

**Town of Weathersfield Vermont  
Request for Bids (RFB) For  
1879 Schoolhouse Belfry Restoration Project  
(1862 Route 106, Perkinsville VT)**

**Funded in part by a grant from  
Vermont Historic Preservation**

**1. GOAL**

- 1.1 It is the goal of this project to restore the structural integrity of the belfry, and replace, repair, and paint the exterior woodwork as needed and specified in the following documentation.

**2. SCOPE OF WORK**

- 2.1 The first is structural, wherein over time there has been deflection of the rafters and roof boards due to the concentrated weight of the belfry and bell through the four main cupola support posts to the main roof structure.
- 2.2 The second is separating corners of the flush board siding and quoins at the lower cupola corners, which is likely the result of the settling mentioned above.
- 2.3 Third is the overall weather tightness of the cupola due to deterioration of the finish, lack of flashing at the step or shelf between the cupola base and the louvered second tier, and deteriorated hip ridge caps.

**3. GENERAL CONDITIONS**

- 3.1 The contractor will specify in their proposal any material or process used where it differs or enlarges upon the materials and processes included in this specification.
- 3.2 The contractor will maintain the security, weatherproofing, and heat retention of the building while in the execution of this contract.
- 3.3 The contractor will specify the range of dates in which they expect the work will commence and be completed.
- 3.4 The contractor will hold a current EPA Lead Renovators Certificate if any paint removal is done onsite.

**4. STRUCTURAL RESTORATION AND STRUCTURAL ADDITIONS**

**Note:** When originally constructed the corner supports for the belfry rested in part on single rafters and the spanning 1” thick roofing boards.

- 4.1 Canted 6x6 posts, blocks, shims, and spreaders to provide additional support to affected rafters will be added **per the included drawings, numbered Page 1 and Page 2** of the 1879 Schoolhouse Structural Additions.
- 4.2 Steel corner braces, truss connectors, or CDX plywood gussets as needed will be installed inside the belfry to stabilize the main support columns in order to arrest further spreading, and installed so as not to limit access to the bell and interior of the belfry. These will not be visible from the outside.
- 4.3 The center post supporting the belfry hip rafters shall be replaced, or shored up. The original bell lifting timber may be utilized to carry the new post or shoring.
- 4.4 All structural additions will be hammer tight and installed to maximize shear resistance. The object will be to arrest further sagging and spreading of the rafters and structural elements of the belfry.
- 4.5 The existing threaded iron anchor rods will be tightened to bring the hold down plank flush with rafters, and timed to happen in such a way so as not to worsen the sagging state of the roof boards.
- 4.6 2 - #14 x 14" exterior grade lumber lock screws with washers shall be installed near the base of each belfry corner posts so as to pass through the post and into the block now installed below the roof boards at an angle roughly perpendicular to the rafters. Belfry corner posts shall be pre-drilled to prevent splitting.
- 4.7 Screws of appropriate size and length shall be used in all shear and 'toenail' applications and be pre-drilled where splitting would otherwise result.
- 4.8 The following list shall serve to clarify which pieces comprise the major wooden structural additions.
  - a. 4 - 6"x 6" rough-cut hemlock canted posts.
  - b. 4 - 6"x 6"x16" min. rough-cut hemlock, or other wood beveled blocks.
  - c. 2 - 4"x 6"x6 ft. +- rough-cut hemlock spreaders.
  - d. 4 - 6"x6" x 12 min. blocking and shims.

## **5. Exterior Trim and Details:**

- 5.1 The two lowest rows of flush board siding of the lower tier will be replaced with similar width and thickness planed pine boards.
- 5.2 The two lowest wooden corner quoins in all four corners will be replaced with matching quoins as well as any others that have deteriorated and are unable to be fastened securely at the corners and refinished.
- 5.3 Remaining flush board siding and quoins will be refastened to correct any separation at the corners. Gaps between the original flush board siding will not be corrected, but the gaps will be cleaned of old finish to allow for new caulking prior to painting.
- 5.4 A minimum of a ½" space shall be left between the lower flush board siding boards and quoins and the roofing and flashed behind with upturned lead flashing as permitted by the removal of the boards.
- 5.5 All lower tier and upper tier crown molding will be replaced with similar molding or restored as feasible with corners joints tight and able to hold finish. The use of high quality wood epoxy fillers and epoxy consolidators will be permitted.

