

**LENAWEE COMMUNITY MENTAL HEALTH AUTHORITY
(LCMHA)
1040 S. Winter St. Suite 1022
Adrian, MI 49221**

**REQUEST FOR PROPOSAL (RFP)
FOR
BATHROOM RENOVATION**

RFP

DATE OF REQUEST: October 9, 2026

PROPOSAL DUE DATE: November 25, 2026

CONTRACT AWARD: December 18, 2026

SUBMISSION REQUIREMENTS

The proposal documents shall be submitted electronically via email to address below. A confirmation email will be sent. If you do not receive confirmation email proposal was not received.

Send documents to:

Lenawee Community Mental Health Authority
Holly Owen, Chief Operating Officer
howen@lcmha.org

Proposals received after the above cited date and time will be considered a late quote and will not be acceptable. LCMHA reserves the right to accept or reject any or all bids and to waive any irregularities

SITE ACCESS

Contact Ryan Beal at rbeal@lcmha.org or 517-442-0350 to schedule site visit.

AWARD OF CONTRACT/REJECTION OF PROPOSAL

The contract will be awarded to the contractor who provide a proposal that is most responsive to meeting both needs of the project and LCMHA.

LCMHA reserves the right to change any aspect of, terminate, or delay this RFP, the RFP process and /or the program which is outlined within this RFP at any time, and notice shall be given in a timely manner thereafter. LCMHA reserves the right to reject any and all proposals that it deems to not be in the best interest of LCMHA.

Introduction

Lenawee Community Mental Health Authority is seeking proposals for bathroom renovations for a group home in Adrian, MI.

Scope of work

GENERAL PROJECT NOTE: Contractor to reference and cross-examine all dimensions, framing lines, and structural layouts against the attached proposed floor plan.

1. Project Administration & Site Prep

- **Protection:**
 - Install dust barriers and protective floor coverings on pathways. Jobsite to be left clean every day.
- **Disposal:** Provide and manage a dedicated on-site waste dumpster or regular haul-off.
- **Traffic:** Drive should remain open to traffic.
- **Insurance:** All employees and subcontractors are to be covered by workers' compensation and/or general liability policies. Contractor is to provide proof of insurance.
- **Permits:** Pull required local building, plumbing, and electrical permits.

2. Demolition & Space Conversion

- **Fixture Salvage & Storage:**
 - Carefully disconnect plumbing lines and remove the existing vanity cabinet and countertop as a complete unit. Protect and store the vanity unit safely on-site for reinstallation later.
 - Carefully drain, unbolt, and remove the existing toilet unit (tank and bowl). Protect and store the toilet safely on-site for reinstallation later. (*Note: Do not dispose of the vanity or toilet*).
- **Old Shower & Closet Demolition:**
 - **Gut Old Shower Enclosure:** Completely gut and remove the existing standalone shower enclosure (including framing walls as indicated on the floor plan).
 - **Gut Old Closet Space:** Completely gut the old closet interior (which is being converted into the new open shower layout), including old shelving, clothes rods, frame, door, and casing.
- **Fixtures & Carpentry:** Remove existing mirrors and bath accessories. Disconnect and remove the existing main area ceiling light fixture.
- **Surfaces & Gut:** Strip flooring, and backer board down to bare wood. Gut all target walls down to structural framing to accommodate new plumbing layouts, new closet framing, and full wet-room waterproofing.
- **Subfloor Exposure & Clean-Up:** Scrape away all old adhesives, mortar, and underlayments down to the bare wood or concrete structural subfloor across the entire bathroom footprint.

