



Bid 25-17 Regent Court Building A & B – Remodel

Eastern Oklahoma State College is accepting bids for the remodel of Regent Court Buildings A & B. Each Regent Court building is a two-story building which contains 8 student rooms, 8 bathrooms, and 2 communal/kitchenette areas. Each building is approximately 5,076 square feet.

SITE VISIT REQUIRED: There will be two site visits scheduled on May 12, 2025, at 2:00pm and May 14, 2025, at 2:00pm. Participants will meet at Regent's Court.

Bids are due by 3:00pm CDT, May 23, 2025, to Eastern Oklahoma State College. The bids may only be hand-delivered during business hours to the physical address or emailed to the following email address listed below:

Eastern Oklahoma State College
RFP 25-17 Regents Court A & B
Trisha White
1301 West Main
Wilburton, OK 74578
twhite@eosc.edu

Bids shall be delivered in a sealed envelope labeled RFP 25-17 or emailed with RFP 25-17 in the subject line. Bids shall be opened immediately at 3:00pm on May 23, 2025. Any bid received after the due date and time shall not be considered. Eastern Oklahoma State College reserves the right to refuse any and all bids.

References may be required upon request.

The awarded bidder may begin work as soon as they are notified of the bid award.

All bids **MUST** include the Proposal Summary Form, Non-Collusion Affidavit, and Conflict of Interest (attached) to be considered. Please include any warranties that may apply to this project.

Completion Date: The project must be completed no later than August 1, 2025. A per-day charge of \$500 will be assessed for each calendar day the project remains uncompleted beyond this deadline. This charge will be deducted from the final payment to the contractor. By submitting a proposal, the contractor acknowledges and agrees to this penalty clause.

SCOPE OF WORK FOR REGENT COURT BUILDING A:

All paint must be purchased from Sherwin Williams. Any substitutions from the examples attached must be approved prior to installation. All examples of items will be attached to this bid following the Non-Collusion Affidavit.

Tasks to be completed in all rooms.

- Repair drywall and new texturing of all drywall ceilings and walls with a skip trowel pattern to match existing renovations.
- Prime and paint all walls and ceilings. (SW 6001 Grayish, semi-gloss)
- Prep and demo existing floor and lay new 100% waterproof vinyl plank click lock floor except in bathrooms where the ceramic tile will remain. Vinyl planks must be at a minimum 12 mil flooring. (Example 1)
- Remove existing baseboards that are damaged or areas where cove base is and install new wood baseboards being at least 3 inches wide. (SW White)
- Repair, replace, and paint all existing trim work. (SW White)
- Install solid covers for any exposed cable boxes.
- Replace hardwired combination smoke and carbon monoxide detectors, new fixtures provided by Eastern.

Kitchen repairs.

- Install new kitchen countertops while reusing the kitchen sink. (Example 2)
- New island cabinets and overhang countertop with seating for four counter height bar stools on three sides. (Example 3)

Hallway repairs.

- Install/replace HVAC return air filter grille.

Living room repairs.

- Install new 62" ceiling fan, ceiling fan provided by Eastern.
- Replace all 4 light fixtures with fixtures provided by Eastern.
- Replace exterior wall light fixtures with fixtures provided by Eastern.
- Paint exterior door inside (white) and outside (black).
- Install appropriate trim and seals to exterior door.

Bathroom

- Replace wall light fixture above mirror, new fixture provided by Eastern.
- New rust proof shower curtain rod wall mounted; curtain rods provided by Eastern.
- Grout all tile installed (Example 4)
- Replace all shower heads, new shower heads provided by Eastern
- The existing ADA showers in units A3 and A4 will need to be fully replaced. The new installation should include floor-to-ceiling tile on the tub and surrounding walls, utilizing the Schluter waterproofing system for the surround, pan, and tile trim. Existing handicap rails and bench frames may be reused, but the bench seating surface must be replaced

with new teak or composite planks. All work done must be done within ADA standards. (Example 5)

Bedroom.

- Replace existing light fixtures, new fixtures provided by Eastern.

Exterior.

- Painting all stair handles and railings. (black)

Electrical repairs.

- Convert living room and hallways from a single motion switch to individual switches for one center of the room ceiling fan with fan control switch on wall, all four lights in living area should be on one dimmer switch and individual switches for each hallway light.
- Convert bathrooms into a two-switch. (one with lights and exhaust fan, the other with just the heater)
- Add above each shower and toilet canless recessed LED lights, fixtures will be provided by Eastern.
- Install ceiling fan box in center of living/kitchenette area.

SCOPE OF WORK FOR REGENT COURT BUILDING B:

All paint must be purchased from Sherwin Williams. Any substitutions from the examples attached must be approved prior to installation. All examples of items will be attached to this bid following the Non-Collusion Affidavit.

Tasks to be completed in all rooms.

