



Invitation to Bid

2901 Wabash Ave
Terre Haute, Indiana

Notice is hereby given that bids will be received for the project known as 2901 Wabash Ave

Construction manager: Keymark Construction

Architect: Cripe

Project Summary:

Remodel 70,000 Square Feet of an existing 90,000 square foot building. Work includes new partitions, flooring, casework, Doors & Hardware, Storefront Systems, exterior sidewalks & bollards and parking lot repair and rework. Updating/reworking of mechanical, plumbing and electrical systems.

Project Schedule:

Anticipated Start Date - Middle of February

Anticipated completion Date - August 1, 2025

All sales tax is to be included in bid.

All bids are due by **Wednesday February 5th at 12:00 PM**

Each bidder submitting a bid represents that he or she has read and understands the Bidding Documents and Scope of Work. Bids are to be mailed, emailed, or faxed to Keymark Construction.

Please send all bids and questions to:

Jacob Hellmann
Keymark Construction
1033 Lafayette Ave.
Terre Haute, IN 47804

Phone: 812-232-3700

Fax: 812-235-6757

Email: jacob@mykeymark.com

Packages Bidding:

- Final Cleaning
- Masonry
- Concrete
- Misc Metals
- General Trades
 - Metal Studs & Drywall
 - Insulation
 - Suspended Ceiling
- Painting
- Doors, Frames & Hardware – Material Only
- Storefront Doors & Windows
- Overhead Doors & Operators
- Flooring
- Casework & Tops
- Sprinkler
- Mechanical
- Electrical
- Asphalt Patch, Seal & Stripe

Final Cleaning

General Scope of work:

- Furnish and install all items required for a complete package per the contract documents.
- All loading to be done per structural sheets
- Ultimate capacity must achieve 2 X working load per specifications
- Layout to be included from supplied building corners
- Work to be completed in one mobilization per building
- Required shop drawings and engineering is to be included
- Daily Clean up of work to be included
- Sales tax to be included.

Sales Tax to be Included

Masonry

General Scope of work:

- Sawcut and remove masonry as shown in the project demolition plan.
 - See note D.11 & D.13
 - Metal Studs and Drywall to be removed by others
- Install Steel Lintel and steel plate (furnished by others) at all locations
- Furnish and install stainless steel drip edge
- Grout Solid all cores as specified at each location
- Grout solid, hollow metal frames (furnished by others)
- All debris to be disposed of onsite
 - Dumpster by others
- Daily clean-up of your work area to be included
- One-year labor & material warranty
- Sales tax to be included

Sales Tax to be Included

Concrete

General Scope of work

- Sawcut and remove asphalt for the ramp at east end per note S.2 on Sheet A004
- Install bollard (furnished by others) per note S.1 on sheet A004
 - Bollard to be set in concrete foundation – Bollards furnished by others
 - Asphalt to be cut in a clean manner
 - Concrete to be poured back flush with asphalt paving

Sales Tax to be Included

Miscellaneous Steel

General Scope of work

- Furnish the following materials
 - 6" Galvanized Bollards
 - Wide Flange Steel Members with Plate & Studs per lintel schedule on Sheet A702
 - Stainless Steel drip edge by others
- Furnish & Install Steel Railing for following areas
 - Exterior Ramp per sheet A123
 - Interior Ramp at East End of Breakroom 186 Per Note P.5

Sales Tax to be Included

General Trades

General Scope of work:

- Carpentry
 - Removal and reinstallation of raised floor at tenant separation wall to be included. All other demolition by others
 - Furnish and install all metal stud framing per the wall schedule
 - Furnish and install all metal stud framing at areas noted to replace
 - Large Restrooms
 - East Stairway
 - Room 226
 - Furnish and install all required blocking for
 - Bath accessories
 - Casework
 - Bath partitions
 - Fire Extinguishers
 - Misc Hanging fixtures
 - Furnish and install all sound insulation for walls and above-ceiling locations
 - Furnish and install all bath accessories - Plate Mirrors by others
 - Furnish and install all bath partitions
 - Install all door HM door frames, doors & hardware – Materials by others
 - Remove and reinstall raised floor system at the Tenant Demising wall – both sides of wall to be reinstalled
 - Remove and reinstall raised floor system for underground plumbing access in unisex restroom – Room 120 and unisex restroom – Room 198
- Install Floor System for the area of the removed electrical room in Lobby 115
- Suspended Ceiling
 - Furnish and install all new ceiling grid as show
 - Install all ceiling tile – Material provided by others
- Drywall
 - Hang and finish all drywall walls, ceilings & bulkheads as shown
 - All trash and debris to be disposed of in dumpsters provided by others
 - All areas to be scrapped clean when finished
 - Existing Reglet Detail to remain, all work to match/continue the detail for any infill work in these areas
 - Existing walls with existing wall covering shall be skimmed and sanded ready for paint
 - Removal of wallpaper by others

Sales Tax to be Included

Doors, Frames & Hardware – Material Only

General Scope of work:

- Furnish Steel Hollow Metal Frames – Doors & Windows
- Furnish Wood Doors
 - All glass for wood doors to be factory installed
- Furnish Hardware for all supplied openings
 - Existing Hardware to be reused - Details
 - Storefront Hardware by Storefront Contractor
 - Card Key items by owner
 - Electric strikes to be included in this scope

Sales Tax to be Included

Storefront Doors & Windows

General Scope of work:

- Furnish & Install all storefront Doors, Windows, and associated hardware
- Furnish and install automatic openers & pedestals
- Furnish & Install all transaction windows per elevations
 - All associated caulking of interior and exterior windows to be included
- Furnish & Install all plate mirrors
- Furnish and install exterior storefront doors
 - Removal of existing doors to be included

Sales Tax to be Included

Painting

Scope of work:

- Paint all interior walls as noted on the drawings with three coats. Interior walls to receive one coat of primer and two coats of finish.
- Paint all drywall bulkheads.
- Sanding and filling of imperfections between coats is included.
- Paint all Hollow Metal Frames & Steel Doors
 - Wood Doors Prefinished
- No Exterior Painting
- All material and tools shall be included.
- Paint exterior entry doors and frames.
- Paint interior doors and frames.
- Caulking of door frames is included.