3. Rough-In Plumbing & Electrical

- **Basement Plumbing Capping:** Locate the dedicated water supply lines (hot and cold) and the drain line tied to the old demolished shower enclosure down in the basement. **Cut and permanently cap all lines down in the basement** using code-approved fittings (e.g., soldered copper caps, engineered PEX plugs, and sealed PVC/ABS mechanical caps) to permanently isolate the abandoned lines.
- **Side-Wall Linear Drain:** Install a high-capacity **Schluter-KERDI-LINE linear shower drain channel** positioned tightly against the designated side wall inside the new open shower footprint. Drill the subfloor inside the former closet space to slope and connect the linear drain assembly into a new **2-inch shower drain line** tied to the main DWV system.
- **Main Room Floor Drain:** Drill subfloor in the approximate center of the main bathroom footprint (Utilize tile layout for best location).
- **Offset Shower Valve:** Install a rough-in **Delta MultiChoice Universal Valve**. Position the valve **offset toward the outside edge/opening** of the new shower entry area.
- **Vanity & Toilet Supply:** Install heavy-duty, **brass quarter-turn ball-valve shut-off joints (angle stops)** on the hot/cold lines at the vanity layout, and on the cold line at the toilet for localized emergency control.
- **Electrical & Ventilation:**
 - Run new wiring for a **Panasonic Whisper Exhaust Fan with Integrated LED Light** located in the new shower. Duct the unit directly outside via a dedicated exterior wall or roof cap. Wire the fan and light to a standard multi-switch box.
 - Inspect existing wiring at the main ceiling junction box and prepare it for the new main area ceiling light fixture.

4. Structural Wall Framing, Subfloor Modification, & Full-Room Schluter-KERDI Waterproofing

- **Subfloor Condition Verification:** Prior to any structural framing alterations or waterproofing, the contractor must **fully inspect and verify the physical condition of the entire subfloor**.
 - Check for dry rot, water staining, mold, delamination, or structural decay (paying close attention to areas beneath the old shower and old closet).
 - Perform a deflection test to ensure the subfloor is structurally rigid enough to support tile and complies with the maximum deflection limit
 - **Remediation Requirement:** Any compromised subfloor sheets must be cut out and replaced with matching structural plywood/OSB, and loose panels must be re-secured to joists using construction adhesive and deck screws to eliminate movement.

- **Curbless Entry Subfloor Modification:** Modify the subfloor joists within the former closet footprint as structurally required to allow for a flush, zero-threshold (curbless) transition from the main bathroom floor into the new shower space.
- **Solid Grab Bar Backing/Framing:** Install continuous **solid wood horizontal 2x10 dimensional framing blocks** (or flush-mounted 3/4-inch structural plywood backing panels) securely pocketed into the wall studs **behind and beside the toilet**, as well as across the **shower control wall and back shower wall layout**. This solid framing layout ensures structural anchor points at any position across the wall spans to meet or exceed ADA load requirements (supporting a minimum 250 lb force).
- **Full-Room Schluter-KERDI Waterproofing System:**
 - Mud-bed or install a pre-sloped pan system engineered with a **single-direction plane slope** pitching entirely from the curbless entrance straight down to the side-wall linear drain.
 - Install **Schluter-KERDI pliable sheet waterproofing membrane** continuously over all shower walls, the sloped shower pan floor, and **extending out to cover the entire bathroom floor area wall-to-wall** (including underneath the vanity and toilet footprints).
 - Install a **Schluter-KERDI-DRAIN-F** ensuring a watertight seal and integration around the **central floor drain** location.
 - Seal all sheet seams, wall-to-floor junctions, and perimeter base connections throughout the entire room using **Schluter-KERDI-BAND**.
 - Install **Schluter-KERDI-KERECK** pre-formed corners around the curbless threshold transition, toilet flange footprint, and room corners.
 - Perform a mandatory **24-hour water plug/flood test** of the shower basin to verify zero leaks before tiling.

