

**BID FORM**  
**Ionia County Administration Building Façade Restoration 2026**  
**101 W Main Street Ionia, Michigan**



**Contractor:**

| Contractor: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |                    |           |                 |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------|-----------|-----------------|
| Repair Item | Item Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Units | Estimated Quantity | Unit Cost | Total           |
| 1           | <b>East Entrance Arched Opeing</b> - Repoint lower granite mortar joints. Gently remove delaminating layers of sandstone arch and repoint all sandstone arch mortar joints with PHL mortar. Gently wash all masonry in repair area.                                                                                                                                                                                                                                                                                                                                    | LS    | 1                  |           |                 |
| 2           | <b>Southeast Corner Upper Wall Masonry</b> - Repoint all stone and brick masonry between arch and top of second-floor window bay with Type N mortar. Replace damaged brick units and reconstruct loose and displaced masonry at SE corner. Gently wash all masonry in repair area.                                                                                                                                                                                                                                                                                     | SF    | 250                |           |                 |
| 3           | <b>East Entrance Infilled Opening</b> - Repair, seal, and recoat EIFS doorway infill with like-for-like texture. Seal perimeter to adjacent masonry. Color selected by owner.                                                                                                                                                                                                                                                                                                                                                                                          | LS    | 1                  |           |                 |
| 4           | <b>North Pediment Masonry and Flashing</b> - Gently remove all spalling stone fragments and clean entrance sandstone with non-marring tools. Repoint all sandstone mortar joints above the entrance pilaster capitals with PHL mortar. Install lead weathercaps in pediment sky-facing joints and between the top of the pediment and the adjacent brick wall (approx. 16 LF total) . Repair and repoint all brick masonry between pediment and center second-floor sill and all other directly adjacent masonry, as required. Gently wash all masonry in repair area. | LS    | 1                  |           |                 |
| 5           | <b>North Basement Doors</b> - Replace lower level HM doors and frames with frosted, tempered door lites and transom windows. Repair concrete jambs and headers, if required. Reinstall all salvageable hardware. Replace weatherstripping, sweeps, and raised threshold plates. Install exterior perimeter sealants. Paint doors and frames, color selected by owner. Excludes interior finishes and electronic latch/strike installation.                                                                                                                             | EA    | 2                  |           |                 |
| 6           | <b>North Foundation Wall Masonry</b> - Repoint all granite mortar joints at and above lower level steps and landing with Type N mortar. Gently wash all masonry in repair area.                                                                                                                                                                                                                                                                                                                                                                                        | SF    | 200                |           |                 |
| 7           | <b>West Lower Wall Masonry</b> - Remove and discard concrete parking stops. Remove and reconstruct all damaged outer brick wythes within 36" of grade with Type N mortar. Remove all sand-lime bricks and reconstruct lower window openings' infill (3). Remove and discard exterior ductwork. Excludes replacement of damaged concealed brick wythes, if any.                                                                                                                                                                                                         | LS    | 1                  |           |                 |
| 8           | <b>West Upper Wall Masonry</b> - Remove and reconstruct all damaged outer brick wythes and cracks within 48" below top of wall with Type N mortar. Salvage and reinstall impacted roofing membrane termination and metal coping. Includes associated roof patching and repair as required for the work. Excludes replacement of damaged concealed brick wythes, if any.                                                                                                                                                                                                | LS    | 1                  |           |                 |
| 10          | <b>Allowance: West Wall Misc. Masonry Crack Repair</b> - Stitch continuous mortar joint cracks with HeliFix Heli-Bond wall ties. <u>See A1 for cost to be paid per LF of stitch repair performed against the allowance.</u>                                                                                                                                                                                                                                                                                                                                            | ALLOW | 1                  | \$15,000  | <b>\$15,000</b> |
| 11          | <b>Allowance: West Wall Misc. Mortar Repointing</b> - Remove and repoint isolated deteriorated mortar. <u>See A2 for cost to be paid per LF of mortar repair performed against the allowance.</u>                                                                                                                                                                                                                                                                                                                                                                      | ALLOW | 1                  | \$25,000  | <b>\$25,000</b> |
| 12          | <b>Allowance: West Wall Misc. Brick Replacement</b> - Replace isolated damaged brick units not included in lump sum Repair Items 7 and 8. Includes repair to concealed inner brick wythes, if required. <u>See A3 for cost to be paid per brick unit installed against the allowance.</u>                                                                                                                                                                                                                                                                              | ALLOW | 1                  | \$12,500  | <b>\$12,500</b> |

