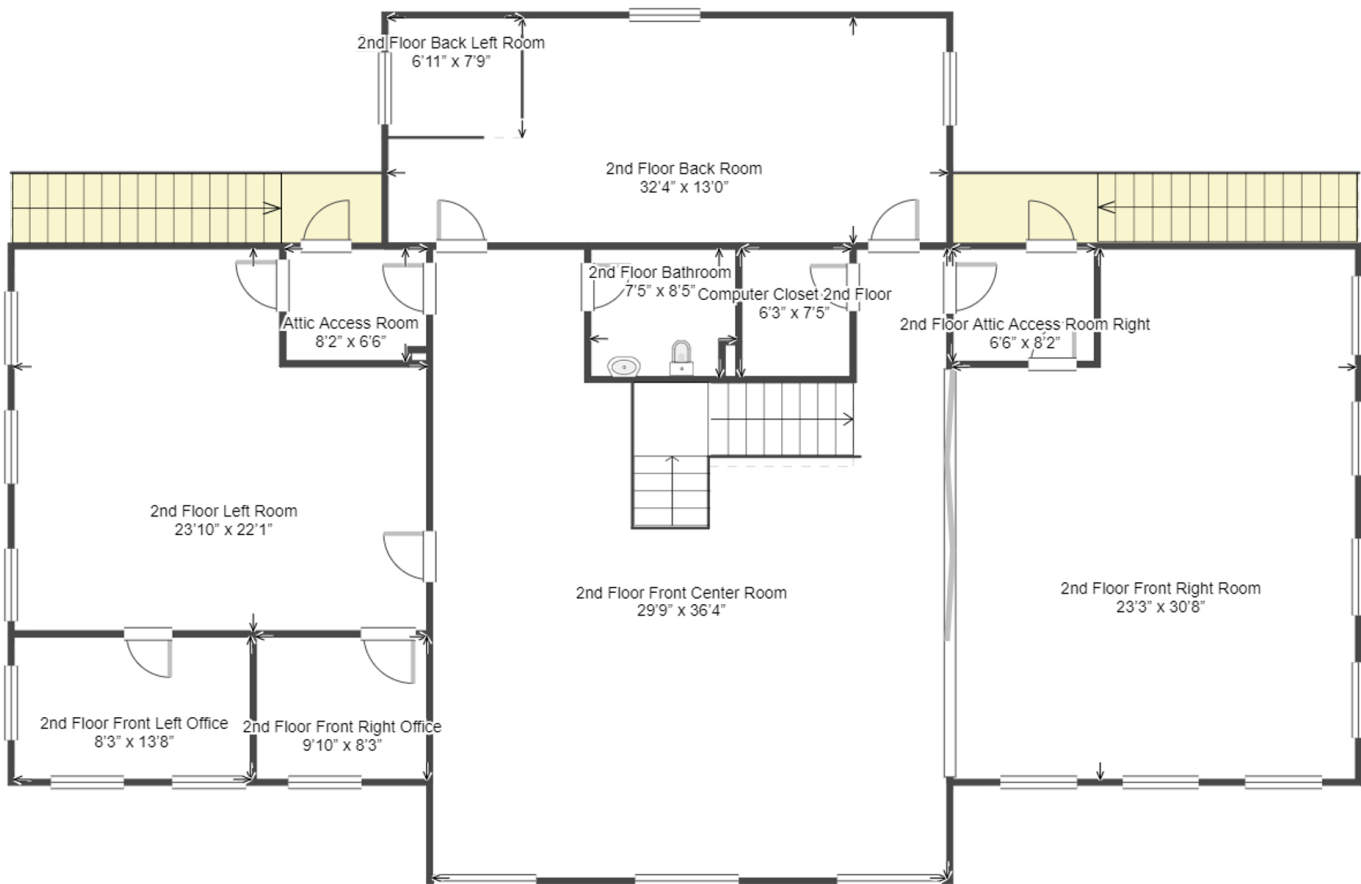
Disclaimer: the floor plan is for illustrative purposes only. The measurements contained therein are an approximation and may not be exact. While we do not doubt the floor plan's accuracy to within +/- 5%, we make no guarantee or representation and grant no warranty, express or implied, regarding the floor plan or its accuracy or completeness.

