

OFFICE OF
GEARY COUNTY PUBLIC WORKS
Jeremie Myers, Administrator
310 E. 8TH Street, Junction City, KS 66441
(785) 238-3612



DO NOT DETACH, RETURN ALL PAPERS

BID Geary County Public Works Shop Building Restroom Renovation

Building Location

310 E. 8th Street, Junction City, KS 66441

Sealed bids shall be submitted to the Geary County Public Works (PW) Office, on or before 4:30pm on the **4th** day of **April 2025** to the Geary County PW Office, located at 310 E. 8th Street, Junction City, Kansas 66441. Said bids will be opened and read publicly at **11:15 am** on **Monday, April 7, 2025**, at the regular meeting of the Board of County Commissioners of Geary County, in their meeting room at the County Office Building located at 200 E. 8th Street in Junction City, Kansas.

Name of Bidder _____

Address of Bidder _____

_____ Zip _____

Telephone Number _____

Email Address _____

Bid Deadline: 4:30pm on the **4th** day of **April 2025** to the Geary County PW Office.

Mark outside of envelope:

“SEALED BID” Geary County PW Shop Building Restroom Renovation

MASTER PROPOSAL FORM

The undersigned bidder having examined the bid requirements, bid form specifications, other documents and all addenda thereto; and fully understanding the character of the requested service and that as a governmental unit, Geary County is exempt from payment of all Federal and State taxes and the prices in this proposal form do not include this amount. Geary County can supply a PEC upon contractor request. This bid shall include all associated costs, materials / labor / freight etc. *It will be the responsibility of the bidder to follow all City of Junction City Codes and obtain any necessary permits as required. Geary County will not supply any equipment for hauling off / disposal of materials. This shall be done by the contractor.

Building Location: 310 E. 8th Street, Junction City, KS 66441

Type of Work: The existing restroom in the PW Shop Building is too small and needs an update. The existing room that is the current restroom as well as the area to be renovated for the new restroom will need new flooring, walls, plumbing and electrical work. The area that serves as the current restroom will remain to allow for the storage of an ice machine that is currently in the PW Breakroom.

Plumbing and Electrical: All plumbing and electrical work associated with the restroom renovation will be the responsibility of the contractor who is awarded the bid. Geary County will **not** be responsible for the hiring of any professional trade to complete this project. All placement of plumbing and electrical shall be approved by the Public Works Administrator (PWA).

Drop Ceiling: The Drop Ceiling shall be installed at a height of 8' in the restroom area. Ceiling tiles should be 2' x 4' where applicable and trimmed to fit in areas that will not accept a 2'x 4' ceiling tile. White ceiling grid and white ceiling tiles shall be installed.

Restroom Window: Current 64" W x 48"H window in what will be the restroom shall be removed and replaced with a new 24" W x 24"H anodized aluminum fixed frame window with 1" satin clear glass. Where framing of the structure will be required to accept the smaller window, the exterior shall be properly finished and sealed so that moisture cannot enter or cause damage to the structure. There are plans for a future exterior metal panel replacement project for this structure so the area around the new window will be covered to match at the time of that project.

Reused Items: The toilet in the current restroom space shall be reused for the restroom renovation.

HVAC: The TPAC unit illustrated in the image (pg.5) will not be part of the restroom renovation project. Geary County will work with the contractor who holds the HVAC PM Contracts for all Geary County owned buildings on this portion of the project.

Requirements: All building permits will be obtained by the contractor. This work will be completed on a normal workday schedule. All work performed will adhere to Junction City and State of Kansas building codes and standards. The contractor will furnish all materials, supplies, tools, equipment, labor, and other services necessary for the completion of this project. All work performed will use applicable quality materials and craftsmanship as per manufactures guidelines. The contractor will be responsible for the safe removal and storage of all materials to, from, and on the facility. The contractor will always maintain a safe work area as per O.S.H.A. standards. The contractor will always maintain a clean hazard-free work environment. The contractor will be responsible for the safety of County employees in work areas. The contractor will be

responsible for damages from work to existing buildings and grounds. Geary County will not be responsible / liable for stolen or vandalized materials or equipment stored on said property.