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|                 |                                                                                                                                                                                                                                                                                                                                                                       |         |       |      |  |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------|------|--|
| 13              | <b>West Wall Paint Strip Test</b> - Perform paint stripping testing to remove paint on masonry at an area near ground level at the southern side of the west wall (approximately 8' x 8' area minimum). Includes application of specified paint stripper, cleaning, and neutralizing. Work must be performed per Lead-Safe Repair, Renovation, and Painting protocol. | LS      | 1     |      |  |
| 14              | <b>West Wall Repainting</b> - Thoroughly clean and wash the painted masonry wall surfaces and repaint with specified masonry primer and paint. Color selected by owner. Work must be performed per Lead-Safe Repair, Renovation, and Painting protocol.                                                                                                               | SF      | 3,000 |      |  |
| 15              | <b>West Wall Concrete Curb</b> - Install 6" tall x 12" wide concrete curb along entire length of the wall, sloped to drain to the exterior. Install backer rod and silicone cove joint sealant between curb and reconstructed masonry wall.                                                                                                                           | LF      | 90    |      |  |
| 16              | <b>West Wall Vent Hoods</b> - Replace existing through-wall ventilation hoods with similar stainless-steel hoods with dampers. Seal to wall.                                                                                                                                                                                                                          | EA      | 3     |      |  |
| <b>Subtotal</b> |                                                                                                                                                                                                                                                                                                                                                                       |         |       |      |  |
| MOB             | Contractor Mobilization - (Max 5% of Subtotal, Paid in 1st Pay Application)                                                                                                                                                                                                                                                                                           | Percent | 1     | 5.0% |  |
| GC              | Contractor General Conditions - (Max 8% of Subtotal, Split Over Pay Applications)                                                                                                                                                                                                                                                                                     | Percent | 1     | 8.0% |  |
| <b>Total</b>    |                                                                                                                                                                                                                                                                                                                                                                       |         |       |      |  |

| Allowance Item | Allowance Description                                                                                                                                                                                                                                                                                                                                    | Units | Estimated Quantity | Unit Cost | Total |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------|-----------|-------|
| A10            | <b>Item 10 Allowance: West Wall Misc. Masonry Crack Repair Unit Cost</b> - stitch continuous mortar joint cracks with Helifix Heli-Bond wall ties. <u>Cost is per LF of stitch repair performed against the allowance total.</u>                                                                                                                         | EA    | 1                  |           |       |
| A11            | <b>Item 11 Allowance: West Wall Misc. Mortar Repointing Unit Cost</b> - Remove and repoint isolated deteriorated mortar. <u>Cost is per LF of mortar repair performed against the allowance total.</u>                                                                                                                                                   | LF    | 1                  |           |       |
| A12            | <b>Item 12 Allowance: West Wall Misc. Brick Replacement Unit Cost</b> - Replace isolated damaged brick units <u>not</u> included in lump sum Repair Items 7 and 8. Cost is per new brick unit installed. Includes repair to concealed inner brick wythes, if required. <u>See A3 for cost to be paid per brick unit installed against the allowance.</u> | EA    | 1                  |           |       |

| Alternate Item | Alternate Description                                                                                                                                                                                                                                                                                                                                      | Units | Estimated Quantity | Unit Cost | Total |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------|-----------|-------|
| 2A             | <b>Southeast Corner Upper Walls</b> - Repoint all stone and brick masonry between arch and top of second-floor window bay with Type N mortar. Rebuild SE pilaster with new brick units. Gently wash all masonry in repair area. Fully clean and salvage all face brick units. Tightly palletize for future repair needs. Cost is <u>instead</u> of Item 2. | LS    | 1                  |           |       |
| 3A             | <b>East Entrance Infilled Opening</b> - Remove EIFS doorway infill and replace with single-wythe modular brick units anchored to the backup wall. Fully grout collar joint. Install 30 lb. felt paper and repair wall sheathing and replace with plywood, if required. Cost is <u>instead</u> of Item 3.                                                   | LS    | 1                  |           |       |

