REQUEST FOR PROPOSALS (RFP)

Lebanon Middle School – Bathroom Renovation Project

Lebanon Public Schools
891 Exeter Road
Lebanon, CT 06249

Project Location: Lebanon Middle School
Project Address: 891 Exeter Road, Lebanon, CT 06249
Project Title: Full Renovation of Student and Staff Bathrooms
Issue Date: 11/10/2026
Mandatory Walkthrough Date/Time: November 24, 2026 @9:30am
Proposal Submission Deadline: December 8, 2026 By 3:00pm

---

1. PROJECT OVERVIEW

Lebanon Public Schools is soliciting proposals from qualified contractors for the comprehensive renovation of student and staff bathrooms at Lebanon Middle School. The project will include the removal of existing fixtures, partitions, finishes, and other components as necessary to complete a full renovation of the identified spaces.

The project includes the following bathroom areas:

1. Grade 5/6 Boys' Bathroom
2. Grade 5/6 Girls' Bathroom
3. Staff Bathroom No. 1
4. Staff Bathroom No. 2
5. Grade 7/8 Boys' Bathroom
6. Grade 7/8 Girls' Bathroom
7. Staff Bathroom No. 3
8. Staff Bathroom No. 4

Please see attached map the number will coordinate with the bathroom location.

The intent of this project is to modernize the bathrooms, improve functionality and appearance, replace aging fixtures and finishes, and ensure that all renovated areas

comply with applicable building, plumbing, electrical, mechanical, and other relevant codes.

Contractors shall review all designated spaces before submitting a proposal. All work necessary for a complete, functional, and code-compliant renovation shall be included in the proposal, whether or not every individual task is specifically identified in this document.

2. GENERAL SCOPE OF WORK

The following requirements apply to all eight bathrooms unless otherwise specified in the individual bathroom scopes below.

A. Demolition and Preparation

- Remove existing plumbing fixtures, faucets, sinks, partitions, flooring, and other finishes identified for replacement.
- Remove existing wall tile to adequately apply epoxy 4’ up and paint the remaining wall up to the ceiling.
- Remove existing ceiling materials where necessary to complete the renovation.
- Remove and dispose of construction debris in accordance with applicable regulations.
- Protect adjacent hallways, classrooms, doors, walls, and other existing building components during construction.
- Identify and report concealed conditions, damaged materials, or unforeseen issues to Lebanon Public Schools before proceeding with additional work.

Asbestos and Lead Testing:

- Before beginning demolition or disturbing existing building materials, the awarded contractor shall coordinate with Lebanon Public Schools to determine whether asbestos and/or lead testing is required for the affected areas.
- Where applicable, testing shall be performed by appropriately licensed or qualified professionals in accordance with applicable state and federal regulations.
- Any materials suspected of containing asbestos or lead shall not be disturbed until the necessary testing has been completed and the results reviewed.
- If hazardous materials are identified, the contractor shall immediately notify the Facilities Director.
- Any required abatement, special handling, or disposal shall be coordinated with Lebanon Public Schools and shall not proceed without written authorization.

- Costs for testing, abatement, and related work shall be identified separately in the proposal or addressed through an approved change order. Testing and abatement shall not be presumed included in the base renovation price unless specifically identified in the proposal.
- Building Permit fees are not applicable to this Project. The Awarded Firm is still required to apply for Permit.
- Project is Tax Exempt
- Bidder shall have a current License from the State of CT Dept. of Consumer Protection.
- Insurance Certificate (Lebanon Public Schools Certificate Holder) shall be submitted with Bid.
  a. General Liability: $1,000,000 per Occurrence
  b. Automobile Liability: $1,000,000 per Occurrence
  c. Workers Compensation: Per State Standards

B. Plumbing and Fixtures

- Provide and install new plumbing fixtures, including toilets, urinals where applicable, sinks (recessed in countertops or one piece counters with molded bowls), faucets, flush valves, and associated components.
- Modify existing plumbing supply lines, drains, waste lines, and venting as necessary to accommodate the new fixtures.
- Complete all plumbing modifications in accordance with applicable Connecticut and local codes.
- Provide all required shutoff valves, traps, connections, supports, and other components necessary for a complete installation.
- Test all fixtures and connections for proper operation and leaks before project completion.
- Maintain the existing number of plumbing fixtures in each bathroom unless otherwise approved in writing by Lebanon Public Schools.
- All new toilet and urinal flush valves shall be Sloan commercial-grade flush valves.
- All new toilets and urinals shall be manufactured by American Standard and shall be commercial-grade fixtures suitable for high-traffic school environments.
- All new sink faucets shall be good-quality, commercial-grade faucets designed for frequent use in school bathrooms and resistant to wear, corrosion, and routine cleaning.

