

## VILLAGE OF FRIENDSHIP HEIGHTS

VILLAGE COUNCIL

MELANIE ROSE WHITE, *Mayor*

ROBERT PESTRONK, *Chairman*

DANIEL AHR, *Vice Chairman*

MARTHA SOLT, *Secretary*

ROY SCHAEFFER, *Treasurer*

MICHAEL MEZEY

CHERYL TYLER

JULIAN P. MANSFIELD, *Village Manager*

4433 SOUTH PARK AVENUE  
CHEVY CHASE, MARYLAND 20815

Phone: 301-656-2797

Fax: 301-907-3922

Email: [info@friendshipheightsmd.gov](mailto:info@friendshipheightsmd.gov)

Website: [www.friendshipheightsmd.gov](http://www.friendshipheightsmd.gov)



### Invitation for Bids

### Upgrades to 4608 North Park Avenue Property

The Friendship Heights Village Council, the governing body for the Village of Friendship Heights, invites proposals for ADA compliance upgrades and other renovations to the property at 4608 North Park Avenue in the Village of Friendship Heights. Specifications with the bid invitation notice are posted on the eMaryland Marketplace site and the Village website [www.friendshipheightsmd.gov](http://www.friendshipheightsmd.gov). **Bids and references must be submitted by 5 p.m., Monday, August 19, 2024, to Julian Mansfield, Friendship Heights Village Manager, [jmansfield@friendshipheightsmd.gov](mailto:jmansfield@friendshipheightsmd.gov).**

This notice is placed in compliance with the applicable provisions of Section 66 of the Montgomery County Code. The successful bidder will be required to execute affidavits of non-collusion, non-conviction, and non-suspension/disbarment (Md. Code, State Finance and Procurement Art. Sec 16-311(a) and (b)), and a written contract in a form approved by the Village. The successful bidder must be qualified and registered to do business in Maryland (Md. Code, Corps. Art. Sec. 7-201). The Village reserves the right to refuse all bids if none appear appropriate to the Village's circumstances.

## VILLAGE OF FRIENDSHIP HEIGHTS

### VILLAGE COUNCIL

MELANIE ROSE WHITE, *Mayor*

ROBERT PESTRONK, *Chairman*

DANIEL AHR, *Vice Chairman*

MARTHA SOLT, *Secretary*

ROY SCHAEFFER, *Treasurer*

MICHAEL MEZEY

CHERYL TYLER

JULIAN P. MANSFIELD, *Village Manager*

4433 SOUTH PARK AVENUE  
CHEVY CHASE, MARYLAND 20815

Phone: 301-656-2797

Fax: 301-907-3922

Email: [info@friendshipheightsmd.gov](mailto:info@friendshipheightsmd.gov)

Website: [www.friendshipheightsmd.gov](http://www.friendshipheightsmd.gov)



### **Scope of Work**

#### **Upgrades to 4608 North Park Avenue Property**

Contractor to provide pricing to complete upgrades for ADA compliance at the 4608 North Park Avenue property per the scope of work listed below. Please include separate costs for each section:

- ADA Bathroom
- Widen Interior Doorway
- Widen Rear Basement Entrance
- ADA Ramp
- Upgrade Electrical Service

#### **General Conditions & Protection**

- Protection of existing finishes
- Disposal of all removals & construction debris
- Periodic and final cleanup
- Supervision and coordination of all subcontractors
- Procure all building and finish materials

#### **ADA Bathroom**

##### **Demolition:**

- Remove existing bathroom including partitions, door, trims, fixtures, tile, exhaust fan, etc.

