



Larry Solomon  
MAYOR

#### LEGAL NOTICE

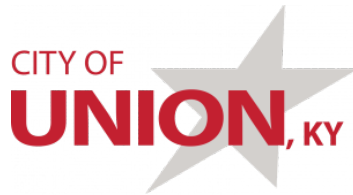
#### PROPOSAL for Renovation Services.

The City of Union, Kentucky is seeking a sealed bid proposal for renovation services to the City of Union Building located at 1843 Mt. Zion Road.

The full RFP announcement can be found on the City's website: [cityofunionky.org](http://cityofunionky.org). All bids and proposals in response to this solicitation must be received at 1843 Mt. Zion Road, Union, KY 41091 on or before 10:00 AM local time, Friday, February 8, 2019. Bids will be opened at 10:00 AM on Friday, February 8, 2019.

**A Walk-Through will be held for interested parties on Tuesday, January 29<sup>th</sup> at 1 p.m. at 1843 Mt. Zion Road to review the scope of the project and answer any questions. Attendance at this walk-through is highly recommended for those intending to submit written proposals to the city for this renovation.**

**For questions, please contact David Plummer at 859-384-1511 or  
[cityadministrator@cityofunionky.org](mailto:cityadministrator@cityofunionky.org)**



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12/12/2018

The following are the general scope and outline specifications, the intent, for the proposed remodeling project to the City of Union Administration Building. Contractors are responsible for examining and taking into consideration all existing conditions in their submitted bid. The plans accompanying this scope are for material specification and bid submission purposes. They are not completed by a licensed architect and do not convey any associated guarantee or liability for design therein. Contractors are responsible for ensuring all building codes are followed and the structural integrity of all construction completed.

#### Demolition

- Remove partitions, aluminum storefront, doors and built-in furniture per demolition plan
- Salvage for reuse items as noted on demolition plan
- Protect flooring and adjacent surfaces during demolition and construction phases
  - Replace/repair flooring and/or adjacent surfaces if damaged during demolition or construction phases
- Dumpsters for debris removal as necessary

#### Concrete

- Remove concrete/sidewalks at covered entrances as indicated on drawings
- Pour concrete footers and slabs on grade

#### Aluminum Storefront

- Remove and reinstall existing storefront per plans
  - Modify existing exterior as necessary to accommodate
- Furnish and install new aluminum and glass entry door per door schedule

#### Exterior Enclosure

- 2x4 framing at 16" on center
- Pressure treated if in contact with concrete
  - Sill sealer
  - Anchor to concrete at 16" on center
- R13 insulation in stud bays
- 6 mil vapor barrier on inside face
- Weather resistant barrier, Versetta stone wainscotting, cap and fiber cement lap siding on exterior per drawings

#### Interior Partitions

- 2x4 framing at 16" on center
- Pressure treated if in contact with concrete
  - Anchor to concrete at 16" on center
- Mineral wool batt for sound insulation in each stud bay
- 5/8" type X drywall, level 4 finish

#### Doors and Hardware

- Furnish and install metal door frames, prefinished wood doors, locking lever sets, hinges per door schedule on drawing
- Furnish and install metal window frame with fixed glass transaction window

#### Millwork

- Furnish and install plastic laminate counter and support gusset per drawings
  - Formica or Wilsonart, color TBD

#### Painting

- Paint new drywall partitions
- Paint existing partitions abutted by new partitions, corner to corner
- Paint existing partitions where drywall infill/patching, corner to corner
- Paint new metal door and window frames
- Paint fiber cement siding on exterior
- Sherwin Williams or Porter Paint, colors TBD

#### Ceiling

- Patch in new ceiling grid to make ceiling continuous and complete as noted on drawings
- Replace ceiling pads as noted on drawings
  - USG or Armstrong, fine fissured, white

#### Flooring

- Carpet tile and Luxury Vinyl Tile per Flooring Plan
  - Shaw Patcraft 18" x 36" "Diverge" carpet tiles – color: # 00150
  - Earthwerks 18" x 18" "Boulder" luxury vinyl plank flooring – color: # 824
- 4" vinyl wall base per Flooring Plan
  - 4" Johnsonite rubber cove base – color: # 80 Fawn

#### HVAC

- Reuse existing air diffusers in new ceiling grid

#### Electric

- Rewire existing lights to appropriate switches
  - Add light switches as appropriate
- Furnish and install two new fluorescent lights similar to existing such that there are two in each office, eight in the open office and one in the vestibule
- Add a double duplex outlet on each side of each new interior wall
- Add a double duplex outlet on the interior side of the new exterior wall
- Provide battery backup emergency lighting as required
- Provide battery backup combination exit signs/lights and dual element remote heads as required
- Replace existing duplex outlets in rooms 106, 107 and 108 with double duplex outlets
- Install data cabling and wall jacks at each future desk location (Location TBD, minimum count of 12 jacks). Terminate data cabling on existing switch.