- Repair drywall and new texturing of all drywall ceilings and walls with a skip trowel pattern to match existing renovations.
- Prime and paint all walls and ceilings. (SW 6001 Grayish, semi-gloss)
- Prep and demo existing floor and lay new 100% waterproof vinyl plank click lock floor except in bathrooms where the ceramic tile will remain. Vinyl planks must be at a minimum 12 mil flooring. (Example 1)
- Repair, replace, and paint all existing trim work. (SW White)
- Remove existing baseboards that are damaged or areas where cove base is and install new wood baseboards being at least 3 inches wide. (SW White)
- Install solid covers for any exposed cable boxes.
- Replace hardwired combination smoke and carbon monoxide detectors, new fixtures provided by Eastern.

Kitchen repairs.

- Install new kitchen countertops while reusing the kitchen sink. (Example 2)
- New island cabinets and overhang countertop with seating for four counter height bar stools on three sides. (Example 3)

Hallway repairs.

- Install/replace HVAC return air filter grille.

Living room repairs.

- Install new 62” ceiling fan, ceiling fan provided by Eastern.
- Replace all 4 light fixtures with fixtures provided by Eastern.
- Replace exterior wall light fixtures with fixtures provided by Eastern.
- Paint exterior door inside (white) and outside (black).
- Install appropriate trim and seals to exterior door.

Bathroom

- Replace wall light fixture above mirror, new fixture provided by Eastern.
- New rust proof shower curtain rod wall mounted; curtain rods provided by Eastern.
- Grout all tile installed (Example 4)
- Replace all shower heads, new shower heads provided by Eastern
- The existing ADA showers in units B1 and B2 will need to be fully replaced. The new installation should include floor-to-ceiling tile on the tub and surrounding walls, utilizing the Schluter waterproofing system for the surround, pan, and tile trim. Existing handicap rails and bench frames may be reused, but the bench seating surface must be replaced with new teak or composite planks. All work done must be done within ADA standards. (Example 5)

Bedroom.

- Replace existing light fixtures, new fixtures provided by Eastern.

Exterior.

- Painting all stair handles and railings. (black)

Electrical repairs.

- Convert living room and hallways from a single motion switch to individual switches for one center of the room ceiling fan with fan control switch on wall, all four lights in living area should be on one dimmer switch and individual switches for each hallway light.
- Convert bathrooms into a two-switch. (one with lights and exhaust fan, the other with just the heater)
- Add above each shower and toilet canless recessed LED lights, fixtures will be provided by Eastern.
- Install ceiling fan box in center of living/kitchenette area.

Any questions related to the Scope of Work may be addressed with:

Lucas Hedgecock

Project Manager, Housing Coordinator, and Custodial Supervisor

918-465-1876

lhedgecock@eosc.edu

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Proposal Summary Form

Name of Company: _____

In submitting this bid proposal, Bidder represents that:

Bidder has examined copies of all Bid documents and has familiarized himself/herself with the nature and extent of scope of work and all local conditions and laws and regulations that in any manner may affect cost, progress, and performance of completing the scope of work as stated.

Building	Building Start Date	Building Completion Date	Building Project Amount
Regents Court A			
Regents Court B			

Business address: _____

Business phone and email: _____

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Bid Affidavit – (Non-Collusion)

State of Oklahoma

County of _____

Affiant, _____ of lawful, being first duly sworn, on oath state that he/she is duly authorized agent of the Bidder to submit the attached Bid. Affiant further states the Bidder has not been a party to any collusion among Bidders in restraint of freedom of competition by agreement to bid at a fixed price or to refrain from bidding, or with any elected official, or party to the project, or employee of the OWNER as to the quantity, quality or price in the prospective contract, or any other terms of such perspective contract, or in any discussions between Bidders and any elected official, officer, or employee of the OWNER concerning exchange of money or other thing of valued for special consideration in letting of a contract.

Contractors Name: _____

Official: _____

Position: _____

NOTARY:

State of: _____

County of: _____

_____, of lawful age, being first duly sworn on oath says that he/she is the agent authorized by the Contractor to execute the above affidavit.

Subscribed and sworn to before me this _____ day of _____, 2025.

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Conflict of Interest Disclosure Affidavit

State of Oklahoma

County of _____

Before me, the undersigned authority personally appeared _____ (name of person), who, being first duly sworn, deposed and said that:

He/She is the authorized representative of _____ (name of company), hereafter referred to as "Respondent".

The respondent submits this document in response to an RFP listed above.

The respondent hereby confirms that a conflict(s) of interest:

- exists
- does not exist
- may exist

In connection with this solicitation which might impair or appear to impair respondent's ability to perform if awarded the contract, including any familial or business relationships that the respondent, the proposed subcontractors, and their principals have with Eastern employees or board members. (If a conflict(s) of interest exists and/or may exist, describe in a letter the nature of the conflict, the parties involved and why there is a conflict. Attach said letter to this form).