Flooring

General Scope of work:

- Furnish and install all carpeting as specified
- Furnish and install all LVT as specified
 - Any required subfloor materials to be included
- Furnish and install all vinyl cove base
- Furnish and install all wall and floor tile
- All LVT areas over the raised floor system shall be leveled to fill all seams and fastener locations

Alternate – Provide alternate pricing to change from CPT 2 to LVT 1 at Rooms Lobby 106 and Lobby 199

Sales Tax to be Included

Sprinkler

General Scope of work:

- Provide a complete installed sprinkler-designed system per state requirements
- All fire alarm work by others
- Relocation of sprinkler heads and piping to be included
- All heads are to be located in the center of tile
- Sprinkler heads to be flush mounted with chrome trim.
- The current system is a currently functioning system

Sales Tax to be Included

Mechanical

General Scope of work:

- Furnish and install all listed equipment, including VAVs, exhaust fans and other equipment
- Furnish and install all ductwork, louvers, dampers and associated insulation
- All VAVs noted to be removed shall be salvaged and turned over to the owner
- Third-party testing and balance to be included
- All plumbing piping to be included
- Saw cutting, removal and pour back to be included at the interior slab and exterior pavement areas
- Connection to the exterior sewer to be included. All associated excavation and backfill to be included
- All plumbing fixtures to be included
- Control Work by others

Sales Tax to be Included

Electrical

General Scope of work:

- Furnish and install all electrical devices, fixtures and rough-ins per the contract documents
- For pricing purposes all circuits for cubicles/furniture are assumed to be installed under the raise floor.
- Connections via a power whip to underfloor boxes to cubicles is to be included
 - Cubicles are to be prewired by the manufacturer
- All underfloor power is assumed to be installed
- Provide all noted fire alarm work.
 - Existing fire alarm system is operational
 - Any drawings or submissions to the state are to be included
- All rough in for card reader systems to be included
- Rough-in only for data to be included
- Existing light fixtures are assumed to be fully functional
- Removal and installation of relocated light fixtures to be included
- Electrical Demolition to be included

Sales Tax to be Included

13.) Asphalt Patch, Seal & Stripe

General Scope of work to include but is not limited to:

- Furnish and install all storefront doors.
- Provide all doors, glass and glazing per the contract documents.
- All associated caulking for a complete installation to be included.
- Contractor to verify all rough openings in the field.
- Door hardware to be provided, and installed by this contractor.
- Keying of doors by others.
- Any required equipment such as man lifts and/or forklifts to be included for a complete installation.
- Sales tax to be included.

TOTAL \$_____

Sales Tax to be Included

09.1 - Painting

Reference Drawings: Attached drawings. BIDDERS ARE RESPONSIBLE TO VISIT JOBSITE PRIOR TO SUBMITTING BID.

General Scope of work to include but is not limited to:

- Paint all interior walls as noted on the drawings with three coats. Interior walls to receive one coat of primer (rolled or back rolled) and two coats of finish.
- Paint all drywall ceilings. Ceilings may be sprayed.
- Sanding and filling of imperfections between coats is included.
- Finish Coat shall be roller applied.
- All material and tools shall be included.
- Paint exterior entry doors and frames.
- Paint interior doors and frames.
- Paint all trim material.
- Caulking of door frames or casing is included.
- Filling of nail holes is included.
- All finished surfaces will be uniform in appearance color and sheen upon completion.
- All adjacent areas will be free of drips, overspray, splatters, etc.
- If painting adjacent to finished surfaces including concrete, adjacent areas will be protected for the duration of work. All tarps, plastic, tape and paper necessary are to be included.
- Dumpsters provided by others.
- Sales tax to be included.
- One year labor & material warranty.

TOTAL \$ _____

Sales Tax to be Included

09.2 - Flooring

Reference Drawings: Attached drawings. **BIDDERS ARE RESPONSIBLE TO VISIT JOBSITE PRIOR TO SUBMITTING BID.**

General Scope of work to include but is not limited to:

- All flooring material is to be included.
- Furnish and install all vinyl base.
- Wood base is to be provided by others.
- Any necessary underlayment is included.
- All flooring, underlayment, and other accessories to be installed per manufacturer's instructions.
- All work to be done during normal business hours, unless written approval from Keymark is obtained prior to start of work.
- All minor floor prep shall be included, any requested excess floor prep compensation shall be made in writing to Keymark prior to start of respective work. Any work started without prior approval from Keymark is considered included in the contract price.
- All installation shall be included.
- One year labor & material warranty.
- Provide all Installation, Operation and Maintenance manuals.
- All submittals, samples and mockups as specified are included.
- Labor & material warranty as specified but not less than 1 year.
- Sales tax to be included.

TOTAL \$ _____

Sales Tax to be Included