#### General Conditions

- All applicable permits and inspection fees responsibility of awarded GC
- General and final clean up
- Professional project management



### Project Description:

Interior remodel of existing City of Union Administrative space to provide additional office space. Work includes removal of non-load bearing interior partitions as well as enclosing two covered entryways.

### Code Notes:

Use Group B Business  
Civic Administration

Construction Type V-A

Building Height/Area  
1 Story  
1,800 SF total building

Occupancy  
100 SF per person  
18 occupants calculated

Plumbing Fixtures  
1 Toilet per 25 occupants, 2 Provided  
1 Lavatory per 40 occupants, 2 Provided  
Water dispenser by owner

No Fire Suppression  
No Automatic Fire Detection



CLIENT  
City of Union

PROJECT  
City Building  
Remodel

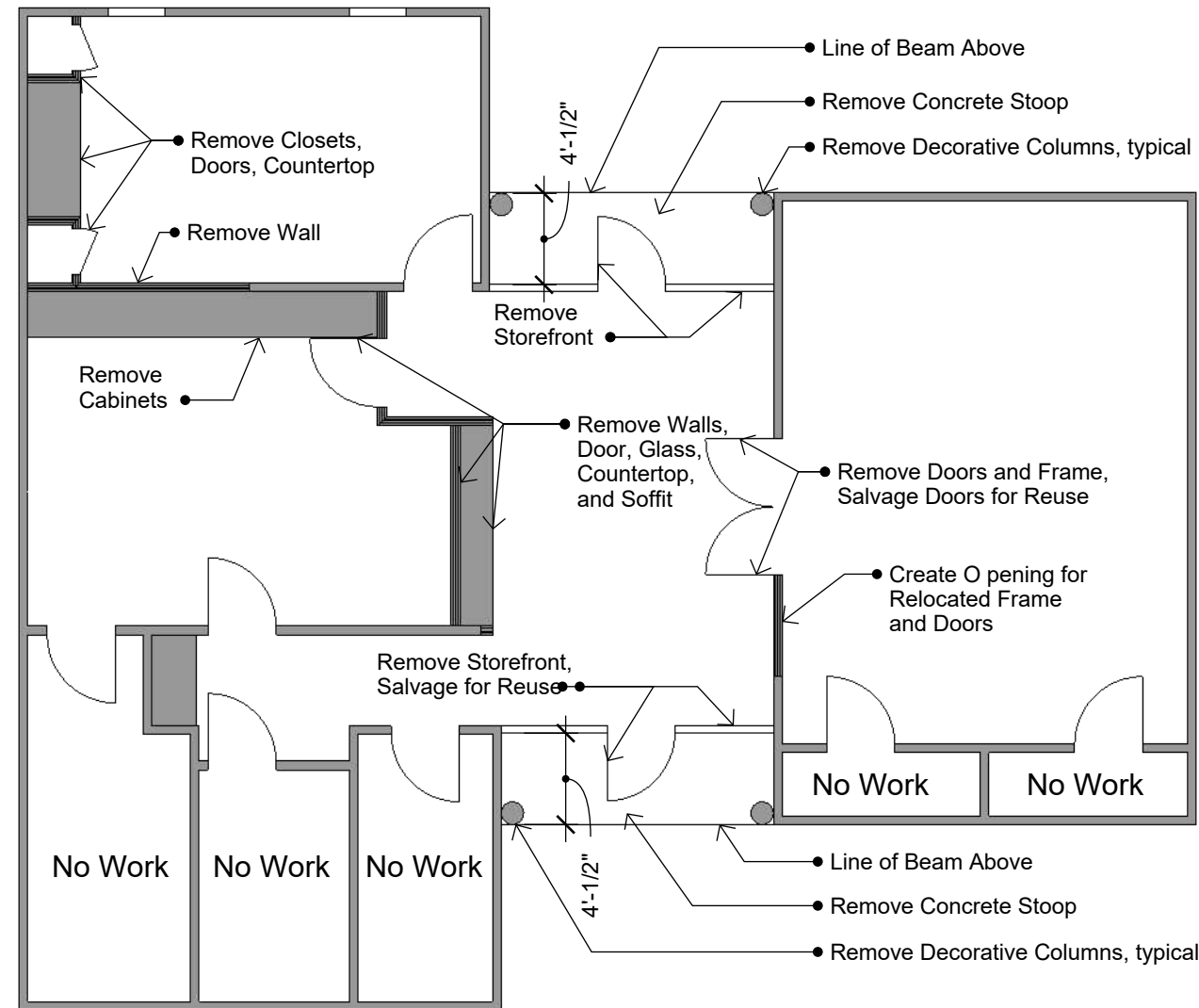
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C18045

