

# TOWN OF KEEDYSVILLE, MARYLAND

*"Where Northern Thrift and Personality Blend with Southern Charm and Hospitality"*

PO Box 359  
19 South Main Street  
Keedysville, MD 21756  
301-432-5795  
townhall@keedysvillemd.com  
www.keedysvillemd.com



*Ken Lord, Mayor*  
*Brandon Sweeney, Assistant Mayor*  
*Judy Kerns, Council*  
*Matthew Hull, Council*  
*Sarah Baker, Council*

## 2025 Program Open Space Taylor Park Restroom Renovations Bid Specifications

Bids for the renovation of the Taylor Park restrooms are due **Wednesday, September 24, 2025 at 12:00pm** at Keedysville Town Hall, PO Box 359, 19 S Main St, Keedysville. All bids shall be in accordance with and subject to the following specifications:

1. **A Pre-Bid meeting will be held on Tuesday, September 9, 2025 at 10:00am** at the Taylor Park restrooms in Keedysville.
2. **Work must be completed and invoiced by June 30, 2026.**
3. Contractor shall be responsible for furnishing all equipment and personnel necessary to perform the contracted work in a timely and workmanlike fashion.
4. Contractor shall carry worker's compensation insurance for all personnel used to perform the contract and shall provide Town with proof of said insurance and the personnel covered.
5. Contractor shall not assign or subcontract any of the work hereunder without the prior written consent of Town.
6. Contractor shall carry a minimum of one million dollars liability insurance.
7. Contractor shall furnish Town with certificates of insurance showing type, amount, class of operation, personnel covered, effective dates, and expiration dates.
8. All bids shall be submitted to the Town Administrator in writing by **12:00pm, Wednesday, September 24, 2025.**
9. Town shall only be required to pay Contractor after an invoice has been submitted for any deposit and/or interim payments. Town shall only make final payment after the work has been completed and an invoice has been submitted.
10. All bids must be in accordance with the specifications set forth herein and delivered by carrier or in person in a clearly marked sealed envelope to the Town Administrator, 19 S Main St, PO Box 359, Keedysville, MD 21756, no later than **12:00 pm on Wednesday, September 24, 2025.** Any bids delivered after the specified date and time will not be considered.
11. The Town of Keedysville reserves the right to accept or reject any and/or all bids submitted.

12. Contractor shall complete the following work:

### **Men's Restroom**

Provide and install 1 Maglocks programmable magnetic door lock system or equivalent.

Remove 1 sink, pedestal or wall mount.

Rough-in 1 sink, single bowl, with finished walls and open ceiling below.

Provide and install 1 sink faucet, single lever control, average grade.

Provide and install 1 wall-hung sink, 19" x 17", premium grade.

Remove 1 toilet and replace flange.

Provide and install 1 toilet, 2 piece, elongated, average grade, in prepared location.

Remove 1 urinal and replace flange.

Provide and install 1 urinal, average grade, in prepared location.

Remove all incoming water lines, leaving the main drain lines and vents in place. Run new lines designed to drain seasonally.

Provide and install 1 restroom light with fan combination and auto off-on motion switch, finished ceiling/walls, average grade.

Provide and install 137 sq. feet of drywall ceiling covering, taped and finished, 1/2".

Provide General Partitions Mfg. Corp. HDPE Plastic partition system materials or equivalent and labor to install partition system. Same configuration as existing.

Provide and install floor coverings with Renew It All, Inc Chip System flooring or equivalent.

Interior walls - Paint 416 sq. feet of smooth masonry, water-based paint, brush, 3 coats.

Interior Ceilings - Paint 137 sq. feet of drywall ceiling with roller, 2 coats.

### **Women's Restroom**

Provide and install 1 Maglocks programmable magnetic door lock system or equivalent.

Remove and dispose of existing door and frame

Provide the materials below (or equivalent) and install -

1 Each Steelcraft L Series 18 Gauge, Flush, Galvannealed Coated, Prime Painted, Hollow Metal Door

1 Each Steelcraft F Series 16 Gauge, Galvannealed Coated, Prime Painted, Hollow Metal Frame

3 Each Ball Bearing Standard Weight Non-Removable Pin Hinges in a US26D Satin Chrome Finish

1 Each Falcon SC61 Series Standard Arm Closer in a 689 Painted Aluminum Finish

1 Each Tell LC2600 Series Passage Function Lever Latch Set in a US26D Satin Chrome Finish

1 Each National Guard 896V Series ADA Compliant Threshold

1 Each National Guard 200NA Series Bottom Door Sweep

Remove 1 sink, pedestal or wall mount.