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| 7A  | <b>West Lower Wall Granite</b> - Remove and reconstruct all damaged outer brick wythes within 36" above grade with rock-faced granite stone coursed to match adjacent north elevation, rather than brick. Repair includes all other related items described in Repair Item 7. Cost is <u>instead</u> of Item 7.                                                            | LS | 1     |  |  |
| 9A  | <b>West Arches and Crack Repair</b> - Reconstruct rowlock brick segmental window arches, if destabilized. Cost is per opening.                                                                                                                                                                                                                                             | EA | 6     |  |  |
| 13A | <b>West Wall Paint Stripping</b> - Remove paint on all west elevation masonry if test paint stripping is successful. Includes application of specified paint stripper, cleaning, and neutralizing. Work must be performed per Lead-Safe Repair, Renovation, and Painting protocol.                                                                                         | SF | 3,000 |  |  |
| 14A | <b>West Wall Staining</b> - Thoroughly clean, prepare, and wash the painted masonry wall surfaces and repaint with a vapor permeable potassium silicate stain instead of paint. Color selected by owner. Work must be performed per Lead-Safe Repair, Renovation, and Painting protocol. Cost is <u>instead</u> of Item 14 and <u>in addition</u> to Alt 13A, if selected. | SF | 3,000 |  |  |

| <b>BIDDING &amp; AWARD SCHEDULE</b>                                                                       |                          |
|-----------------------------------------------------------------------------------------------------------|--------------------------|
| Documents Provided to Contractors:                                                                        | Tuesday, July 21, 2026   |
| Virtual Prebid Meeting 2 PM EST (Required):                                                               | Wednesday, July 29, 2026 |
| Prebid Site Walk Meeting 2 PM EST (Recommended):                                                          | Friday, July 31, 2026    |
| Written Questions to Architect Due 2 PM EST:                                                              | Monday, August 3, 2026   |
| Bids Due 2 PM EST ( <u>Sealed</u> - Deliver Two (2) Physical Copies In-Person or Certified Mail/Courier): | Friday, August 7, 2026   |
| Anticipated Contract Award:                                                                               | Monday, August 10, 2026  |

| CONSTRUCTION SCHEDULE        |                  | PROPOSED SCHEDULE, IF DIFFERENT |
|------------------------------|------------------|---------------------------------|
| On-Site Commencement Date:   | August 31, 2026  |                                 |
| Substantial Completion Date: | November 1, 2026 |                                 |
| Duration:                    | 10 Weeks         |                                 |

|  |                     |
|--|---------------------|
|  | Signature           |
|  | Printed Name, Title |
|  | Date                |

**Notes:**

- Bids valid for 60 days after submission.
- Contractor responsible for all permits, licenses, and fees required by local jurisdictions.
- Overtime costs are the responsibility of the Contractor.
- Costs include all insurances as required by Owner.
- Standard AIA A105 contract between Owner & Contractor will be issued.
- Contractor to prepare and submit monthly standard AIA G702 Pay Request form and provide monthly quantity sheets for all unit price work items.
- Refer to Restoration Drawings for full description of work items, work area limits, material, warranty and additional requirements.
- Contractor to provide detailed mobilization schedule upon award of contract.
- Quantities in Bid Form and repair locations are approximate and will be paid out at the actual quantities completed at the unit prices indicated.
- Proposals must be received by Ionia County Administrator prior to the indicated date and time. Late proposals will not be accepted.
- All proposals must be sealed in physical envelopes, plainly labeled "Proposal for Ionia County Administration Building Façade Restoration Project."
- All proposals will be opened publicly and read aloud at the Ionia County Administration Building, 3rd Floor Commissioners Board Room.