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12.10.2018

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DESCRIPTION  
Title Page





Demolition Plan 1/8" = 1'

### Demolition Notes:

1. Protect flooring and adjacent finishes during demolition phase
2. Relocate lights switches, outlets, thermostats and the like as required for demolition
3. Maintain building security and weatherproofing during demolition phase
4. Provide final cleaning to remove any dust and debris that accumulates during phases of construction



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1843 Mount Zion Road  
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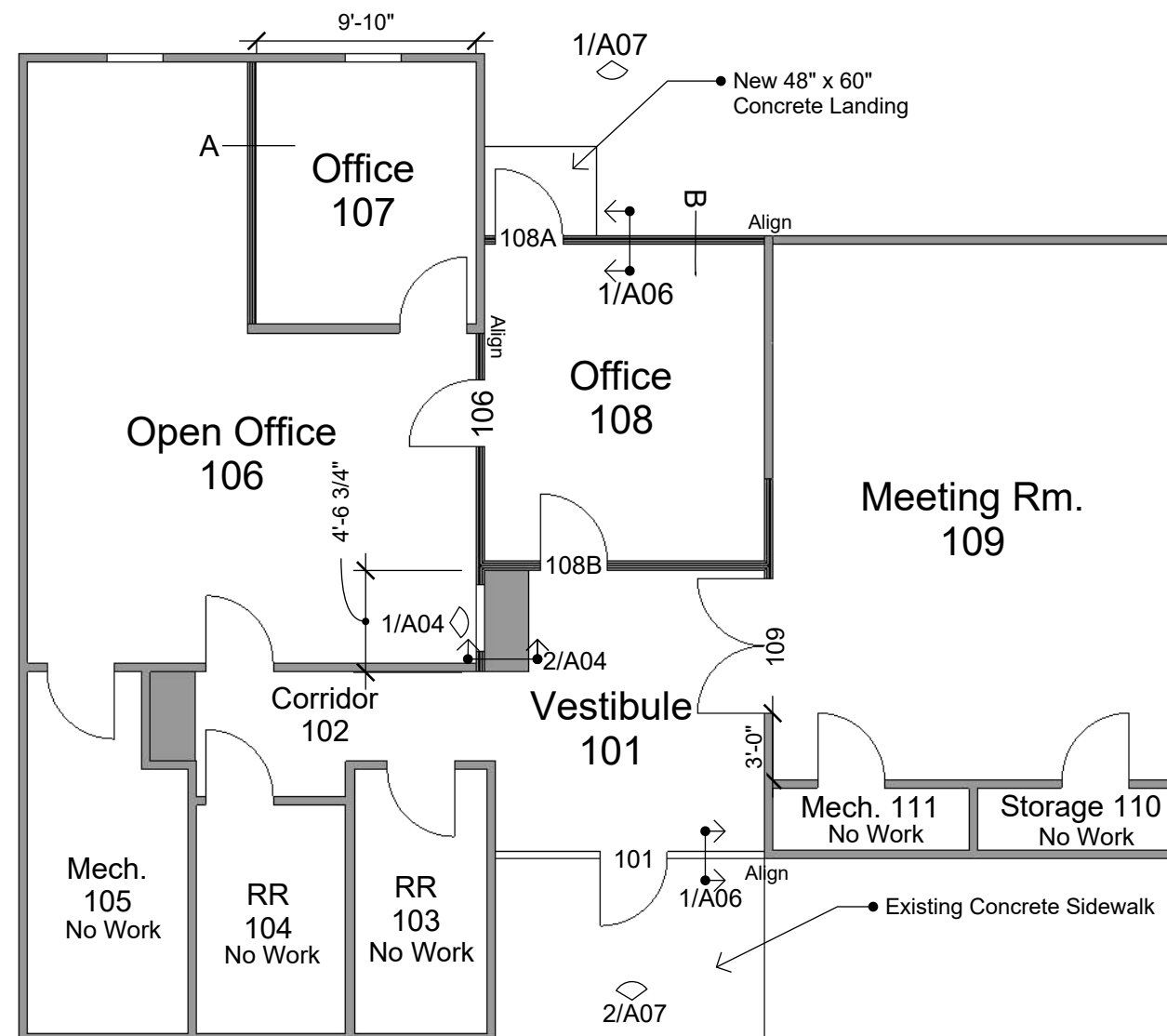
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For Bidding