- 5.6 New custom pre-painted aluminum flashing will be installed on the shelf between the lower tier and upper tier of the belfry. The flashing shall be brake formed with an upturn behind the facing boards and under the sills with a proper drip edge over the lower crown molding. All flashing corners and joints will be lock seamed and sealed. Any structurally compromised boards forming the shelf will be replaced before flashing is installed.
- 5.7 All fasteners exposed to corrosive elements will be weather and corrosion resistant, such as hot dipped galvanized, ceramic coated, and stainless steel.

## **6. Painting:**

- 6.1 The entire belfry will be scraped, sanded, and prepared for repainting.
- 6.2 Bare wood resulting will be two-part liquid epoxy sealed.
- 6.3 All cleaned joints in the lower tier fascia boards will be caulked with a silicone rubber or polyurethane caulking.
- 6.4 All exterior woodwork will be oil base primed, and top coated with two coats of semi gloss exterior latex paint.
- 6.5 The louvers are to be considered part of the woodwork.

## **7. Roofing:**

- 7.1 Belfry hip roof metal ridge caps shall be replaced with new bent roofing grade galvanized steel ridge caps.

## **8. Access:**

- 8.1 Since the slates on the main roof are intact and functioning, but of undetermined stability, utmost care will be taken to ensure that work is done from staging that is designed and mounted so as to protect the slates from damage.
- 8.2 Effective protection of the classroom ceilings shall be maintained while work continues in the attic space.
- 8.3 If access to the roof and belfry involves use of the ell and ADA ramp roof, the metal roofing shall be protected to prevent damage to the standing seam roof and painted coating.
- 8.4 The Town shall provide and maintain access to the work areas and provide electricity for tools and lighting. The contractor will have access to the bathroom on premises but will maintain it in a clean and tidy condition.

## **9. INDEMNIFICATION AND INSURANCE**

- 9.1 The chosen contractor shall comply with the following requirements
- 9.2 The contractor agrees to defend and save harmless the Town of Weathersfield, its officers, agents and employees against all claims, demands, payments, suits, actions, recovery, and judgments of every kind and description arising out of the performance of the Agreement, including personal injury or property damage brought or

recovered against it by reason of any negligent action or omission of the consultant, its agents, or employees and with respect to the degree to which the Town is free from negligence on the part of itself, its employees and agents.

- 9.3 The contractor shall carry Comprehensive Broad Form General Liability Insurance in the amount shown below including protection for bodily injury and property damage.
- 9.4 The contractor shall also maintain Automobile Liability Insurance providing limits prescribed by the Town and Umbrella or Excess Liability Insurance in the amount shown below. The Workers' Compensation Insurance shall provide coverage pursuant to V. S. A. Title 21, Section 600 et seq.
- 9.5 Prior to the commencement of the work, Certificates of Insurance shall be supplied to the Town by the contractor detailing the required coverage. These Certificates shall be issued by a carrier authorized to do business within the State of Vermont. The State of Vermont and the Town of Weathersfield shall also be named as an additional insured.
- 9.6 The contractor shall have and require all sub-consultants to have and maintain insurance coverage and list the Town as an additional insured in accordance with the minimum amounts listed below. Prior to the start of any work, the Town shall be furnished with an insurance certificate as proof that coverage is in place.
  - 9.6.1 General Liability-\$1,000,000 per occurrence
  - 9.6.2 Product Liability-\$1,000,000 per occurrence
  - 9.6.3 Property Damage-\$1,000,000 per occurrence
  - 9.6.4 Personal Injury-\$1,000,000 per occurrence
  - 9.6.5 Automotive Liability-\$500,000 per occurrence
  - 9.6.6 Worker's Compensation-Statutory Requirement

