



## CITY OF SOUTH PORTLAND

### Invitation to Bid

#### MAHONEY SCHOOL GYM FLOOR REPLACEMENT

Sealed bids for replacing the gym flooring (5452 sf), at Mahoney Middle School of the South Portland School Department, as specified below, in the attached specifications and proposal, will be received by the City Purchasing Agent, Room 105, City Hall, 25 Cottage Road, South Portland, Maine 04106, until 2:00 p.m., Monday June 02, 2014, at which time, they will be publicly opened and read aloud. Proposals received after the above stated day and time will not be considered.

Bids shall be submitted on the attached bid form in sealed envelopes, plainly marked "Bid #31-14 Mahoney Gym Floor Replacement" and shall be addressed to the Purchasing Agent at the above address.

#### **BID SECURITY**

Each bid must be accompanied by a deposit of 5% of the amount bid. This may be a properly certified check, bank treasurer's check, bank money order, cash, or a bid bond. Checks and money orders shall be made payable to the City of South Portland. Such deposits will be returned to the unsuccessful bidders within a reasonable time after award of bid. The deposit of the successful bidder will be held until the accepted completion of the work. If the successful bidder fails to deliver work and material required within a reasonable length of time from the time stated on their proposal, his bid will lapse at the election of the City and his bid deposit shall be forfeited and retained by the City as an agreed amount of liquidated damages. Should any bidder withdraw his bid prior to award of bid, his deposit will be retained by the City as an agreed amount of liquidated damages.

All materials provided on this bid shall be new and of similar quality and look as the existing. Bidder will state in his bid a description and quantity of the flooring proposed to be used and include material certification.

Since a prompt delivery is required, delivery time as well as price may be a factor in determining the award of this bid. **Special consideration will be given to bids that have material available for delivery by June 9<sup>th</sup>, 2014.**

It is the custom of the City of South Portland to pay its bills within 20 to 30 days following delivery of and receipt of bills for all items covered by the purchase order. In submitting bids under attached specifications, bidders should take into consideration all discounts, both trade and time, allowed in accordance with the above payment policy. All bidders should quote net prices, therefore, exclusive of all Federal Excise Taxes and Sales Taxes.

The City of South Portland reserves the right to waive all informalities in bids, to accept any bid or any portion thereof, or to reject any or all bids should it be deemed in its best interest to do so. Except as otherwise required by law or as specifically provided to the contrary herein, the award of this bid shall be governed by the City's purchasing ordinance.

Colleen C. Selberg

Purchasing Agent

## **General Scope of Work**

The intent of the work requested is to replace the gym flooring using the same subfloor support structure and new flooring. Work shall include the removal and subsequent reinstallation of the existing bleachers, the removal and disposal of the existing gym flooring with any credits for salvage included in cost proposed, review and recommendation of existing sub support system materials and moisture barrier with replacement as needed (separate line of proposal). The scope of work also includes the cleaning of any dust and debris off the concrete slab and the sub support system and any needed preparation for the installation of the finish flooring. Finally, the bids must include the installation of either new yellow birch finished flooring to match existing or new maple flooring, all required sanding, floor seal (2 coats minimum) and finish (3 coats minimum), and the repainting of the gym floor game lines, borders and logo.

Permit shall be initiated by the school district and winning bidder will then complete contractor sections and forms.

All work and materials must meet the MFMA's recommendations for a project of this type and size.

Included to be submitted in bid package:

- Material description, dimensions and manufacturer specifications.
- Project schedule with each task start/stop, and duration and estimated man hours per day, along with total project schedule.
- Construction detail description and drawings for moisture barrier, sub-support system, flooring and other material installation instructions, handling, storage and finishes for the Mahoney gym floor replacement. This includes detail for all different areas or areas where installations may be different such as under the bleachers.
- Provisions for expansion and contraction of the material to be used.
- Three references of similar type and size of successful gym floor replacements.
- Recommended manufacturer's color and finishes to be used

## WOOD ATHLETIC FLOORING

## Baseline Specifications

- a. Submittals
- b. Demolition and site preparation
- c. Bleachers
- d. Quality Assurance
- e. Delivery, Storage, and Handling
- c. Project Conditions
- d. Products
- e. Examination
- f. Preparation
- g. Installation

## SUMITTALS:

- A. Product Data: For each type of product indicated showing construction details, material descriptions, dimensions of individual components and profiles, and finishes for wood athletic-flooring. Include installation instructions, handling, storage, moisture protection, anchorage, finishing, protection, and maintenance.
- B. Shop Drawings: Wherever changed show installation details including location and layout of each type of wood, method of attachment, moisture barrier, substrate conditions, method of construction, relationships of surrounding construction, and other information and components not fully dimensioned or detailed in manufacturer's product data. Include the following:
  - 1. Expansion and ventilation provisions and trim details.
  - 2. Type and spacing of pads and fasteners, including pad spacing or rigid blocking under retractable bleacher system.
  - 3. Layout, colors, widths, and dimensions of game lines and markers.
  - 4. Locations of athletic equipment floor anchors installed in wood flooring
- C. Samples: Manufacturer's color charts showing colors and glosses available for the following:
  - 1. Floor finish.
  - 2. Game-line and marker paint