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Union City  
Bldg. Remodel

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Demolition Plan

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01



Floor Plan 1/8" = 1'

### Wall Type Schedule:

A. 2x4 studs 16" on center  
Pressure treated sill plate  
Built to underside of existing ceiling grid  
Insulated for sound deadening  
One layer 5/8" Type X drywall each side

B. 2x4 studs 16" on center  
Pressure treated sill plate  
Built to underside of existing overhead structure  
Insulated with kraft faced R13 Fiberglass Batts  
Interior: 6 mil vapor barrier  
One layer 5/8" Type X drywall  
Exterior: Weather resistance barrier  
Versetta stone to 42" w/ precast cap  
Fiber cement lap siding above

### Door Schedule:

Notes: New interior frames to match existing in style and finish. New interior doors to match existing in style and finish. New interior door hardware to match existing in style and finish. New cylinder keyways to match existing and keyed to match existing key standards.

101 - Existing, relocated  
106 - New 3070, office entry function  
108B - New 3070, office entry function  
109 - New 6070 frame, re-used doors  
108A - New 3070, aluminum frame and door with full vision glass. Closer, deadlatch and push paddle exit. Threshold, sweep and weather-stripping. Finish to match existing storefront.



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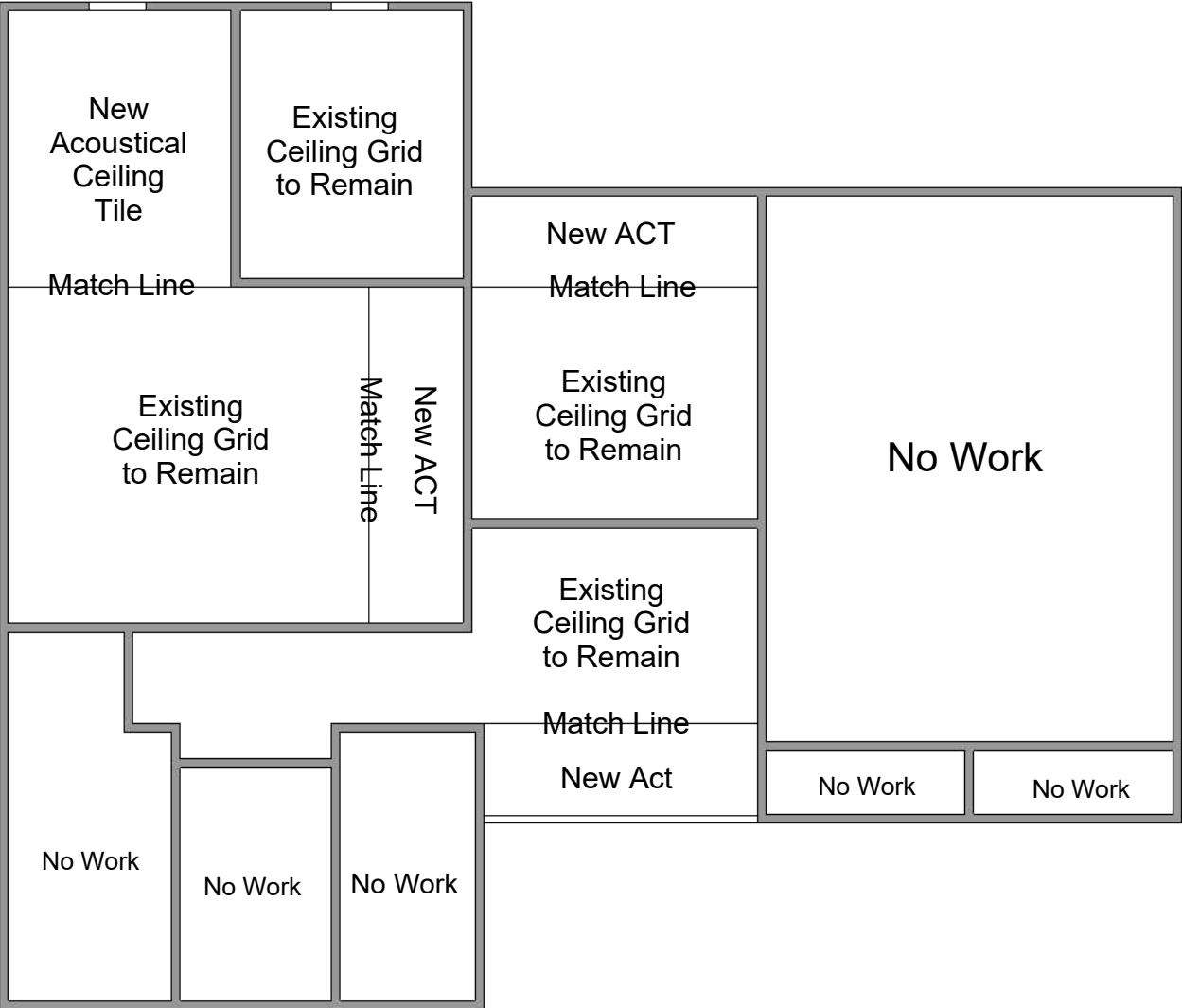
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DESCRIPTION  
Floor Plan