- All fixtures and associated components shall be new, compatible with the existing plumbing systems, and installed in accordance with manufacturer specifications and applicable plumbing codes.
- Any proposed substitutions for the specified manufacturers or fixture requirements must receive prior written approval from Lebanon Public Schools before purchase or installation.
- Coordinate any required plumbing inspections and obtain applicable permits.
- The awarded contractor and the Lebanon Public Schools can make changes to the fixture type with mutual agreement.

C. Partitions and Accessories

- Remove existing toilet partitions and install new commercial-grade bathroom partitions.
- Provide new partition hardware, mounting brackets, supports, and associated components.
- Replace existing bathroom accessories as necessary, including toilet paper dispensers, soap dispensers, paper towel dispensers, mirrors, grab bars, and other identified accessories.(all dispensers are to utilize the current product.)
- Ensure installations meet applicable accessibility and code requirements.
- All new bathroom partitions shall be commercial-grade powder-coated steel, including doors, panels, pilasters, and associated hardware, suitable for a school environment and designed to withstand frequent use, moisture, and routine cleaning. (colors to be chosen with the awarded bidder)

D. Lighting and Electrical

- Remove existing light fixtures in the designated bathrooms.
- Provide and install 8” round new energy-efficient lighting appropriate for school bathroom environments.
- Include required wiring modifications, switches, electrical connections, supports, and associated materials.
- Ensure all electrical work is completed by appropriately licensed personnel and complies with applicable electrical codes.
- Test all lighting and electrical components before acceptance.
- The awarded contractor and the Lebanon Public Schools can make changes to the fixture type with mutual agreement.

E. Ceilings

- Remove existing ceiling materials where necessary to complete the renovation.

- Install new suspended drop ceilings and 2’ X 2’ ceiling tiles in areas where required by the project design or necessary to complete the renovation.
- Provide appropriate moisture-resistant materials for bathroom environments.
- Coordinate ceiling installation with lighting, plumbing, and existing ventilation systems.
- Maintain access to valves, electrical components, and mechanical equipment requiring future service.

F. Ventilation/Heating

- Inspect existing ventilation systems serving each bathroom.
- Reconnect existing exhaust grilles, ductwork, and ventilation components to their designated systems wherever they have been disconnected or disturbed by construction.
- Modify ductwork and connections as necessary to accommodate new ceilings, lighting, and other renovations.
- Remove and replace all existing heating grilles, registers, and covers within the renovated bathrooms with new components appropriate for the existing heating system.
- The existing heating equipment and systems shall remain in place and are not required to be replaced as part of this project. The contractor shall ensure that all new grilles, registers, and covers are properly sized and installed to maintain adequate airflow and proper operation of the existing heating system.
- The contractor shall protect existing heating components during demolition and construction and verify that all heating grilles, registers, and covers are securely installed and functioning properly upon completion.
- Verify that existing ventilation systems operate properly upon completion.
- Report any existing ventilation deficiencies that prevent proper operation to Lebanon Public Schools before performing additional work outside the agreed scope.

G. Flooring/walls

- Remove existing flooring materials and prepare the substrate for the new flooring system.
- The contractor shall properly prepare all wall surfaces receiving the epoxy coating to ensure proper adhesion, durability, and a clean, uniform finish.
- Furnish and install a commercial-grade vinyl chip epoxy flooring system suitable for school bathroom environments.

- Include all required grinding, surface preparation, patching, crack repair, primer, epoxy base coat, decorative chip flakes, and protective topcoat in accordance with the manufacturer's requirements.
- Provide a slip-resistant finish appropriate for wet bathroom environments.
- Ensure the finished floor is seamless where practical, properly sealed at edges, and suitable for routine cleaning and sanitation.
- The chip-flake epoxy flooring system shall extend up the bathroom walls to a height of four (4) feet, creating an epoxy wall finish that matches the selected flooring color.
- The final chip-flake color and finish will be selected by Lebanon Public Schools after the contract has been awarded and before the flooring is installed.
- All remaining wall surfaces above the four-foot epoxy finish shall be properly prepared, primed as necessary, and painted with a high-quality paint suitable for school bathroom environments.
- The paint color for the remaining wall surfaces shall be selected by Lebanon Public Schools after the contract has been awarded and before painting begins.
- Include all labor and materials necessary for a complete installation.