## DEMOLITION:

The existing flooring system will be removed including finished flooring, sub-base flooring material, air retarder and other associated connectors or fixtures, if not to be reused. The concrete slab will be cleaned and prepared to receive the new flooring system. The existing bleachers shall be relocated to allow for this process of flooring removal and will be contained within the scope of the flooring contractor. All necessary electrical work shall be is the responsibility of the contractor or their approved representatives.

BLEACHERS:

Removal and reinstallation of the existing bleacher shall be by qualified personnel following the bleacher manufacture's requirements. The flooring contractor is responsible for all costs incurred for removal and reinstallation of the bleacher system. Recommended Vendors: Architectural School Company, Dan Pike (207) 749-1980 or Hussey Advantage, Jeff Saucier, (207) 676-2271

QUALITY ASSURANCE:

Installer Qualifications: An experienced Installer, certified by the manufacturer, who has completed wood, athletic flooring similar in material, design, and extent to that indicated for this Project and whose work has resulted in wood, athletic-flooring installations with a record of successful in-service performance. Certified dealer's crew shall install the floor system; it shall not be out sourced to a third party installer.

Installer's Responsibilities: Shall include undivided responsibility for installation of flooring assembly, including the following as needed in the new flooring system:

- a. Moisture barrier.
- b. Anchorage system.
- c. Sleepers (or channels).
- d. Subfloor.
- e. Wood finish flooring.
- f. Trim, base, and expansion provisions.
- g. Game lines and markers.
- h. Finish.
- i. Accessories.

DELIVERY, STORAGE, AND HANDLING:

- a. Deliver wood-flooring materials in unopened cartons or bundles each bearing names of product and manufacturer, Project identification, and shipping and handling instructions.
- b. Protect wood flooring from exposure to moisture in shipment, storage, and handling. Do not deliver wood flooring until after concrete, masonry, plaster, ceramic tile, and similar wet work is complete and cured to a condition of equilibrium.
- c. Moisture Content: At time of delivery to Project, maintain 6 to 9 percent average moisture content.
- d.
  1. Store wood-flooring materials in a dry, warm, well-ventilated, weather tight location. Open sealed packages to allow wood flooring to acclimatize.

2. Do not install flooring until it adjusts to the relative humidity of and is at the same temperature as the space where it is to be installed.
3. Close spaces to traffic during flooring installation and for time period after installation recommended in writing by flooring and finish manufacturer, but not less than 10 days

PROJECT CONDITIONS:

- A. Do not proceed with installation of athletic-flooring assembly until after spaces to receive flooring are enclosed, dry and maintained at approximately same humidity condition as planned for building occupancy. Place wood flooring materials in spaces to receive flooring not less than 7 days prior to start of installation. Maintain an ambient temperature between 55 and 80 deg F and a relative humidity range of 35 to 50 percent in spaces to receive wood flooring for at least seven days before installation, during installation, and for at least seven days after installation. Provide dehumidifiers to maintain this range. After post installation period, maintain relative humidity conditions and ambient temperature planned for building occupants.

PRODUCTS

- A. Products: Subject to compliance with requirements, provide one of the following DIN certified systems:
  1. AcerChannel; Acer Flooring, LLC.
  2. Channel-Flex II, Action Floor Systems, LLC.
  3. Perma-Flex; Connor Sports Flooring, Inc.
  4. Or other approved equal
- B. Strip Flooring: Northern hard maple (*Acer saccharum*), kiln dried before milling (same if Yellow Birch). Air dried flooring will not be acceptable
  1. Grade: Second & Better, unless otherwise indicated.
  2. Cut: Flat grain.
  3. Lengths: Nominal **15 to 96 inches** complying with MFMA grading rules, unless otherwise required for patterns indicated.
  4. Matching: Tongue and groove, and end matched.
  5. Backs: Channeled (kerfed) for stress relief, unless specifically recommended by manufacturer to be plain or flat backed for application indicated, and meeting DIN requirements.
  6. Thickness: **25/32 inch**.
  7. Face Width: **2-1/4 inches**.
- C. Preservative Treatment: Clear, penetrating, pliable, water-repellent wood preservative that protects against mold, mildew, staining, and decay fungi; complying with MFMA's written recommendations and applied by immersion.