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02



Reflected Ceiling Plan 1/8" = 1'

Ceiling Information:

- 2' x 4' acoustical ceiling tile system
- 15/16" white ceiling grid
- Fine fissured ceiling tiles
- New ceiling tiles at new grid and at grid to remain

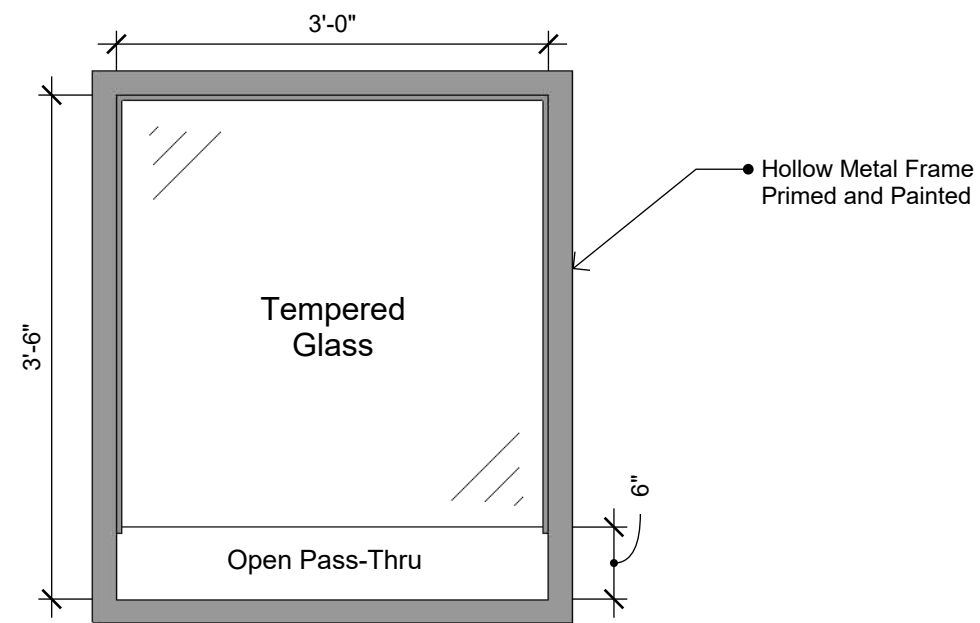


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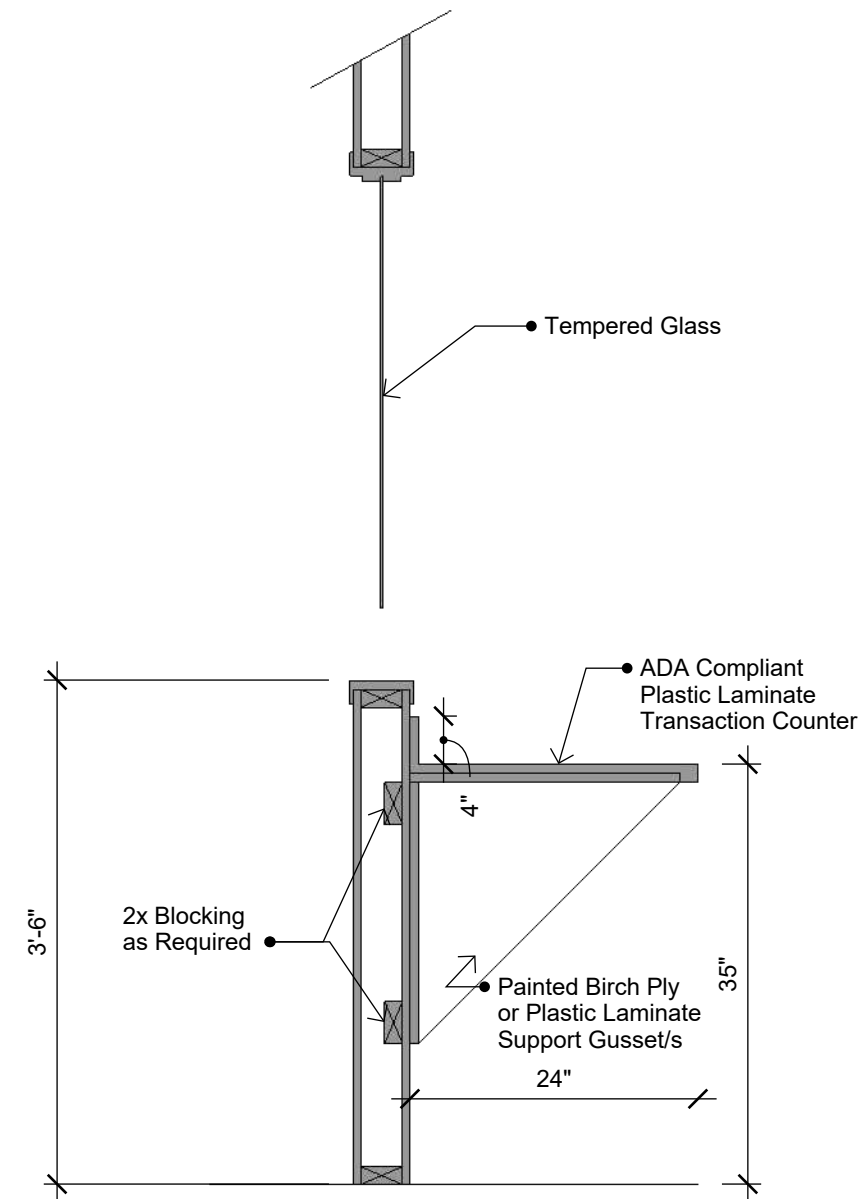
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Union City  
Bldg. Remodel

