

**SCARBOROUGH
MAINE**



REQUEST FOR PROPOSALS

RFP 072026

Restroom Renovations for Fire Stations

Town of Scarborough

P.O. Box 360

259 U.S. Route One

Scarborough, Maine 04070-0360

Released on June 2, 2025

Proposals Due on July 10, 2025

Request for Proposals

Instructions:

Sealed Proposals will be received in the Town Clerk's Office, Scarborough Town Hall, 259 US Route 1, Scarborough, Maine 04074 **until 10:00am on July 10, 2025** from parties interested in providing a submittal package for a Bathroom Renovations for the Town of Scarborough Fire Department at (2) of our neighborhood Fire Stations.

The proposals, if mailed, should be addressed as noted below: Faxed proposals will not be considered.

Attention: Town of Scarborough, Purchasing Agent
Request for Proposal (RFP) Number: 072026
Bathroom Renovations for Fire Department
259 US Route One
PO BOX 360
Scarborough, ME, 04070-0360

The Town reserves the right to accept or reject any and all proposals.

These proposals will not be publicly opened.

A Vendor's failure to submit its proposal prior to the deadline will cause the proposal to be disqualified. Late proposals or amendments will not be opened or accepted for evaluation.

All proposals submitted shall become property of the Town of Scarborough and will not be returned.

Contact Information:

For questions related to the RFP process:

Kim Morrison, Purchasing Specialist
Email – kmorrison@scarboroughmaine.org
Phone 207 - 730-4083 / Fax 207-730 4088

The preferred contact method is email. All inquiries or requests concerning this Request for Proposals shall be made in writing and must be received before the close of business two days prior to the deadline to the attention of Kim Morrison, Purchasing Specialist. The Town is not responsible for oral interpretations given by any Town employee or representative.

Arrangements to conduct site visits and testing should be made to:

Deputy Fire Chief Ian Tenney
itenney@scarboroughmaine.org
Phone 207-819-5980

BACKGROUND/PURPOSE:

The purpose of this RFP is to solicit proposals for the complete renovation of bathrooms at the Black Point Fire Station, 341 Black Point Road, and the Dunstan Fire Station, 639 US Route 1, Scarborough ME, 04074. Services to be performed include the furnishing of all labor, materials, tools, equipment, supplies, services, tasks, and incidental and customary work necessary to competently perform installation.

The finished product must provide high quality bathroom facilities for both male and female personnel, and the work and components must withstand the rigors of high-volume traffic and use in these 24 hour a day, seven day a week operational fire stations.

Bidders should consider that these locations are active fire stations, from which emergency response of the assigned emergency vehicles should be expected. The successful bidder shall coordinate all work with local station personnel to ensure no interruption of emergency response. Apparatus (vehicles) may be temporarily moved outside during the work day secondary to weather conditions, but the site must be cleaned up and apparatus able to be housed in their bays each night when the work is complete.

Both of the stations are staffed 24 hours a day, seven days a week. Bidders should also coordinate and perform work to provide for (1) fully functioning bathroom for on duty personnel when possible.

SCOPE OF WORK: BLACK POINT FIRE STATION**A. Men's Restroom**

- a. Remove and replace (2) toilets
- b. Install (1) urinal
- c. Remove and replace (2) shower stalls
- d. Remove and replace triple sink
- e. Remove and replace flooring
- f. Repair or replace drywall as needed
- g. Install tile along kneewalls
- h. Remove and replace baseboard
- i. Remove and replace ceiling tiles
- j. Paint walls
- k. Assess exhaust fans and systems for adequacy and provide an option for installation, upgrade, or replacement
- l. Perform all required construction, plumbing, electrical, and concrete work

B. Women's Restroom

- a. Remove and replace (1) toilet
- b. Remove and replace (1) shower
- c. Remove and replace double vanity sink
- d. Remove and replace flooring
- e. Repair or replace drywall as needed
- f. Remove and replace baseboard
- g. Paint walls
- h. Assess exhaust fans and systems for adequacy and provide an option for installation, upgrade, or replacement
- i. Perform all required construction, plumbing, electrical, and concrete work

- j. Remove and replace ceiling tiles
- C. Guest Bathroom
 - a. Option to incorporate this space to gain more in women's bathroom, Or;
 - b. Remove and replace (1) toilet
 - c. Paint walls
 - d. Buff and polish existing floor
 - e. Perform all required construction, plumbing, electrical, and concrete work

