



2026000575 RESOL \$0.00
01/15/2026 02:19:39P 7 PGS
Amy Swain
Monroe County Recorder IN
Recorded as Presented

Lake Lemon Conservancy District

2026000142 RES \$0.00
01/20/2026 02:12:25P 7 PGS
Mary E Smith
Brown County Recorder IN
Recorded as Presented

RESOLUTION 08-25-03

A RESOLUTION AUTHORIZING THE USE OF REQUEST FOR PROPOSAL PROCESS TO SOLICIT BIDS FOR THE RENOVATION OF THE RIDDLER POINT PARK BATHHOUSE

WHEREAS, the Lake Lemon Conservancy District (LLCD), in fulfillment of its mission to preserve, maintain, and improve the recreational, environmental, and community value of Lake Lemon, has adopted a comprehensive Master Plan for Riddle Point Park; and

WHEREAS, the existing bathhouse facility, originally constructed to serve as a core amenity for park patrons, has aged to a condition that no longer adequately reflects the standards of durability, accessibility, and aesthetic quality expected by the public; and

WHEREAS, the Board recognizes that a modernized bathhouse is essential to improving the overall visitor experience, supporting public health and sanitation, and ensuring the long-term sustainability of park infrastructure; and

WHEREAS, the Board has determined that the competitive Request for Proposal (RFP) process is the most transparent, equitable, and fiscally responsible means of soliciting bids, evaluating contractor qualifications, and securing high-quality renovation services; and

WHEREAS, the proposed renovation will directly advance the goals of the Riddle Point Park Master Plan by enhancing public facilities, supporting recreational use, and reinvesting in assets that serve the broader lake community;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Lake Lemon Conservancy District that the issuance of a Request for Proposals for the Bathhouse Renovation Project is hereby authorized, and the District Manager is directed to carry out the RFP and bid solicitation process in accordance with applicable procurement policies and procedures.

Contact Us

 812-334-0233

 7599 N. Tunnel Rd.
Unionville, IN 47468

 lakelemon.org

PRESENTED to the Board of Directors of the Lake Lemon Conservancy District this 28th day of August, 2025.

ADOPTED BY THE FOLLOWING VOTE:

	Aye	Neigh	Abstain
LES WADZINSKI, CHAIRMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BRET HUBER, VICE-CHAIR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEBRA LADYMAN, TREASURER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DAVID CARRICO, Sub-Area I	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STEPHEN WERNER, Sub-Area IV	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MALCOLM MCCLURE, Sub-Area VI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MIKE BLACKWELL, Sub-Area VII	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Certification

I certify under the penalties of perjury that the foregoing members of the Lake Lemon Conservancy District Board of Directors voted as indicated above at a public meeting on August 28th, 2025.

ATTEST: Les Wadzinski
 Lester Wadzinski (Aug 29, 2025 13:46:14 EDT)

Les Wadzinski, LLCD Chairman

Request for Proposal (RFP)

Bathhouse Renovation – Riddle Point Park

RFP # 2025-001

Date of Issuance: August 28, 2025

1. Statement of Work

1.1 Purpose

The purpose of this Request for Proposal (RFP) is to invite qualified contractors to submit proposals for the interior and exterior renovation of the Lake Lemon Bathhouse at Riddle Point Park. The project is intended to provide a refreshed, durable, easy-to-clean, and aesthetically pleasing facility for public use.

1.2 Coverage & Participation

This RFP, and any resulting agreement, shall be for the use of all LLCD operations. LLCD reserves the right not to enter into any contract, to add and/or delete elements, or to change project scope at any time without prior notice and without liability.

2. General Information

- Building Size: Approximately 70' x 12', consisting of separate men's and women's facilities.
- Women's Side: Four (4) stalls and one (1) supply closet.
- Men's Side: Two (2) stalls, one (1) urinal, and one (1) supply closet.
- Construction: Concrete block building with partitions currently of block covered in plastic paneling.
- Existing Features: Building sits over a holding tank; roof is recently updated and in good condition.

3. Scope of Work

3.1 Interior Renovations

- Replacement of stall partitions with commercial-grade bathroom partitions.
- Replacement of flooring with durable, slip-resistant material suitable for high-traffic wet environments.
- Replacement or resurfacing of wall materials with durable, moisture-resistant finishes.
- Updating supply closet finishes as needed.
- Replacement of interior windows.

3.2 Exterior Improvements

- Repair of cracks in exterior block walls.
- Exterior painting with durable, weather-resistant coatings.
- Repair/replacement of external concrete walkways
- Installation of a foot wash station adjacent to the building (optional add-on in proposals).

4. Schedule of Events

- Newspaper Advertisement: Wednesday, August 27, 2025
- RFP Available Upon Request: Thursday, August 28, 2025
- On-Site Meetings: May be scheduled by contacting the LLCD District Manager Adam Casey
- Proposal Submission Deadline: Wednesday, September 25, 2025, at 12:00 p.m. (Noon EST)

5. Proposal Instructions

5.1 Submission

All proposals must be delivered sealed to:

Lake Lemon Conservancy District
Attn: Adam Casey, District Manager
7599 North Tunnel Rd.
Unionville, IN 47468

Telephone: (812) 334-0233
Email: manager@lakelemon.org

Faxed or emailed submissions will not be accepted.

5.2 Required Format

- One (1) original marked "Original" and three (3) copies marked "Copy."
- All bound individually.
- A completed Bid Sheet (attached).

6. Evaluation Criteria

Proposals will be evaluated on the following:

1. Quality and durability of proposed materials.
2. Contractor experience with similar renovation projects.
3. Total cost of renovation (with breakdown by task).
4. Project schedule and ability to complete work within fiscal year 2025 and/or before May 1st 2026.
5. References from prior projects.

7. Contractor Qualifications

Each proposal must include:

- Company background, including years in business and number of employees.
- Project manager and key staff.
- Description of similar projects completed.
- References from at least three recent clients.
- Proof of financial responsibility (bonding capacity).

8. Budget & Pricing

Contractors must provide a breakdown of estimated costs for:

- Interior demolition and replacement of partitions.
- Flooring installation.
- Wall resurfacing.
- Window replacement.
- Exterior block repair and painting.
- Exterior Concrete Repair/Replacement
- Foot wash station (if included).

Prices must remain valid for 90 days from September 25, 2025.

9. Terms & Conditions

- LLCD reserves the right to reject any or all proposals.
- All accepted proposals become property of LLCD.
- Contractor shall comply with all local, state, and federal regulations.
- Governing law: State of Indiana.

Lake Lemon Conservancy District

Bid Sheet – Bathhouse Renovation

All contractors submitting proposals for the Bathhouse Renovation Project at Riddle Point Park must complete this Bid Sheet in full. Costs should be itemized by task and noted as Capital or Non-Capital. Prices must remain valid for 90 days from September 25, 2025.

Task Description	Estimated Cost (\$)	Capital / Non-Capital	Notes
Interior demolition and replacement of partitions			
Flooring installation (durable, slip-resistant material)			
Wall resurfacing / replacement of interior finishes			
Window replacement			
Supply closet updates (men's and women's)			
Exterior block crack repair			
Exterior painting			
Exterior Concrete Repair/Replacement			
Foot washing station (optional add-on)			
TOTAL PROJECT COST			

Contractor Name: _____

Authorized Representative: _____

Signature: _____

Date: _____