5. Finish Carpentry, Doors, Trim, & Floor Transition

- **Closet Framing Reconfiguration:** Frame a new **48-inch (4') wide structural closet enclosure** as indicated on the attached proposed floor plan sketches.
- **36" Entry Door:** Supply and install **one (1) 36-inch (36") solid-core wood composite door**. Hang using **three (3) heavy-duty ball-bearing hinges** for smooth, quiet operation.
- **36" New Closet Door:** Supply and install **one (1) matching 36-inch (36") solid-core wood composite door** into the newly framed 48" wide closet layout frame. Hang using **three (3) heavy-duty ball-bearing hinges**.
- **Closet Interior Fit-Out:** Supply and install a genuine **ClosetMaid adjustable wire shelving system** (e.g., ClosetMaid ShelfTrack) custom-cut to fit the **48-inch interior closet span**. Installation must include heavy-duty steel hang tracks and vertical standards anchored securely to structural wall studs, allowing for full vertical adjustment of shelves.
- **Entrance Transition Profile:** Supply and install a **Schluter-RENO-RAMP transition profile in a Satin Anodized Aluminum (AE) finish** at the main bathroom entrance doorway. The profile must be embedded into the thin-set mortar beneath the bathroom

floor tile to create a smooth, ADA-compliant, slope-graded edge down to the adjacent room's floor covering.

- **Trim & Moldings:**

- Supply and install **100% solid cellular PVC baseboards exclusively within the new closet/shower entry footprint** where water exposure is highest.
- The main room perimeter walls will feature a **Schluter-RONDEC bullnose profile cap** to trim out the top of the wall tile wainscot layout. **100% solid cellular PVC** door casings are to be installed throughout the bathroom. Secure all door trim using stainless steel finish nails and seal edges with waterproof, paintable caulk.

6. Finishes & Tile Installation

- **Shower Stall:** Install tile across the shower walls from floor to ceiling. Install large-format floor tile on the single-slope shower floor seamlessly routing into the side-wall linear drain cutout. Grout and seal all lines with high-grade performance grout.
- **Main Room Tiled Wainscot:** Install a matching or accent tile layout on all non-shower perimeter walls in the main bathroom area to create a **continuous wainscot approximately 42 inches (42") tall from the finished floor**.
 - **Wainscot Edge Trim:** Cap and finish the raw top horizontal edge of the 42" tiled wainscot using **Schluter-RONDEC bullnose metal profile trim in a Satin Anodized Aluminum (AE) finish**. Grout cleanly into the tile assembly.
- **Bathroom Flooring:** Install floor tile and grout across the **entire waterproofed bathroom floor area wall-to-wall**, ensuring a flat, complete tile layout **underneath where the vanity and toilet will sit** and integrating flush against the Schluter-RENO-RAMP at the entry door. Maintain a flat, seamless junction at the open shower entrance.
- **Paint:** Prime and paint the two (2) new 36" entry/closet doors, ceilings, and the remaining exposed upper portions of the non-tiled walls with premium semi-gloss paint. Paint casing and base with gloss paint.

7. Fixture Trim & Hardware Installation

- **Door Hardware Installation:**
 - **Bathroom Entry Door:** Install **one (1) Schlage Elan Bed/Bath Privacy lever handle**.
 - **New Closet Door:** Install **one (1) Schlage Elan Hall/Closet Passage lever handle**.
- **Electrical Trim:** Supply and install **one (1) new main area ceiling light fixture** in the existing junction box.
- **Vanity & Toilet Reinstallation:** After the flooring and wainscot tile layout is completely grouted and cured:

- **Reset and anchor the existing toilet** using a new wax ring, new closet bolts, and secure it over the finished floor tile.
- **Reinstall the existing vanity cabinet and countertop** directly on top of the new floor tile and flush against the tiled wainscot wall. Secure the cabinet frame to the wall studs using cabinet screws.
- **Handicap Grab Bars (Toilet & Shower):** Securely anchor a total of four (4) heavy-duty, ADA-compliant stainless steel grab bars into the structural solid wall backing at heights of 33–36 inches from the finished floor:
 - **Toilet Rear Wall:** One (1) 36-inch (3') horizontal grab bar behind the toilet.
 - **Toilet Side Wall:** One (1) 48-inch (4') horizontal grab bar beside the toilet.
 - **Shower Control Wall:** One (1) 36-inch (3') horizontal grab bar near the offset Delta valve.
 - **Shower Back Wall:** One (1) 48-inch (4') horizontal grab bar along the back wall layout.
 - **Finish Note:** All grab bars must feature a **Brushed Nickel finish** to match the plumbing trim.
- **Plumbing Trim:** Connect the reinstalled vanity faucet and toilet using flexible braided stainless steel supply lines to the new local shut-off valves. Install the matching **Delta shower head and valve trim kit in a Brushed Nickel finish**, along with the integrated Schluter-KERDI-LINE linear drain grate cover and central floor drain grate cover.