H. Finishing and Cleanup

- Repair surfaces affected by demolition and installation.
- Seal penetrations and joints as required.
- Touch up or restore affected surfaces to provide a clean, professional finished appearance.
- Remove all construction debris, unused materials, and equipment from the work areas.
- Clean all renovated bathrooms before turning the spaces over to Lebanon Public Schools.
- Provide a final walkthrough with the Facilities Director or designated representative.

3. INDIVIDUAL BATHROOM SCOPES OF WORK

The following sections identify the individual bathroom areas. Contractors shall include the applicable general requirements above in each bathroom's pricing and clearly identify any exclusions or proposed deviations.

3.1 Grade 7/8 Boys' Bathroom

Location: Lebanon Middle School – Grade 7/8 Boys' Bathroom

Scope of Work:

- Completely renovate the bathroom, including demolition and removal of existing fixtures, partitions, flooring, and other designated finishes.
- Remove existing sinks and replace them with a large, continuous countertop vanity with integrated or countertop-mounted sinks.
- Provide new faucets and all associated plumbing connections.
- Maintain the existing number of sink fixtures.
- Replace existing toilets and urinals, as applicable, with new fixtures.
- Modify plumbing as necessary to accommodate the new countertop, sink configuration, and replacement fixtures.
- Install new toilet partitions and associated hardware.
- Install new lighting throughout the bathroom.
- Install new drop ceiling materials where required.
- Reconnect existing ventilation components and modify connections as necessary.
- Install new chip-flake epoxy flooring.
- Replace bathroom accessories as necessary.
- Complete all finishing, testing, and cleanup.

Additional Requirements / Notes:

3.2 Grade 7/8 Girls' Bathroom

Location: Lebanon Middle School – Grade 7/8 Girls' Bathroom

Scope of Work:

- Completely renovate the bathroom, including demolition and removal of existing fixtures, partitions, flooring, and other designated finishes.
- Remove and replace existing sinks and faucets.
- Replace existing toilets and other plumbing fixtures, as applicable.
- Maintain the existing number of plumbing fixtures.
- Install new toilet partitions and associated hardware.
- Modify plumbing supply and drainage systems as necessary to accommodate the new fixtures.
- Install new lighting throughout the bathroom.
- Install new drop ceiling materials where required.

- Reconnect existing ventilation components and modify connections as necessary.
- Install new chip-flake epoxy flooring.
- Replace bathroom accessories as necessary.
- Complete all finishing, testing, and cleanup.

Additional Requirements / Notes:

3.3 Grade 5/6 Boys' Bathroom

Location: Lebanon Middle School – Grade 5/6 Boys' Bathroom

Scope of Work:

- Completely renovate the bathroom, including demolition and removal of existing fixtures, partitions, flooring, and other designated finishes.
- Replace existing sinks, faucets, toilets, urinals where applicable, and associated plumbing components.
- Maintain the existing number of plumbing fixtures.
- Modify existing plumbing as necessary for the installation of new fixtures.
- Install new toilet partitions and associated hardware.
- Install new lighting throughout the bathroom.
- Install new drop ceiling materials where required.
- Reconnect existing ventilation components and modify connections as necessary.
- Install new chip-flake epoxy flooring.
- Replace bathroom accessories as necessary.
- Complete all finishing, testing, and cleanup.

Additional Requirements / Notes:

3.4 Grade 5/6 Girls' Bathroom

Location: Lebanon Middle School – Grade 5/6 Girls' Bathroom

Scope of Work:

- Completely renovate the bathroom, including demolition and removal of existing fixtures, partitions, flooring, and other designated finishes.
- Replace existing sinks, faucets, toilets, and associated plumbing components.
- Maintain the existing number of plumbing fixtures.
- Modify existing plumbing as necessary for the installation of new fixtures.
- Install new toilet partitions and associated hardware.
- Install new lighting throughout the bathroom.
- Install new drop ceiling materials where required.
- Reconnect existing ventilation components and modify connections as necessary.
- Install new chip-flake epoxy flooring.
- Replace bathroom accessories as necessary.
- Complete all finishing, testing, and cleanup.