Rough-in 1 sink, single bowl, with finished walls and open ceiling below.

Provide and install 1 sink faucet, single lever control, average grade.

Provide and install 1 wall-hung sink, 19" x 17", premium grade.

Remove 2 toilets and replace flange.

Provide and install 2 toilets, 2-piece, elongated, average grade, in prepared location.

Remove all incoming water lines, leaving the main drain lines and vents in place. Run new lines designed to drain seasonally.

Provide and install 1 restroom light with fan combination and auto on-off motion switch, finished ceiling/walls, average grade.

Provide and install 137 sq. feet of drywall ceiling covering, taped and finished, 1/2".

Provide General Partitions Mfg. Corp. HDPE Plastic partition system materials or equivalent and labor to install partition system. Same configuration as existing.

Provide and install floor coverings with Renew It All, Inc Chip System flooring or equivalent.

Interior walls - Paint 416 sq. feet of smooth masonry, water-based paint, brush, 3 coats.

Interior ceiling - Paint 137 sq. feet of drywall ceiling with roller, 2 coats.

## **Project Preparation**

Obtain necessary permits.

# Keedysville 2025 Program Open Space Taylor Park Restrooms Renovation

## BID APPLICATION

Bidder shall fill in the information requested below in order for this bid to be accepted. Deliver in sealed envelope marked "**POS Taylor Park Restrooms Renovation Bid**" to:

Town of Keedysville  
Attn: Lisa Riner, Town Administrator  
PO Box 359  
19 S Main St  
Keedysville, MD 21756

Bids will be received until **12:00pm on Wednesday, September 24, 2025.**

Bidders' Name and Address:

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Bidder's FEIN # \_\_\_\_\_

Bidder's MD Contractor # \_\_\_\_\_

Name of Contact Person \_\_\_\_\_

Contact Person Phone # \_\_\_\_\_

Contact Person Email Address \_\_\_\_\_

Emergency Phone # \_\_\_\_\_

The following documents **must** be attached to the bid form:

1. Certificate of Insurance
2. Copy of Business License
3. Bid Sheet with Prices & Estimated Completion Date

**Keedysville 2025 Program Open Space Taylor Park Restrooms Renovation**  
**BID SHEET & ESTIMATED COMPLETION DATE**

Price for Men's Restroom \_\_\_\_\_

Price for Women's Restroom \_\_\_\_\_

TOTAL PRICE \_\_\_\_\_

Estimated Completion Date \_\_\_\_\_

# Keedysville 2025 Program Open Space Taylor Park Restrooms Renovation

## NOTICE OF AWARD AND ACCEPTANCE

October 2, 2025

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Re: **2025 Program Open Space Taylor Park Restrooms Renovation**

Dear \_\_\_\_\_:

This letter is to advise you that the Mayor and Council have accepted your proposed Bid to provide **Program Open Space Taylor Park Restrooms Renovation**, as specified in the Program Open Space Taylor Park Restrooms Renovation Bid you submitted to the Town of Keedysville.

This letter is to advise you that you are to commence work in accordance with the plans, specifications, and proposals submitted to the Mayor and Council.

On or prior to the date of the commencement of the work, the Town of Keedysville **must** have your Certificates of Insurance reflecting that you have the Town named as a Loss Payee under your liability insurance policy and that you are carrying appropriate Workers' Compensation Insurance as required by the State of Maryland. In addition, you must provide the Town with proof that any sub-contractors that you are utilizing carry liability and Workers' Compensation Insurance and/or same are insured under your policies.

This letter, the Request for Bids for the Program Open Space Taylor Park Restrooms Renovation for the Town of Keedysville, and your submitted Bid, constitute the terms and conditions of the contract between you and the Town of Keedysville.

Please direct any questions and/or inquiries via mail to Lisa Riner, Town Administrator, Town Hall, PO Box 359, 19 S Main St, Keedysville, Maryland, 21756, via email to [townhall@keedysvillemd.com](mailto:townhall@keedysvillemd.com), or via phone to 301-432-5795.

Sincerely,  
Town of Keedysville, Maryland

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Ken Lord, Mayor

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Lisa Riner, Town Administrator

By signing below, you indicate acceptance of the award and the above terms and conditions.

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Awarded Contractor Name, Company