##### **Carpentry:**

- Patch and repair exterior walls as needed at old wall & plumbing locations
- Patch and repair subflooring at old plumbing locations
- Furnish and install new partitions (framing, blocking, insulation, drywall, spackle, etc.) to create a new ADA bathroom (5 feet turning radius within the room)
- Patch and repair existing ceilings as needed for new work (laminated with drywall)

- Furnish and install new subflooring as needed for new flooring
- Patch and repair exterior siding at the old exhaust fan location
- Furnish and install new luxury vinyl tile flooring w/transition to existing floors
- Furnish and install new door, frame, and privacy hardware
- Furnish and install new wood base & door trims
- Paint all drywall, doors, trims, etc.
- Furnish and install three (3) new ADA-compliant grab bars
- Furnish and install new paper towel & toilet paper dispenser
- Furnish and install one (1) new ADA-compliant mirror
- Contractor to provide samples of bathroom materials for selection by the owner within budget

### **Plumbing:**

- Relocate and rough in all new plumbing piping for new layout
- Furnish and install new ADA-compliant toilet
- Furnish and install new ADA-compliant wall hung sink

### **Electric:**

- Furnish and install new wiring for lighting, GFI receptacle, exhaust fan, etc.
- Furnish and install four (4) new recessed lights w/associated switching
- Furnish and install one (1) new exhaust fan to exterior w/associated switching
- Furnish and install one (1) new GFI receptacle

### **Widen Interior Doorway:**

- Remove portion of existing interior partition as needed to widen opening
- Install temporary shoring, if needed
- Furnish and install new wood beams above to support wider opening
- Patch and repair all walls, header, etc. (lamine with drywall)
- Spackle and paint all new areas to match existing colors

### **Widen Basement Access**

#### **Demolition & Removals:**

- Remove existing exterior door, frame, hardware, metal security gate, etc.
- Remove section of interior wall at the doorway and relocate switch as needed
- Remove existing handrails on the right-hand side
- Remove section of existing stairs, railings, railroad ties, bollard, etc. as needed for access during construction (save for reinstallation)

- Remove the existing Carrier HVAC condensing unit, cap piping, and save for reinstallation after work is completed
- Remove the existing mailbox and save it for reinstallation
- Excavate & stockpile soil from behind the existing retaining wall as needed for new wall
- Excavate for new wall foundation
- Furnish and install new concrete wall including all necessary footings, rebar, formwork, concrete, etc. (design and structural calculations by others)
- Remove the existing retaining wall
- Remove existing concrete steps and bottom landing
- Remove portion of the exterior wall as needed to enlarge opening
- Parge and repair exposed sections of wall as needed
- Furnish and install new concrete steps
- Connect new drain for bottom landing (assume piping is existing)
- Furnish and install a new bottom concrete pad/landing
- Backfill behind retaining wall
- Furnish and install new railings to match the existing construction
- Re-install wood steps with associated railings (modify as needed for new retaining wall location)
- Re-install condensing unit
- Furnish and install new exterior steel door, frame, and heavy-duty hardware
- Patch, repair, and paint as needed at the interior partition
- Paint the new door, frame, wall, steps, railings, etc. to match existing finishes
- Re-install mailbox
- Install new pebbles/stones around the area to match existing

**ADA Compliant Ramp:**

- Remove existing steps and two (2) steel bollards on the side entrance of building
- Remove existing brick pavers as needed for new foundations
- Sawcut and remove sections of paving as needed for new foundations
- Remove portion of existing fence
- Furnish and install new concrete foundations along side side of building to support new ramp
- Furnish and install all pressure-treated lumber to create a new ramp including all posts, beams, braces, handrails, deck boards, etc.
- Patch and restore all brick pavers and asphalt after posts are complete
- Seal all lumber after completion

**Upgrade Electrical Service:**

- Remove existing electrical service including main disconnect, electrical trough, circuit panel, etc.
- Furnish and install new 400 amp 3 phase disconnect switch on exterior of building
- Furnish and install new electrical trough and panel and reconnect all existing circuits
- Furnish and install two (2) new 4" PVC underground electrical conduits from the existing electrical room to curb along North Park Ave including all saw-cutting, sidewalk removal, patching, excavation, backfill, etc.
- Coordinate with the power company for new service wiring & connections

**A site visit is recommended prior to submitting a proposal. Contact Julian Mansfield, Village Manager, at [jmansfield@friendshipheightsmd.gov](mailto:jmansfield@friendshipheightsmd.gov) to schedule a site visit.**