Additional Requirements / Notes:

3.5 Staff Bathroom No. 1

Location: Lebanon Middle School – Staff Bathroom No. 1

Scope of Work:

- Completely renovate the bathroom.
- Remove and replace the existing toilet, sink, faucet, and associated plumbing fixtures.
- Modify plumbing as necessary to accommodate the new fixtures.
- Replace existing flooring with chip-flake epoxy flooring.
- Replace existing lighting.
- Install new drop ceiling materials where required.
- Reconnect existing ventilation components and modify connections as necessary.
- Replace existing accessories and other designated finishes.
- Ensure the completed bathroom complies with applicable accessibility requirements where applicable.
- Complete all finishing, testing, and cleanup.

Additional Requirements / Notes:

3.6 Staff Bathroom No. 2

Location: Lebanon Middle School – Staff Bathroom No. 2

Scope of Work:

- Completely renovate the bathroom.
- Remove and replace the existing toilet, sink, faucet, and associated plumbing fixtures.
- Modify plumbing as necessary to accommodate the new fixtures.
- Replace existing flooring with chip-flake epoxy flooring.
- Replace existing lighting.
- Install new drop ceiling materials where required.
- Reconnect existing ventilation components and modify connections as necessary.
- Replace existing accessories and other designated finishes.
- Ensure the completed bathroom complies with applicable accessibility requirements where applicable.
- Complete all finishing, testing, and cleanup.

Additional Requirements / Notes:

3.7 Staff Bathroom No. 3

Location: Lebanon Middle School – Staff Bathroom No. 3

Scope of Work:

- Completely renovate the bathroom.
- Remove and replace the existing toilet, sink, faucet, and associated plumbing fixtures.
- Modify plumbing as necessary to accommodate the new fixtures.
- Replace existing flooring with chip-flake epoxy flooring.
- Replace existing lighting.
- Install new drop ceiling materials where required.
- Reconnect existing ventilation components and modify connections as necessary.

- Replace existing accessories and other designated finishes.
- Ensure the completed bathroom complies with applicable accessibility requirements where applicable.
- Complete all finishing, testing, and cleanup.

Additional Requirements / Notes:

3.8 Staff Bathroom No. 4

Location: Lebanon Middle School – Staff Bathroom No. 4

Scope of Work:

- Completely renovate the bathroom.
- Remove and replace the existing toilet, sink, faucet, and associated plumbing fixtures.
- Modify plumbing as necessary to accommodate the new fixtures.
- Replace existing flooring with chip-flake epoxy flooring.
- Replace existing lighting.
- Install new drop ceiling materials where required.
- Reconnect existing ventilation components and modify connections as necessary.
- Replace existing accessories and other designated finishes.
- Ensure the completed bathroom complies with applicable accessibility requirements where applicable.
- Complete all finishing, testing, and cleanup.

Additional Requirements / Notes:

---

4. CONTRACTOR RESPONSIBILITIES

The awarded contractor shall:

1. Provide all labor, supervision, materials, tools, equipment, transportation, and disposal necessary to complete the work.

2. Verify field measurements and existing conditions before ordering materials or beginning construction.
3. Coordinate all work with the Lebanon Public Schools Facilities Director.
4. Obtain all permits and arrange required inspections.
5. The awarded contractor shall submit plans and design for approval to the facilities director for review and approval.
6. Use appropriately licensed tradespeople for plumbing, electrical, and other regulated work.
7. Maintain a clean, safe, and secure work area throughout construction.
8. Protect existing building systems and property from damage.
9. Immediately report concealed conditions or unforeseen work that could affect cost or schedule.
10. Obtain written approval from Lebanon Public Schools before proceeding with changes that affect the contract price or scope.
11. Provide manufacturer information, product specifications, and applicable warranties for installed materials and equipment.
12. Correct defective workmanship and installation issues identified during the final walkthrough.
13. Leave each completed bathroom fully operational and ready for use.

5. PROJECT SCHEDULING AND SCHOOL COORDINATION

The contractor shall coordinate the construction schedule with Lebanon Public Schools before work begins.

The contractor must identify the anticipated duration of the project, the proposed sequence of bathroom renovations, and any periods when plumbing shutdowns or other building interruptions will be necessary.