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DESCRIPTION  
Reflected Ceiling Plan



Detail 1: Transaction Window Elevation 1-1/2" = 1'



Detail 2: Transaction Window Section 1-1/2" = 1'



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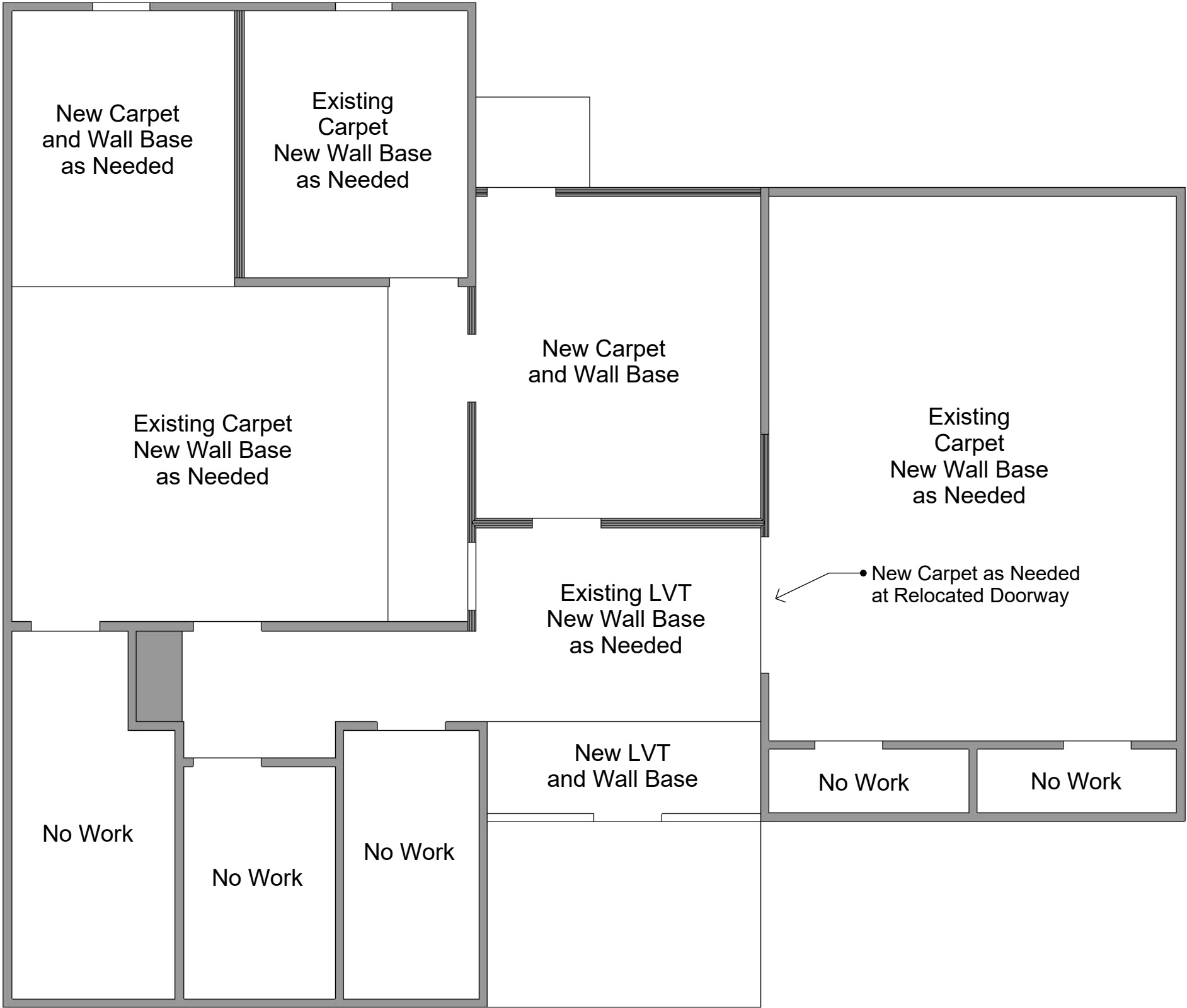
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Details