Change Order: All change orders shall be approved by the PWA prior to commencing on any “Unplanned” work. PWA will need to approve of any materials needed for any “Unplanned” work. An hourly rate for change orders shall be noted below in the cost index. This should not be figured into the grand total cost of the bid.

Area: Bidder shall be responsible for calculating all building / construction materials.

Time Frame: PWA will allow the contractor to work during normal working hours *Said work shall be coordinated with PWA.

Safety: The selected contractor will always maintain a safe work area as per O.S.H.A. standards. The contractor will always maintain a clean hazard-free work environment. The contractor will be responsible for the safety of pedestrian foot traffic and vehicles parked next to the building. The contractor will be responsible for damages from work to existing buildings and grounds.

Payment: Geary County will make payment as contractor requests. The last payment will be withheld until final product is inspected & accepted by the PWA.

Insurance: Liability Insurance. Successful Bidder shall carry “General Liability” insurance under an occurrence policy that is for personal injury and property damage. Successful Bidder shall furnish the current copy of the accord of liability insurance showing Geary County as the certificate holder.

Material / Application / Specifications:

1. All walls shall be finished using FRP wall panels Grey in color.
2. Drop ceiling grid with 2' x 4' ceiling tiles white in color.
3. Restroom partitions shall be made of solid plastic and shall include (1) right hand swing door with lock for the toilet portioned area. A 24" W x 42" H solid plastic urinal partition shall be placed on the left-hand side of the urinal. Partition color grey.
4. Replacement window shall be a 24" W x 24"H anodized aluminum fixed frame with 1" satin/clear insulated glass.
5. Sink shall be a utility style wall mount sink. Bidder shall supply specifications of sink and faucet to be installed.
6. (2) Doors and frames to be installed shall be made of metal and include all associated hardware. Doors shall also be fitted with kickplates, kickdown door stops as well as wall mounted door stops where the door handle may make impact with wall. Bidder shall supply specifications of doors to be installed.
7. VCT Flooring shall be installed in the areas of the ice machine room and restroom. 4" rubber cove base shall be installed along walls. Geary County will coordinate with the awarded contractor on color to be installed.
8. New LED lighting shall be installed in the ice machine room. The restroom area lighting should be 2' x 4' LED light panels designed for drop ceiling. The awarded contractor is responsible for light placement that provides adequate lighting in these areas. Specifications for lighting to be installed shall be included in the bid packet.
9. (1) New urinal with automatic flush valve shall be installed in the new restroom area (See Pg 5 for approximate location) Contractor shall include in the bid packet specifications of urinal to be installed.

Material: Any materials not listed shall be pre-approved by PWA or Building Maintenance Supervisor.

NOTE: All contractors wanting to submit a Sealed Bid, should meet with a representative from the Geary County Public Works Department prior to submitting a Sealed Bid so they fully understand scope of the restroom renovation project and can calculate areas for bid preparations. Contact M-F 8:00am to 4:00pm, Geary County Building Maintenance Supervisor, Frank Lewis frank.lewis@gearycounty.org / 785-209-1914 to schedule the pre-bid meeting. Bid shall include the cost of labor, materials, equipment and incidentals necessary to complete this project.

Specification Intent:

The above specifications are intended to reflect the requirements of the Geary County Public Works Department and not to exclude any manufacturer from bidding. Where the detailed specifications require specific brand names, model numbers, dimensions or capacities of components, they have been selected and specified for the service intended because of their reliability and availability. The trade name specifications are not absolute requirements and are not intended to limit competition. Bids for comparable material will be accepted. However, if the bidder deviates from the specifications, such exceptions must be in writing and described in detail what is to be furnished in lieu of the specified requirements. Please attach to this packet the manufactures name brand & specifications you are intending on using for this project.