Work areas must be secured from students and unauthorized personnel. The contractor shall coordinate deliveries, debris removal, noise-producing work, and access with the Facilities Director. All demolition work shall take place outside of school hours to reduce disruption to the students.

No bathroom shall be returned to service until the Facilities Director or designated representative has reviewed the completed work and confirmed that the space is ready for use.

6. BUILDING CODES, PERMITS, AND LICENSING

All work shall comply with applicable Connecticut building, plumbing, electrical, mechanical, fire safety, accessibility, and other applicable codes and regulations in effect for the project.

The contractor shall be responsible for identifying required permits, obtaining applicable permits, scheduling inspections, and completing any corrections required by the authority having jurisdiction.

All regulated work must be performed by appropriately licensed and qualified personnel.

A copy of all permits will be submitted to the facilities director.

7. PREVAILING WAGE

At the time this RFP is being prepared, Lebanon Public Schools does not anticipate that prevailing wage requirements will apply to this project. Bidders shall not assume that this statement overrides any applicable statutory requirements.

The district will confirm the project's prevailing wage status before the solicitation is finalized. Any wage requirements determined to apply shall be communicated in the final bid documents.

8. PROPOSAL REQUIREMENTS

- Attend the mandatory pre-bid walkthrough at Lebanon Middle School, 891 Exeter Road, Lebanon, CT. In the Lebanon middle school main office. Date: November 24, 2026 Time: 9:30am
- Submit all proposals to the Lebanon Public Schools Central Office at Lebanon Middle School, 891 Exeter Road, Lebanon, CT 06249, in a sealed envelope with LMS Bathroom Renovations listed on the front of the bid package by 3:00 PM on December 8, 2026.
- No electronic bid shall be accepted.
- A public bid opening will follow in the Lebanon Middle School Library.

Proposals shall include the following:

- Company name, address, and primary contact information.
- Description of relevant experience with commercial or school bathroom renovations.
- Itemized pricing for each of the eight bathrooms.(using attached sheet)
- Identification of proposed fixture, partition, lighting, and epoxy flooring products.

- Estimated project duration and anticipated completion date.
- Proposed construction schedule and sequence of work.
- List of subcontractors expected to perform plumbing, electrical, or other regulated work.
- Proof of applicable licenses and insurance.
- Warranty information.
- List of exclusions, assumptions, or proposed deviations from this RFP.

Contractors must clearly identify any work they believe is necessary but not included in their proposal.

9. QUESTIONS AND CLARIFICATIONS

All questions regarding this RFP must be submitted in writing to:

John Jarvis
Facilities Director
Lebanon Public Schools
891 Exeter Road
Lebanon, CT 06249

Email: john.jarvis@lebanonct.org

All questions regarding this RFP must be submitted in writing to John Jarvis, Facilities Director, by November 30, 2026. Responses to questions and any clarifications or changes affecting the scope of work or bidding requirements will be posted on the Lebanon Public Schools website, and all bidders are responsible for reviewing and incorporating applicable updates into their proposals.

Contractors shall not rely on verbal representations or informal site discussions as authorization to change the scope of work.

10. AWARD OF CONTRACT

Lebanon Public Schools reserves the right to accept or reject any or all proposals, waive informalities where permitted, request clarification of submitted proposals, and select the proposal determined to be in the best interest of the district, subject to applicable purchasing requirements.

The district may consider total cost, individual bathroom pricing, contractor qualifications, proposed materials, schedule, references, warranty provisions, and the contractor's ability to complete the work in a school environment.

No additional work or change in contract price shall be authorized without written approval from Lebanon Public Schools.

PRICING FORM

Contractors shall provide a separate price for each bathroom. All prices must include the labor, materials, equipment, overhead, and other costs necessary to complete the specified work.

Bathroom	Proposed Price
Grade 7/8 Boys' Bathroom	$_____
Grade 7/8 Girls' Bathroom	$_____
Grade 5/6 Boys' Bathroom	$_____
Grade 5/6 Girls' Bathroom	$_____
Staff Bathroom No. 1	$_____
Staff Bathroom No. 2	$_____
Staff Bathroom No. 3	$_____
Staff Bathroom No. 4	$_____
Total Base Proposal	**$_____**

Contractors shall separately identify any proposed allowances, alternates, or exclusions. Allowances and alternates shall not be included in the base proposal total unless specifically requested by Lebanon Public Schools.