

Request for Bid – Repairs and Updates to PLVD Clubhouse

Bid to be postmarked no later than Friday, September 16, 2022, at 5:00pm est.

Please submit bid documents by mail to: PLVD, Attn: RFB, 396 Deer Meadow Rd, Webster NH 03303

Questions: please contact: plvd.grotheer@gmail.com

OPEN HOUSE FOR BIDDING:

Friday 9/09/22 from 5:30 pm – 7:30 pm

Saturday 9/10/22 from 10:00 am – 12:00pm

If you need additional hours, please reach out to see if we are able to accommodate.

Pillsbury Lake District – Community Clubhouse
396 Deer Meadow Rd, Webster NH 03303

Background:

In October of 2021, the former Pillsbury Lake Homeowner's Association turned over the deed of the property, 396 Deer Meadow Rd, Webster NH, to the Pillsbury Lake Water District Commission. The property had fallen into some disrepair and is needing to be repaired to move forward in allowing events for the community to be held in this property.

The property description is a two (2) story wood frame building with an approximate 12* pitched roof. The structure sits on a monolithic slab without a basement. All utilities are contained in the lower level at the north side of the building in a segregated area. The remaining space in the lower level includes a kitchen, food storage utility pantry, two (2) separate bathrooms, closet space, and a small meeting room which also has the lower-level entrance. The facility is heated by FHA / LP Gas, has a 200 amp electrical service panel and has a septic system. Potable water is provided by a PL VD community well.

Necessary Repairs:

1. Floor coverings are 12" square floor tiles that will need to be replaced. Undetermined if the floor tiles were composed of asphalt / asbestos / vinyl. Most tiles were lifting due to adhesive compromise
 - a. Determination must be made if floor tiles are composed of asbestos. Need to look at installing new floor over existing flooring OR remediation if found that tiles are asbestos.
2. Lower-level walls stained by prior flooding to be primed and painted.

3. Drywall in both lower-level bathrooms need to be removed and replaced due to prior flooding and degradation of walls. Both bathrooms had walls opened at various locations to confirm mold. These will need to be treated and replaced.
4. Upper-level wood decks and wood railing components need replacement / repair and staining of new wood surfaces.
5. Assess downstairs lower walls for potential rot of wood from prior flood in building.
6. Lower and Upper-level ceilings to be primed and painted
7. Installation of 2nd floor window guards to prevent a child or person from fall.

Contractor Requirements:

1. All NH licenses that are required by law must be provided by bidder.
2. Contractor must provide proof of general liability insurance naming:
 - a. "Pillsbury Lake Village District, it's commissioners, staff, employees, and volunteers" as additionally insured party by endorsement on general liability certificate.
3. Minimum coverage to include General Liability insurance \$500,000 Each Occurrence and \$1,000,000 minimum General Aggregate. Contractor must provide proof of Workers compensation for any workers on site.