Request for Proposals (RFP)

Hermantown Community Schools

Boys and Girls Elementary Bathroom Remodel Project

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1. Introduction

Hermantown Community Schools (the "District") is soliciting proposals from qualified and licensed contractors to remodel one boys' bathroom and one girls' bathroom located at Hermantown Elementary School. The purpose of this project is to modernize restroom facilities to improve functionality, durability, safety, accessibility, and appearance.

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2. Project Overview

The selected contractor will provide all labor, materials, equipment, and supervision necessary to complete a full restroom remodel, including but not limited to:

- Demolition and removal of existing fixtures and finishes
- Installation of new plumbing fixtures
- Plumbing system modifications as required
- Electrical upgrades and new lighting
- New wall and floor tile
- Compliance with all applicable building codes and ADA requirements

The District anticipates construction will occur during a mutually agreed-upon schedule, with preference given to minimizing disruption to school operations.

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3. Scope of Work

A. Demolition

- Remove existing toilets, urinals (boys' restroom), sinks, partitions, flooring, wall finishes, and accessories as required
- Proper disposal of all demolition debris

B. Plumbing

- Furnish and install new commercial-grade plumbing fixtures, including:
    - Toilets
    - Urinals (boys' restroom)
    - Lavatories/sinks
    - Faucets (sensor or metered preferred)
- Modify or replace supply and waste piping as necessary
- Ensure all plumbing meets Minnesota Plumbing Code requirements
- Coordinate inspections and testing

C. Electrical

- Upgrade or modify existing electrical systems as required
- Install new energy-efficient lighting fixtures
- Provide wiring for occupancy sensors, exhaust fans, and hand dryers if included
- Ensure compliance with Minnesota Electrical Code

D. Tile and Finishes

- Install new floor tile suitable for high-traffic school use
- Install new wall tile in wet areas and other designated locations
- Provide waterproofing systems as required
- Grout and seal all tile installations

E. Accessories and Final Details

- Install partitions, mirrors, soap dispensers, paper towel dispensers, hand dryers, and waste receptacles
- Final cleaning of all remodeled areas
- Punch list completion

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4. Project Standards and Requirements

- All work must comply with applicable local, state, and federal codes
- Contractor must coordinate all required permits and inspections
- Materials and fixtures must be commercial-grade and suitable for school environments
- Work areas must be secured and kept safe at all times
- Contractor must maintain a clean and organized job site

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5. Contractor Qualifications

Proposers must:

- Be licensed and insured in the State of Minnesota
- Demonstrate experience with commercial or school restroom remodels
- Provide at least three (3) references for similar projects completed within the last five years
- Carry required insurance, including general liability and workers' compensation

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6. Proposal Requirements

Proposals should include the following:

1. Company information and contact details
2. Description of relevant experience
3. Proposed project approach and timeline
4. Itemized cost proposal, including labor and materials
5. List of proposed fixtures and materials
6. Proof of licensure and insurance
7. References

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7. Project Schedule

- RFP Issue Date: January 31
- Mandatory Site Walk (contact building and grounds director)
- Proposal Due Date: March 6, 2026 at 1 p.m.
- Anticipated Award Date: March 20
- Project Start Date: June 15 (approximately)

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8. Evaluation Criteria

Proposals will be evaluated based on:

- Contractor experience and qualifications
- Completeness and quality of proposal
- Cost and overall value to the District
- Proposed schedule
- References

The District reserves the right to reject any or all proposals and to waive informalities.

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9. Submission Instructions

Proposals must be submitted in sealed envelope no later than the date and time listed above. Late proposals will not be accepted.

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10. Contact Information

All questions regarding this RFP should be directed to:

Hermantown Community Schools
Chad Viergutz
Building and Grounds Director
218-626-6003
cviergutz@isd700.org

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11. Reservation of Rights

Hermantown Community Schools reserves the right to cancel this RFP, request clarification, negotiate with any proposer, or award the project in the best interest of the District.