WOOD SUBFLOOR SYSTEM:

- A. Sleeper Anchors: Anchors recommended by flooring manufacturer, but not less than steel drive pins recommended by anchor manufacturer to achieve minimum **900-lbf** pullout strength.
- B. Plywood Subflooring: APA rated, C-D Plugged, fir or southern pine, exterior glue, **23/32 inch** thick, unless otherwise indicated.

- C. Resilient Pads: Manufacturer's standard material, sized for optimum floor resiliency at spacing specified by manufacturer for uses indicated.

FIXED, STEEL-CHANNEL-AND-CLIP SUBFLOOR SYSTEM

- A. Steel Channel Sleepers: Manufacturer's nominal 0.064-inch- (1.6-mm-) thick (16 gage), hot-dip galvanized steel channel sleeper for use with gym floor system to retain laminated wood sleepers.
- B. Channel Anchors: Modified steel drive pins recommended by anchor manufacturer to achieve minimum 900-lbf pullout strength.
- C. Clips: Hot-dip galvanized steel in thickness recommended by manufacturer for flooring indicated, but not less than nominal 0.040 inch thick.

FINISHING MATERIALS

VOC Compliance: Provide the manufacturer's formulation for the products specified below that are VOC compliant with the State of Maine DEP Architectural and Industrial Maintenance (AIM) Coatings regulation.

- 1. Floor Sealers and Finish Coats: VOC content of not more than 350 g/L.
- 2. Game-Line and Marker Paint: VOC content of not more than 150 g/L.
  
- D. Floor-Finish System: MFMA-listed system of compatible components recommended by flooring and finish manufacturers for application indicated.
  - 1. Type: Group 3, Gymnasium Type (Surface) Finishes; urethane-oil type, meeting 350 VOC regulations.
  - 2. Floor Sealer: Pliable, penetrating type.
    - a. Products:
      - 1) 350 Gym Finish Systems; Hillyard Inc.
      - 2) Sport Seal 350; BonaKemi USA, Inc.
      - 3) Waterthane 701; Magee Industries Division.
      - 4) Or other approved equal
  - 3. Finish Coats: Formulated for gloss finish and multicoated application.
    - a. Products:
      - 1) 350 Gym Finish Systems; Hillyard, Inc.
      - 2) Sport Poly 350; BonaKemi USA, Inc.
      - 3) All Conference 350 Gym Finish; Magee Industries Division.
      - 4) Or other approved equal
  - 4. Floor sealer and finish coats shall be by same manufacturer.
  
- E. Game-Line and Marker Paint: High-gloss enamel compatible with finish and recommended by finish and paint manufacturers for this purpose.

Colors: Game-line colors shall be selected by owner from manufacturer's full range of standard and custom mix colors. Apply to floor in locations

## ACCESSORY MATERIALS

- A. Vapor Retarder: ASTM D 4397, polyethylene sheet not less than 6 mils thick.
- B. Tape for Vapor Retarder: Pressure sensitive tape of type recommended by vapor retarder manufacturer for sealing joints.
- C. Fasteners: Type and size recommended by manufacturer, but not less than those recommended by MFMA for application indicated.
- D. Expansion Base Trim: Molded, vented, rubber or vinyl cove base; 4 by 3 by 48 inches; with premolded outside corners.
  - 1. Color: Black.
- E. Metal Transition Strip (Door Openings): 1/4-inch high by 5 inch wide extruded aluminum, serrated non-slip surface.
  - 1. Product: National Guard Products; No. 513.

## EXAMINATION

- A. Examine substrates, areas and conditions, with Installer present, for compliance with requirements, installation tolerances, and other conditions affecting performance of wood-flooring assembly.
  - 1. If unacceptable conditions are encountered, prepare written report, endorsed by Installer, listing conditions detrimental to performance of Work.
- B. Concrete Slabs: Verify that concrete slabs comply with requirements specified in Division 03 Section "Cast-In-Place Concrete."
  - 1. Check flatness by transit or laser.
  - 2. Grind high spots and fill low spots as specified in Division 03 Section "Cast-In-Place Concrete" until substrate is acceptable to the athletic-flooring assembly Installer.
  - 3. Verify that slabs are dry according to test methods recommended in writing by flooring manufacturer.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

## PREPARATION

- A. Remove coatings including curing compounds and other substances on substrates that are incompatible with installation adhesives and that contain soap, wax, oil, or silicone; use mechanical methods recommended by manufacturer. Do not use solvents.
- B. Broom and vacuum clean substrates to be covered immediately before product installation. After cleaning, examine substrates for moisture, alkaline salts, carbonation, or dust. Proceed with installation only after unsatisfactory conditions have been corrected.