SCOPE OF WORK: DUNSTAN FIRE STATION

- A. Men's Restroom
 - a. Remove and replace (2) toilets
 - b. Remove and replace (1) urinal
 - c. Remove and replace (2) shower stalls
 - d. Remove and replace triple sink
 - e. Remove and replace flooring
 - f. Repair or replace drywall as needed
 - g. Remove and replace baseboard
 - h. Remove and replace ceiling tiles
 - i. Paint walls
 - j. Remove and replace hardware for a broken stall door
 - k. Assess exhaust fans and systems for adequacy and provide an option for installation, upgrade, or replacement
 - l. Perform all required construction, plumbing, electrical, and concrete work
- B. Women's Restroom
 - a. Remove and replace (1) toilet
 - b. Remove and replace (1) shower
 - c. Remove and replace double vanity sink
 - d. Remove and replace flooring
 - e. Repair or replace drywall as needed
 - f. Remove and replace baseboard
 - g. Paint walls
 - h. Assess exhaust fans and systems for adequacy and provide an option for installation, upgrade, or replacement
 - i. Perform all required construction, plumbing, electrical, and concrete work
 - j. remove and replace ceiling tiles
- C. Guest Bathroom
 - a. Remove and replace (1) toilet
 - b. Paint walls
 - c. Buff and polish existing floor
 - d. Perform all required construction, plumbing, electrical, and concrete work

GENERAL PROJECT REQUIREMENTS

The work shall include the following on the part of the contractor:

- Obtain all permits, licenses, design services, etc. required for construction

- Evaluate the proposed scope of work and the existing conditions during the pre-bid walk-through to provide an accurate bid and schedule to complete the work
- Provide all materials and labor necessary to complete the work as indicated

MECHANICAL AND PLUMBING DESIGN AND BUILD WORK

- A licensed, experienced contractor shall provide the expertise and labor to accomplish all plumbing and mechanical work to meet the current code and ADA guidelines

ELECTRICAL DESIGN AND BUILD WORK

- A licensed, experienced contractor shall provide the expertise and labor to accomplish all electrical work to meet the current code and ADA guidelines

QUALITY REQUIREMENTS

- The contractor shall employ an experienced superintendent who will remain on the job full time throughout construction unless otherwise agreed upon by the Owner
- The contractor shall be responsible for the scheduling and coordination of all trades, and shall keep the Owner informed of all scheduling and scheduling changes
- The contractor shall be responsible for all materials testing and inspections required

PRODUCTS

- All materials shall be delivered, stored, and handled in such a manner to prevent damage
- Materials on site shall be stored in compliance with fire and safety requirements
- New flooring and showers to be grouted tile
- Kohler products to be utilized for toilets, urinals, and fixtures, all sink fixtures shall be able to be operated manually and not by sensors. 1.2 gpm?
- All products utilized shall be of high quality and appropriate for effective and long wear in the high volume use inherent in staffed fire stations

PROJECT CLOSEOUT

- The contractor shall be responsible for keeping the jobsite in a neat and orderly condition during construction progress. The construction areas of the building interior shall be broom clean at the end of each working day and dust protection provided throughout the project to the degree possible
- The contractor shall be responsible for waste and rubbish removal during construction
- The construction areas shall receive a final thorough cleaning prior to occupancy
- The contractor shall guarantee their work and the work of all subcontractors for a period of time to be agreed upon
- All work shall conform to all state and local codes.

Standard Terms and Conditions:

The Town of Scarborough reserves the right to amend this RFP prior to the proposal due date. All amendments and additional information will be posted on the Town website: www.scarboroughmaine.org. The Town reserves the right to waive any informality in proposals, to accept the proposals or portions thereof, and to reject any and all proposals, should it be deemed in the best interest of the Town to do so. Nothing in this document shall require the Town of Scarborough to proceed with Engineering and/or any of the identified services. The Town reserves the right to substantiate Respondent's qualifications, capability to perform, and availability and past performance record.

The cost for developing the proposal is the sole responsibility of the Consultant. All proposals submitted become the property of the Town.

The Town reserves the right to approve subcontractors. All work performed under contract to the Town becomes the property of the Town in the format specified by the Town.

A Certificate of Insurance is required from all consultants, contractors and vendors doing business with the Town of Scarborough. Within two (2) weeks of the Notice of Award, Consultant must submit a Certificate of Insurance naming the Town of Scarborough as "additional insured." Failure to furnish the required certificate within the required timeframe may result in the proposal being rejected.

The successful Consultant(s) selected shall agree to defend, indemnify and hold the Town harmless from any and all claims, demands, suits, causes of action and judgments arising from or related to Consultant's performance, including claims of professional malpractice or negligence. Such indemnity shall include the Town's reasonable attorneys' fees as well.

The above referenced indemnity shall be in addition to and as a complement to the below described insurance coverage, which coverage is a mandatory requirement of this RFP and any award hereunder.

Specifically, the successful Consultant(s) shall provide the following coverage(s) and amount(s).

Commercial General Liability	\$2,000,000.00
Automobile Liability	\$2,000,000.00
Workers Compensation	\$1,000,000.00
Errors and Omissions	\$2,000,000.00
Umbrella Coverage	\$2,000,000.00

All policies shall be underwritten by companies licensed to sell insurance in Maine and who are rated A+ or better by AM Best Company. Self-insurance pools or trusts are not an acceptable substitute for the referenced commercial coverage.

RFP 072026 Bidders List

Ganem Builders	inquiry@ganembuilders.com
O's Maine	billing@osmaine.com
Maine Properties LLC	customerpriorityteam@mainepropertiesllc.com