You or your advisors must conduct an independent investigation of the property to confirm the accuracy and completeness of the floor plan and to determine if the property is suitable for your space requirements.





## 1221 Medway Road Medway ME 04460: 2nd floor



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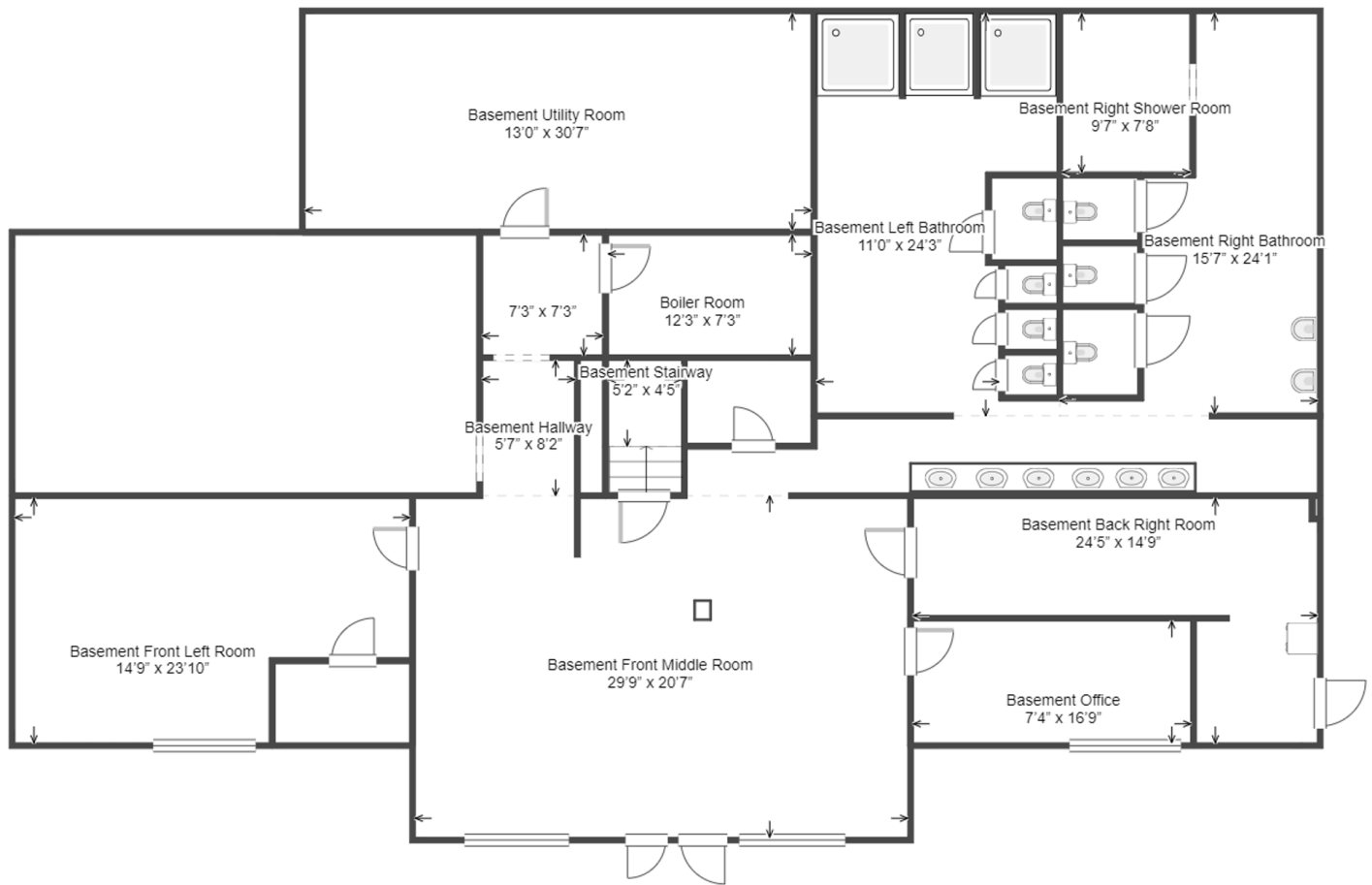
## 1221 Medway Road Medway ME 04460: 2nd floor