## INSTALLATION, GENERAL

- A. General: Comply with flooring-assembly manufacturer's written instructions, but not less than recommendations of MFMA and Wood and Synthetic Flooring Institute, applicable to flooring type indicated.
- B. Pattern: Lay flooring parallel with the long dimension of the space to be floored, unless otherwise indicated.
- C. Expansion Spaces: Provide as indicated, but not less than that required by manufacturer's written instructions and MFMA's written recommendations at walls and other obstructions, and at interruptions and terminations of flooring.
  - 1. Cover expansion spaces with base molding, trim, saddles, and thresholds as indicated.
- D. Vapor Retarder: Install with joints lapped a minimum of **6 inches** and sealed.
- E. Installation Tolerances: **1/8 inch in 10 feet** variance from level.

#### FIXED, STEEL-CHANNEL-AND-CLIP SUBFLOOR SYSTEM

- A. Anchor factory-assembled, steel-encased padded sleeper system using fasteners and clips as recommended by manufacturer. Pads shall be spaced to meet DIN certification. Decrease pad spacing as required by the manufacturer to properly support retractable bleacher system.
- B. Install course of plywood subflooring to sleeper system, with end joints staggered; fasten to sleepers in accordance with manufacturer's requirements.
- C. Install wood, strip flooring across steel channels, and attached to plywood, inserting a steel clip at each intersection of a flooring strip with a channel. Flooring shall be fastened every 10 to 12 inches o.c. with all end joints properly driven tight. Flooring shall be uniform and unvarying in tightness, and consistent in appearance.

#### SANDING AND FINISHING

- A. Follow applicable recommendations in MFMA's "Industry Recommendations for Sanding, Sealing, Court Lining, Finishing, and Resurfacing of Maple Gym Floors."
- B. Allow installed flooring to acclimate to ambient conditions for at least 10 days before sanding.
- C. Machine sand with coarse, medium, and fine grades of sandpaper followed by disc sanding with 000 sandpaper to achieve a level, smooth, uniform surface without ridges, cups, or swirl marks. Clean with power vacuum, tack, and check to confirm that entire surface of each piece has been sanded, and that floor is level and smooth with a uniform surface free of swirl marks, ridges or cups. Proceed immediately with finish process.
- D. Epoxy Floor Finish: Apply one coat of sealer and three finish coats of finish system according to manufacturer's written instructions including drying times between coats.
  - 1. Apply one coat of penetrating sealer.
  - 2. Screen, vacuum and tack sealer prior to first coat of floor finish.
  - 3. Apply first coat of finish following manufacturer's recommendations for application and drying time between coats.



- a. Use care when screening between coats to prevent the appearance of swirl marks in finished floor. Allow coatings to properly cure and harden between screenings.
  4. Lines and Markers: Screen, vacuum and tack first coat of finish. Prior to applying final two coats of finish, lay out lines, fields, and other markings as indicated for colored enamel application. Mask flooring to provide sharp edges. Where game lines cross, break minor game line at intersection; do not overlap lines.
  5. Apply second coat of finish. Screen, vacuum and tack second coat of finish.
  6. Apply third coat of finish.
  7. Finish floor shall be free of swirl marks, lumps, bubbles, and other imperfections and irregularities.
- E. Install expansion base trim and other cover trim indicated for expansion spaces at edges and interruptions of flooring.

#### PROTECTION

- A. Prohibit traffic on finished floor for time period recommended by manufacturer, but not less than 10 days.
- B. Protect wood flooring during remainder of construction period to allow finish to cure and to ensure that flooring and finish are without damage or deterioration at time of Substantial Completion.
  1. Do not cover sports floors after finishing until finish reaches full cure, and not before ten days after applying last finish coat.
  2. Do not move heavy and sharp objects directly over sports floors. Protect fully cured floor finishes and surfaces with plywood or hardboard panels to prevent damage from storing or moving objects over sports floors.

**PROPOSAL**

The UNDERSIGNED hereby proposes to replace the Mahoney Middle School gym flooring as described above for the South Portland School Department, in accordance with the attached Invitation to Bid, the attached specifications, and at the following price, warranty, and delivery time:

Removal & disposal of existing flooring \$ \_\_\_\_\_

Review, recommendation and removal of sub support system \$ \_\_\_\_\_/sf

Preparation for installation (broom clean all loose debris and realign subfloor/support system as needed). \$ \_\_\_\_\_

Review existing moisture barrier, repair, replace as needed. \$ \_\_\_\_\_/sf

Installation of final flooring, including sealing & finish. Yellow Birch: \$ \_\_\_\_\_

Maple: \$ \_\_\_\_\_

Reinstall all court lines, border lines and logo. \$ \_\_\_\_\_

Delivery date of flooring product to site. \_\_\_\_\_

Installation/Product Warranty Description and Terms \_\_\_\_\_

Corporation, Firm or Company \_\_\_\_\_

Signed By: \_\_\_\_\_

(Officer, Authorized Individual or Owner)

Title: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Zip Code: \_\_\_\_\_ Date: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Note: Bids must bear the handwritten signature of a duly authorized member or employee of the organization making the bid.