Subscribed and sworn to before me this _____ day of _____, 2025.


Notary Public: _____

My Commission Expires: _____

Examples

Example 1:


Pergo (Sample) DuraCraft +WetProtect SAMPLE Rustic Charm Oak Vinyl Plank
Item #3554227 Model #SP-L0/940/73
Shop Pergo ★★★★★ 48



\$2.99

- Rustic Charm Oak features the look of live sawn-cut rustic wild oak with a mix of blonde and cool tones, a natural varying emboss and low-level gloss finish for
- Innovative WetProtect® technology provides full-coverage waterproofing from surface to subfloor. It's the right kind of waterproof. GUARANTEED
- Guaranteed not to wear, fade or stain and superior dent and scratch resistance

Manufacturer Color/Finish: Rustic Charm Oak



– Show Less

Pickup & Delivery Options

FREE Pickup
Ready Thu, Jun 1
At McAlister Lowe's
[Outside Availability](#)

Delivery 74678
Sat, May 27, From \$9.99
FREE with \$45+ Order

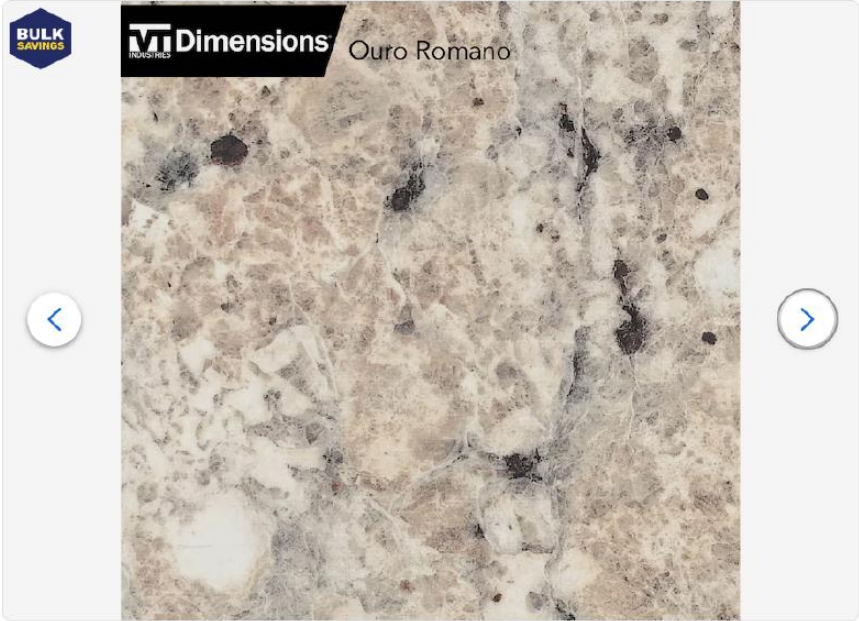
[More Delivery Options](#)

– 1 + **Add to Cart**

Maximum Qty of 10

Example 2:

VT Dimensions Formica 10-ft x 25.5-in x 4.5-in Ouro Romano, Etchings Left-Hand Miter-Cut Laminate Countertop with Integrated Backsplac
Item #69991 | Model #927746B10L
Shop VT Dimensions ★★★★★ 1079



BULK SAVINGS

VT Dimensions Ouro Romano

10+ bought last week

\$214.00


Bulk Savings
\$192.60/ Each (10.0% O
[See other Promos \(1\)](#)

\$203.30 when you cho

Buy Now, Pay Later
\$19.32 with 12 monthly

- CONTEMPORARY EDGE STY design creates a distinct loc
- NEUTRAL GRANITE COLOR: with highlights from tiny fra
- DIMENSIONS: Actual 120" Le Thickness

Manufacturer Color/Finish



\$214.00 \$209.00 Out of 50

Common Length (Feet): 10

4 6 8 10


Example 3:



Example 4:

MAPEI Ultracolor Plus FA Black #5010 All-in-one Grout (10-lb)
Item #1024923 | Model #6BU501005

Shop MAPEI ★★★★☆ 1701 ♡



The product page features a main image of a 10-lb bag of MAPEI Ultracolor Plus FA Black #5010 All-in-one Grout. The bag is white with an orange top section and blue text. To the left of the main image is a vertical gallery of smaller images, including a video player, a product information sheet, and a '+10' button.

Example 5:

Satori Hudson Brilliant White Glossy 8-in x 16-in Glossy Ceramic Wall Tile (0.86-sq. ft/ Piece)
Item #1359861 | Model #1001-0204-0

Shop Satori ★★★★☆ 39 ♡



The product page features a main image showing a grid of white ceramic wall tiles. To the left of the main image is a vertical gallery of smaller images, including a video player, a product information sheet, and a '+7' button. Navigation arrows are visible on the left and right sides of the main image.