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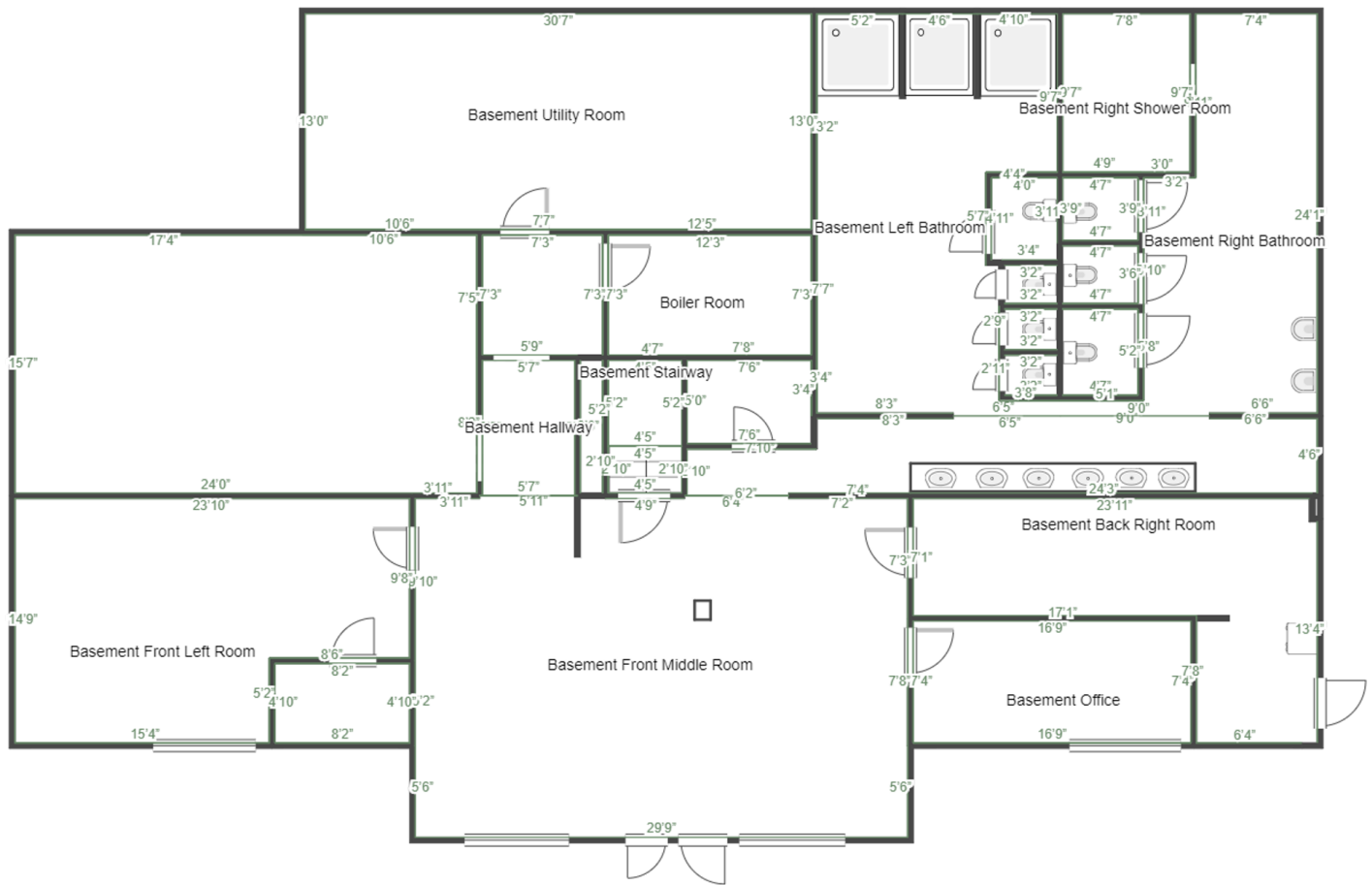
## 1221 Medway Road Medway ME 04460: B1



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## 1221 Medway Road Medway ME 04460: B1



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