Final Contractor Estimate Line-Item Structure

Category	Description / Scope Details	Qty	Unit	Unit Cost	Total Price
Site Prep & Demo	Containment, floor protection, carefully remove/store existing vanity & toilet, remove main ceiling light, completely demo/gut old separate shower enclosure, complete gut of old closet layout, debris disposal	1	Lump Sum	—	—
Plumbing Supply & Rough	Cut and permanently cap old shower lines in basement; Install Schluter-KERDI-LINE linear drain assembly & 2" drain line; plumb and install secondary floor drain in center of room; run new shower supplies; install offset Delta rough-in valve; and (3) quarter-turn shut-offs	1	Lump Sum	—	—

Electrical & HVAC	Supply and install Panasonic Whisper fan/LED combo unit and multi-switch; prepare layout and install new main area ceiling light fixture	1	Lump Sum	—	—
Framing & Structural	Inspect/verify subfloor condition/deflection against floor plan; Recess/drop subfloor for curbless entry; frame new 48" wide closet layout; supply/install two (2) 36" solid-core doors with ball-bearing hinges; solid grab bar wall backing	1	Lump Sum	—	—
Full Schluter Waterproofing	Pack single-slope mortar bed, apply Schluter-KERDI sheet membrane over complete shower and full bathroom floor wall-to-wall, lay complete KERDI-BAND structural seals, 24-hr flood test	1	Sq. Ft.	—	—
Tile Layout	Install floor tile wall-to-wall across the full room layout; complete open shower stall tile; install continuous 42" tall tiled wainscot across main room capped with a rounded Schluter-RONDEC Satin Anodized Aluminum bullnose profile; install Schluter RENO-RAMP profile at entrance	1	Sq. Ft.	—	—
Trim, Transition & Paint	Wallboard hanging/taping, supply and install waterproof cellular PVC baseboards in closet footprint only, standard casing trim in dry areas, supply/install 48" ClosetMaid shelving, full paint package	1	Lump Sum	—	—
Hardware & Reinstallation	Reset/hook up existing toilet (new wax ring/bolts); Anchor existing vanity on top of tile; mount (4) Brushed Nickel grab bars; install Schlage Elan Privacy and Passage levers; finish Delta trims	1	Lump Sum	—	—

CONTENT OF PROPOSAL

At a minimum, each proposal shall include the following items:

BUSINESS ORGANIZATION

State the full name and address of your organization, and if applicable, any subcontractors that will perform or assist in performing the work.

APPLICABLE EXPERIENCE

Include a brief description of similar project experience and qualifications as it pertains to construction and renovations.

ESTIMATED COST

Estimate shall include the following; scope of work, cost itemized to include labor, materials, and permits if applicable.

TIME FRAME

Include estimated time frame for start and completion of project.

ADDITIONAL INFORMATION

Include any additional information identified as pertinent but not requested in this RFP

EVALUATION OF PROPOSALS

All proposals received shall be subject to an evaluation by representatives of Lenawee Community Mental Health Authority. The following factors will be considered in making the final selection:

EXPERIENCE

Will take applicable experience in consideration when making determination.

ESTIMATED COST

The detail of scope of services and itemized cost will be taken in consideration. Proposal could be excluded based on lack of detail with scope of services and cost.

TIME FRAME

Will take estimated time frame in consideration in making final selection.

LENAWEE COMMUNITY MENTAL HEALTH AUTHORITY

Attach a copy of General Liability Insurance.

Signature of Representative

Title of Representative

Print Name of Representative

Date of Signature

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