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04





Floor Finish Plan 3/16" = 1'

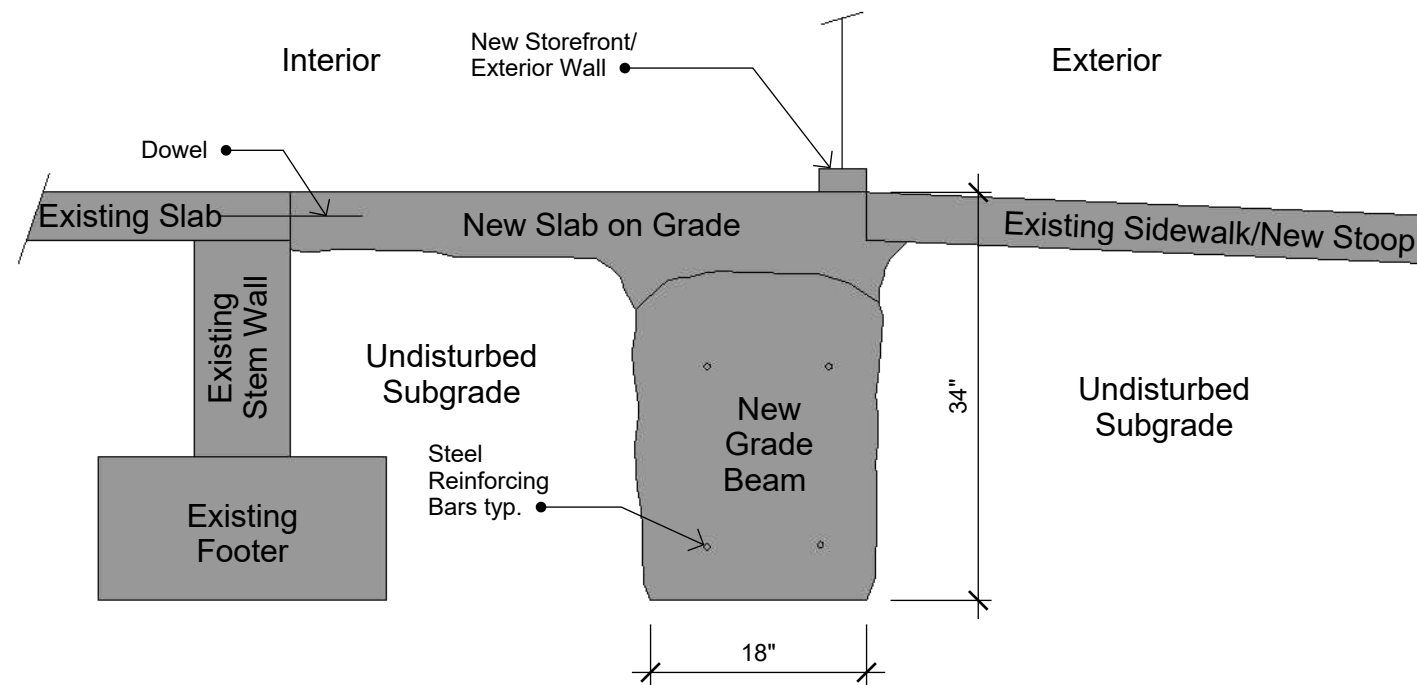


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Flooring



Detail 1: Concrete Foundation Section 1-1/2" = 1'