Change Order: Cost set per hour basis = \$ _____ *Do not figure this amount into the Grand Total.*

Total Cost of Labor: \$ _____

Total Material Cost: \$ _____

TAX EXEMPT: \$ N/A _____

Grand Total: \$ _____

Estimated Start Date: _____, 202_

Estimated Completion Date: _____, 202_

Warrantee of Labor: _____

Warrantee of Materials: _____

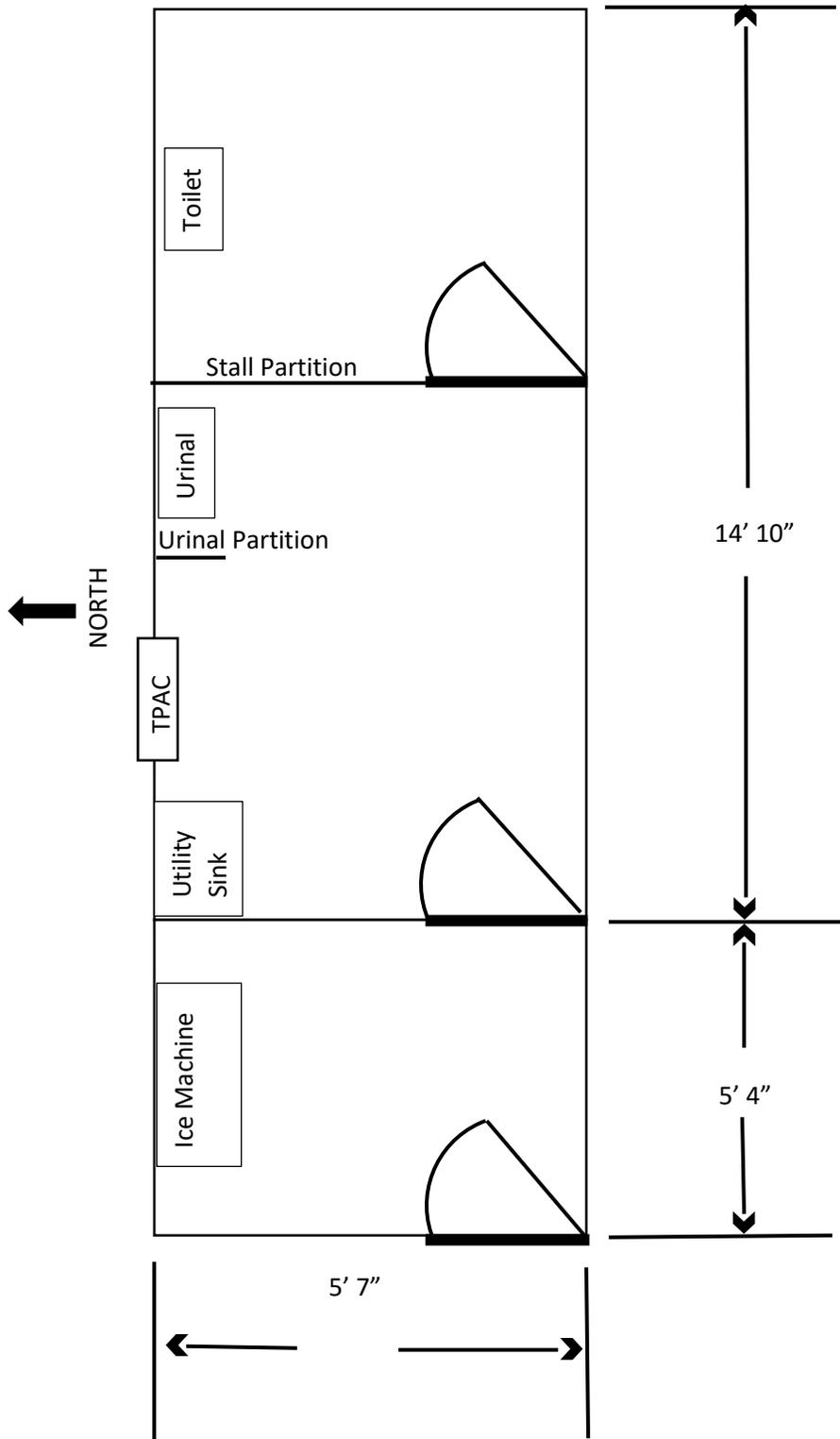
In submitting this bid, it is understood that the right is reserved by Geary County Commission to reject any or all bids, to make the award to other than the low bidder, to waive irregularities and / or informalities, and in general to make the award in any manner deemed by the Geary County Commission, in its sole discretion, to be in the best interest of the County. "by submitting a bid, you agree to this term, if your bid is accepted".

Company: _____

Authorized Representative Signature: _____

Title: _____

PW Maintenance Shop Restroom / Ice Machine



NOT TO SCALE