

**Owsley County Alliance for Recreation and
Entertainment, Inc.**

TECHNICAL BID SPECIFICATIONS

**Drywall Installation, Finishing and
Painting for Encapsulation Purposes at
Seale Theater 165 North Mulberry Street
Booneville, Kentucky**



1.0 Introduction

The subject site is a 1-story, vacant brick building with a basement currently known as the Seale Theater, located at 165 North Mulberry Street in downtown Booneville, Kentucky.

2.0 Site Description

The property is located at the northwest corner of North Mulberry Street and Combs Alley, two blocks north of the downtown Court Square. The east (front) side opens to Mulberry Street and the south (left) side is open to Combs Alley.

Contact(s): Ms. Sue Christian
OCARE, Inc.
86 Old Hwy 11 N
PO Box 715
Booneville, Kentucky 41314
606-560-0690
ocaretourism@yahoo.com

Work Site Address: Seale Theater
165 North Mulberry Street
Booneville, Kentucky 41314

Latitude/Longitude: 37.4775885°/-83.6751467°

3.0 Work Description

Work will consist of:

Liquid Coating Requirements

The liquid coatings must meet one of the American Society for Testing and Materials (ASTM International) standards for liquid coating encapsulants:

- E 1975-04 – Standard Specification for Non-Reinforced Liquid Coating Encapsulation Products for Leaded Paint in Buildings.
- E 1797-04 – Standard Specification for Reinforced Liquid Coating Encapsulation Products for Leaded Paint in Buildings.
- Lead encapsulation (according to EPA standards) by installing furring strips and/or 2x4s where applicable for drywall installation in the auditorium, stairwell going to the second floor, the lobby walls and the upstairs hallway, storage room and projection room.
- Reframing 6 – 8 door openings.

Installing rough approximation of 5200 square feet of preferred brand or equivalent

USG Sheetrock Brand

1/2 in. x 4 ft. x 8 ft. Ultralight Mold Tough Drywall

- Approximately around 2060 square foot of drywall needs to be finished and painted. (In the projection room, stairwell, lobby walls, hallways, and areas upstairs. Auditorium will only be hung with furring strips and/or 2x4s where appropriate.
- Painting on the basement floor of approximately 1200-1400 square feet. (Owners preferred color)

The Contractor is to become familiar with the site at the required site walk/pre-bid meeting. TBD as to the extent of the work by making an appointment for a walk-through by calling 606-560-0690.

4.0 General Provisions (Where applicable)

1. **Compliance:** All work performed under these specifications must adhere to all laws, statutes, ordinances, codes, regulations, and requirements of all inspections. The Contractor shall operate under the Lead Management Plan and procedures established by Linebach-Funkhouser to ensure that safety protocols and measures are used when conducting any type of construction or labor to the Seale Theater after abatement/remediation was completed (completed November 2022)
2. **Contractor's Site Visit:** It shall be the responsibility of the contractor to visit the site to determine any and all potential needs, problems, and approaches before placing a bid or beginning a scope of work.
3. **Public Protection:** The Contractor shall provide for adequate protection to safeguard the public at all times.
4. **Street or Roadway Obstruction:** The Contractor shall not block the streets without appropriate permissions.

5. ***Protection of Adjacent Properties:*** The Contractor shall use every precaution to prevent damage to adjacent property and buildings.
6. ***Spill Cleanup:*** A release of oil, fuel, coolant, or any other liquids from equipment must be immediately cleaned up to the satisfaction of the Owner and at no cost.
7. ***Open Burning:*** Is NOT Allowed. No exceptions.

Sidewalk, Street, and Roadway Cleanliness and Repair: The Contractor shall keep the sidewalk, street, and roadway clean and free from damage at all times. Upon the event that there is damage caused by the Contractor and/or their employees, it will be necessary for the Contractor to make all reasonable efforts to repair the damage at their expense.

8. ***Safety of Persons and Property:*** The Contractor shall follow safety procedures in order to ensure that their employees and others onsite are safe from harm and hazardous.
9. ***Sanitary Facilities for Workers & Water Source:*** The Contractor shall provide their own portable facilities, if deemed necessary by the Contractor.
10. ***Work Quality:*** If any work is found to be incomplete, inadequate, or unsuitable, the Contractor will be required to correct the situation in a timely fashion at no additional cost to the Owner. If the Contractor does not act sufficiently or in a timely fashion, the Owner reserves the right to correct the situation using another Contractor and back charge the original Contractor's account for these expenses.

5.0 Special Provisions

1. ***Contractor's Work Plan:*** The Contractor will be requested to clarify his/her bid relative to the requirements included in this performance-based specification.
2. ***Schedule:*** Time is of the essence. Contractor is expected to commence work as soon as application approval can be secured and proceed diligently with the work until complete.
3. This work is being paid for with the Seale Theater's EPA Brownfields Cleanup Grant funding and as such, the contractor must be able to comply with [Davis-Bacon \(Kentucky Building\)](#) and payroll documentation must be submitted in order to be in compliance.

6.0 Disposition of Materials

1. ***Debris, Trash, and Waste Materials:*** Contractor shall be responsible for proper disposal of all debris, trash, and waste materials.

Complete the Bid Form on the following page and return with your complete proposal. **Proposals are due by 5:00 pm local time on March 21, 2024.** Pricing shall be honored for 60 days from date of submittal.

The OCARE reserves the right to select any bidder based on price and/or qualifications, or to select no bidder and not proceed with the project. Return the proposal to:

Ms. Sue Christian

OCARE, Inc.

PO Box 715

86 Old Hwy 11

Booneville, Kentucky 41314

606-560-0690

ocaretourism@yahoo.com

BID FORM

Installation of Drywall, Painting and Finishing Work for the Seale Theater Building Booneville, Kentucky

Bidder Name and Address: _____

Bidder Contact Name: _____

Phone Number: _____

Email Address: _____

Description	Unit	Total Cost
Install Furring Strips/2x4s if necessary and drywall in the auditorium (approximately 3140 square feet). No finishes required for this room.	Lump Sum	
Reframe 6-8 door frames for drywall purposes	Lump Sum	
Install furring strips/2x4s (if Necessary) and drywall. Finish and painting: the lobby, stairwell leading upstairs, hallway, side room and part of the projection room on the second floor. (Approximately 2060 Square feet.	Lump Sum	
Painting Basement level (approximately 1200-1400 square feet)	Lump Sum	
Cost for required liquid coating (Approximately 7000 square feet coverage+)	Lump Sum	
TOTAL PROJECT LUMP SUM		\$_____

Note: This completed Bid Form shall be included with the proposal. Proposals are due by 5:00 pm local time on March 21, 2024. OCARE reserves the right to select any contractor based on price and/or qualifications, or to select no contractor and not proceed with the project. Pricing shall be honored for 60 days from date of submittal.