

TALBOT COUNTY, MARYLAND PUBLIC NOTICE

INVITATION TO BIDDERS

**TITLE: FOR ALL SEASONS, INC., RENOVATION
 300 TALBOT STREET, EASTON, MARYLAND**

BID NO.: 24-19

Sealed Bids for renovation of the For All Seasons, Inc. building located at 300 Talbot Street, Easton, Maryland, shall be accepted by the Office of the Talbot County Manager, Courthouse, 11 N. Washington Street, Easton, Maryland, 21601 until **11:00 a.m. on Friday, March 28, 2025**, at which time they shall be opened and read aloud. All submittals received after 11:00 a.m. on Friday, March 28, 2025, will be returned unopened. Incomplete or untimely bids shall not be considered. It is the bidder's responsibility to ensure that their bid submittal is complete and submitted in a timely manner. The County assumes no responsibility to notify bidders of incomplete or untimely bids.

The Scope of Work consists of renovating an approximately 15,500 square foot mental healthcare facility, including therapy and psychiatry, victim and crisis support and comprehensive education and outreach, located at 300 Talbot Street, Easton, Maryland. Phase I renovation work includes: HVAC replacements and upgrades, including duct work; Renovation of four (4) bathrooms to comply with ADA and CARF requirements; Replacement of four (4) emergency exit doors; Installation of insulation to increase energy efficiency and sound reduction; Interior refurbishments to include: painting, wallpaper, carpet, tile work, lighting fixtures, ceiling tiles; Server room enhancements to improve ventilation and temperature control; Space reconfiguration and new office layout; and exterior fence construction. Phase II work includes additional interior space reconfiguration to improve the space efficiencies of existing office layouts and create more functional service areas; Installation of eight (8) skylights; and Exterior power washing. The work shall be performed by qualified general or trade contractors with a minimum of five (5) years documented experience in public building renovation and expansion projects. Trade(s) licensing shall be required in accordance with State of Maryland statute and the Town of Easton Building Permit Department.

Partial funding for this project is through a Maryland Community Development Block Grant (CDBG). All federal CDBG requirements shall apply to the contract including Davis-Bacon Act, Section 3 requirements and the Contract Work Hours and Safety Act. The contractor(s) shall also comply with HUD Form 4010 Federal Labor Standards. All submitted bids shall be valid for ninety (90) calendar days after the close of the bid period. Contractor(s) will abide by the Copeland Act and agree not to kickback any part of laborers' wages. Bidders agree workers will be paid weekly and maintain payroll records in accordance with HUD Form 4010 Federal Labor Standards. Minority contractors are encouraged to bid. In addition to the sealed bid proposal, proof of Workers' Compensation Insurance, references, and the ability to fulfill the terms of the contract must be included. The Build America, Buy America Act (BABA) established domestic procurement preferences for all infrastructure projects funded with federal financial assistance will apply.

Addendum #1 – Revised Bid Due Date, Posting Dates for Drawings, Q&As – Posted
Addendum #2 – Scope Drawings w/updated Scope of Work Summary – Posted
Addendum #3 – Architectural and Engineering Drawings – Pending – Posted
Addendum #4 – Revised Scope of Work and additional Q&A – Posted

BID SURETY: 5% Bid Bond, Cashier's Check or Certified Check to be submitted with the Sealed Proposal. CONTRACT BONDS: The successful Bidder(s) shall submit a 100% Performance Bond and a 100% Labor & Materials Payment Bond upon award of contract.

A Mandatory Pre-Bid Conference will be conducted at **2:30 p.m. local time on Wednesday, March 12, 2025,** at the project site, 300 Talbot Street, Easton, Maryland 21601. General Contractors and subcontractors submitting a bid must attend the meeting and will have an opportunity for a facility walk-through until 4:30 p.m. following the pre-bid conference.

The Request for Proposal and Other Contract Documents may be obtained at your cost from Talbot County Grants Administrator, 11 N. Washington Street, Easton, MD 21601; For All Seasons, Inc., 300 Talbot Street, Easton, Maryland or online at <https://talbotcountymd.gov/Community/grant-opportunities>.

Talbot County, Maryland reserves the right to reject any or all bids or to accept any bid, or portions thereof, when in their judgment, the public will be better served.

COUNTY COUNCIL OF TALBOT COUNTY