## **10. INSTRUCTIONS TO BIDDER**

- 10.1 Proposals shall be typewritten or written in ink. Officials of corporations shall designate their official title; partners or sole owners shall so state giving the names of all interested parties. The person signing the bid shall initial all corrections or erasures.
- 10.2 Requested descriptive material shall be submitted with the bid.
- 10.3 In submitting the bids the contractor agrees that acceptance of any bid by the Town of Weathersfield within 90 calendar days constitute a contract. No work shall be started until a purchase order has been approved by the Town Manager and a Notice to Proceed has been given.
- 10.4 This project is funded by a Vermont Historic Preservation Grant and all contractors must ensure:
- 10.5 All Project work must be consistent with the Vermont Division of Historic Preservation-approved Scope of Work;
- 10.6 All Project work must comply with the Secretary of the Interior's Standards for Rehabilitation;
- 10.7 The proposal must reflect a historic preservation approach to the Project; and
- 10.8 Traditional materials should be repaired or replaced in kind with materials that match the original and are joined in the same way.

- 10.9 Discounts for immediate payment or credit terms where offered will not be a factor in the determination of the lowest responsible bidder. Payment terms by the Town will be cash, less any applicable discounts, to be paid within 30 days of the completion of the work by the contractor and formal acceptance by the Town.
- 10.10 The successful bidder shall indemnify and hold harmless the Town of Weathersfield against all claims for royalties, for patents, or suit for infringement thereon which may be involved in the manufacture or use of the material to be furnished.
- 10.11 All materials shall remain the property of the contractor until delivered to, installed and accepted by the Town
- 10.12 Deviations from these specifications are permitted only as separate bids provided they are submitted as alternate proposals accompanying a conforming bid.
- 10.13 Selection criteria: This bid shall be awarded to the vendor whose bid represents the best value to the Town of Weathersfield.

## **11. BID INSTRUCTIONS**

- 11.1 All bids shall include the following
- 11.1.1 Project costs
  - 11.1.2 Project schedule
- 11.2 Questions relating to these specifications may be directed to Brandon Gulnick, Town Manager of the Town of Weathersfield:  
(802)674-2626 or [townmanager@weathersfield.org](mailto:townmanager@weathersfield.org)
- 11.3 Interested bidders shall submit an original and one copy of their bid in a sealed envelope, marked "Town of Weathersfield: Window Restoration Project" to:

Town Manager  
Town of Weathersfield  
5259 Route 5  
P.O. Box 550  
Ascutney, VT 05030

## **12. THE TOWN RESERVES THE RIGHT:**

- 12.1 to accept or reject any or all bids in whole or in part and to accept other than the lowest price proposal;
- 12.2 to amend, modify, or withdraw this Request for Bids
- 12.3 to require supplemental statements or information from proposers
- 12.4 to extend the deadline for responses to this Request for Bids
- 12.5 to waive or correct any irregularities in bids received
- 12.6 to negotiate separately with competing bidders.

## **13. CALENDAR**

- 13.1 Request for Bids posted April 20<sup>th</sup>, 2021
- 13.2 Site Visit 10:00 AM, April 28<sup>th</sup>, 2021
- 13.3 Proposals due: **May 13<sup>th</sup>, 2021 by 12:00 P.M**
- 13.4 Bid Opening: May 13<sup>th</sup>, 2021 at 2:00 P.M.

# ATTACHMENT A

[Bid Sheet]

**TOWN OF WEATHERSFIELD, VERMONT**  
**REQUEST FOR BIDS FOR**  
**FOR 1879 SCHOOLHOUSE BELFRY RESTORATION PROJECT**

Bidder's name, address, email address, and phone number:

List similar work bidder has successfully completed:

Cost of Materials: \$ \_\_\_\_\_

Labor: \$ \_\_\_\_\_

Additional projected costs \$ \_\_\_\_\_

\_\_\_\_\_

TOTAL COST OF PROJECT: \$ \_\_\_\_\_

Date for completion: \_\_\_\_\_

Total estimated project time: \_\_\_\_\_

Please provide an explanation for any deviations to this RFB on a separate sheet of paper:

The undersigned, having familiarized themselves with the conditions of project as set forth in the Request for Bids, hereby proposes to furnish all supervision, technical personnel, labor, materials, tools, appurtenances, equipment and services required to perform the required project, all for the TOTAL COST of this bid.

