

Roxbury Community Hall MERP / ADA Project, 2025
Bid Documents / Specifications

Release Date: 11/19/2025

Bid Date: 12/19/2025, 2PM

Project Location: Roxbury Community Hall, 1642 Roxbury Rd, Roxbury, VT 05669

Project Mailing address: P.O. Box 53 Roxbury, VT 05669-0053

Town Clerk's email: townclerk@roxburyvt.org

Type: General Construction

Estimated Value: \$80,000

Schedule: Winter 2026

Scope includes:

- Demo, reconstruct / insulate and construct new walls as shown on plans.
- Prime all new wall surfaces.
- Replace windows, per plans. After the bid has been awarded, the contractor is to work with the owner on picking windows utilizing the owner's allowance of \$4,000 for materials. Note: Do not include owner allowance in bid.
- Install attic insulation/flooring and safety railing, per plans.
- Construct basement stairs.
- Relocate attic stairs.
- Include the cost of constructing the bathroom(s) walls and roughing in the plumbing. After the bid has been awarded, the contractor is to work with the owner on picking fixtures and finishes utilizing the owner's allowance of \$15,000 for materials/installation. Note: Do not include owner allowance in bid.
- Include the cost of installing new doors, per plan. After the bid has been awarded, the contractor is to work with the owner in selecting the specific doors and hardware. Door and hardware is to be purchased utilizing the owner's allowance of \$10,000 for materials. Note: Do not include owner allowance in bid.
- Provide duplex outlets 8' O.C. along exterior walls.
- Installation of 4 (duplex) ethernet wall jacks w/ Cat6 circuits (in conduit) "home run" back to future panel in NW corner of building.

Attachments: "Roxbury Community Hall MERP / ADA Project 2025 Plans"

Special Instructions: Site inspection is required by all bidders.

Project questions and to arrange a site inspection, contact:

Andrew LaRosa, Architect PLLC
AndrewLaRosaVT@gmail.com
802-522-6322

Bid Submissions: Bids will be accepted as hard copies or PDFs. Bids are to be submitted no later than as noted in "Bid Date". Bids are to be submitted either in person at "Project Location", "Project Mailing Address" or "Town Clerk's email address".

Insurance Requirements: Commercial General Liability: \$1,000,000 Each Occurrence.
\$2,000,000 General Aggregate

Roxbury Community Hall MERP / ADA, 2025
Bid Form

(Note: Bid Form can be replaced with Contractors' own proposal format so long as all
the information below is included)

The undersigned Bidder, having carefully examined the Bid Documents and all subsequent Addenda, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, necessary to complete the above-named project, for the stipulated sum of:

_____ Dollars (\$_____).

Respectfully submitted this _____ day of _____, 2025.

Submitted By: _____ (Name of bidding firm or corporation).

Authorized Signature: _____ (Handwritten signature).

Signed By: _____ (Type or print name).

Title: _____.

ACKNOWLEDGEMENT OF ADDENDA (IF APPLICABLE)

The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

Addendum No. 1, dated _____.

Addendum No. 2, dated _____.

END