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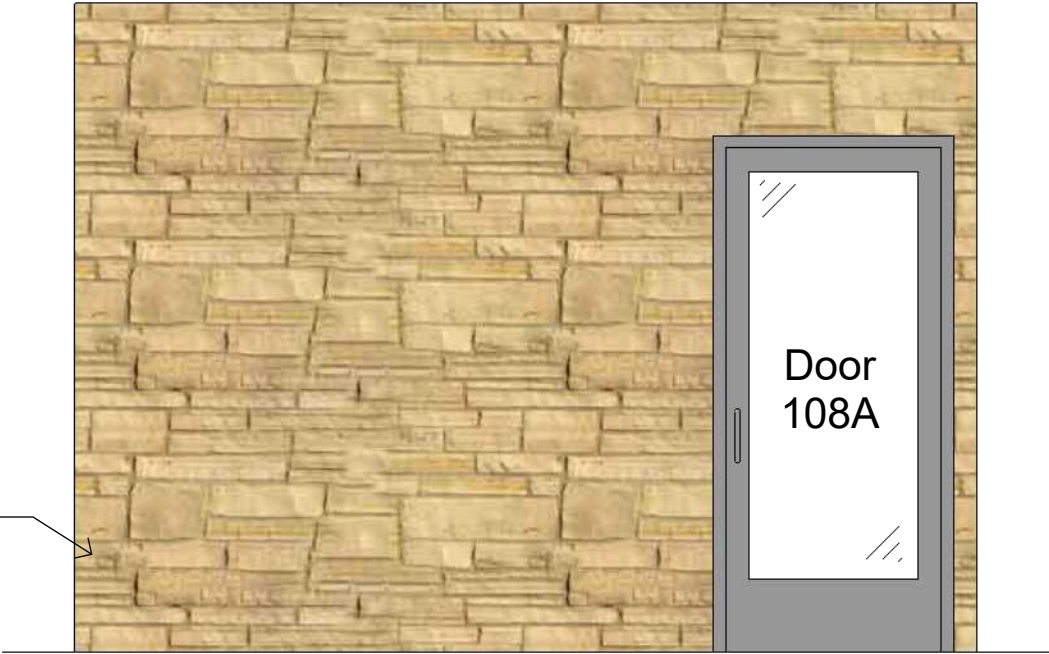
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DESCRIPTION  
Foundations

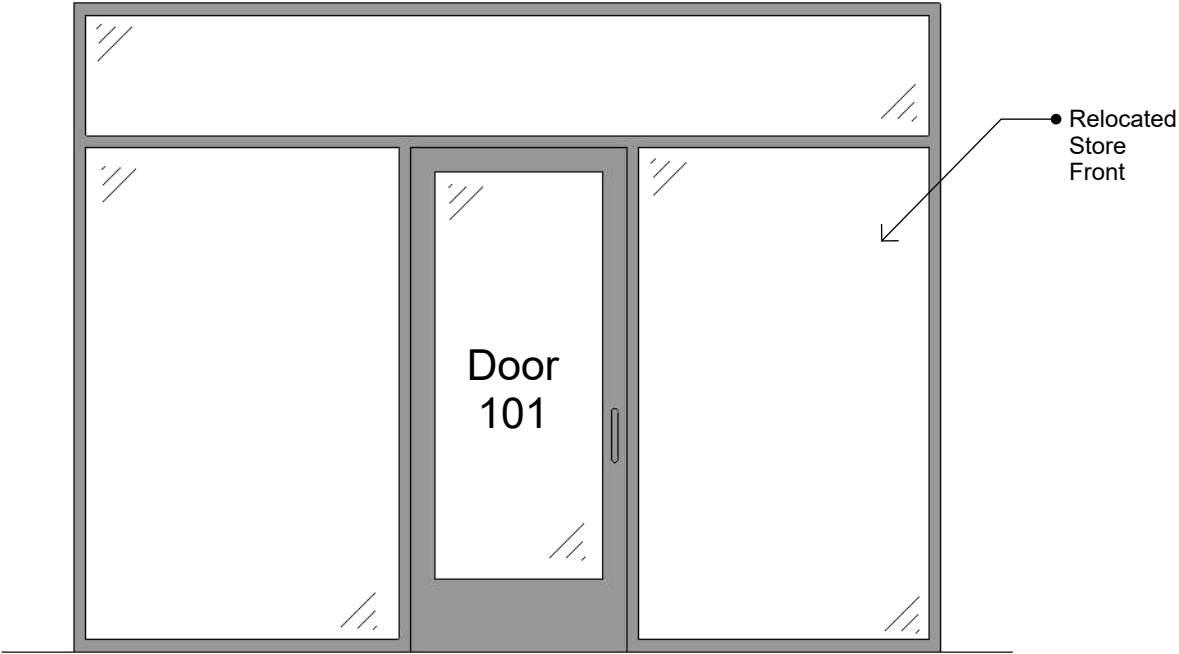
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Versetta Stone Veneer



Elevation 1: North 3/4" = 1'



Elevation 2: South 3/4" = 1'