Signature of bidder: \_\_\_\_\_ Date: \_\_\_\_\_

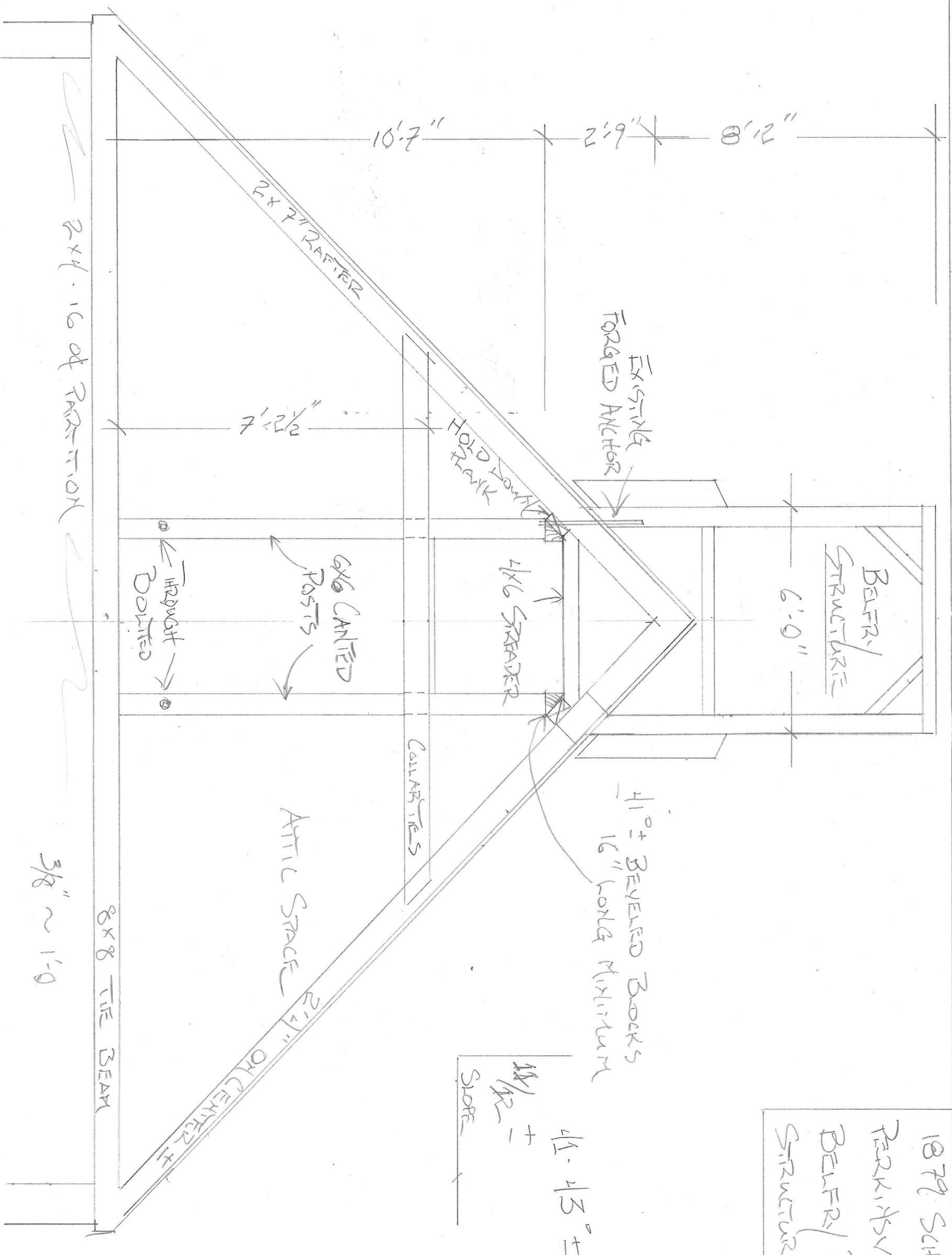
## ATTACHMENT B

[Drawing #1]



1879 Schoolhouse  
 Parkersville, VA  
 BEAR/RESTORATION  
 STRUCTURAL ADDITIONS

MR 4/9/21



ALL DIMENSIONS  
 MUST BE  
 FIELD VERIFIED

## ATTACHMENT C

[Drawing #2]

1879 School House  
Perryville, VA  
Deer Restoration  
Structural Additions  
YFR 4/9/21

