

Request for Proposal

Roof Replacement, Masonry and Structural Repairs Historic Building Renovations 307 North Main Street Lawrenceville, VA

Issued: June 23, 2023

Introduction: The Brunswick County Industrial Development Authority is seeking bids from qualified contractors to provide pricing for roof replacement and associated masonry and structural repairs, as well as for building renovations, for the Sledge & Barkley Building (307 North Main Street, Lawrenceville, VA).

Project Documents: Interested contractors shall request copies of plans and specifications, in writing, by emailing m_dotti@bcida.org.

Project Scope:

1. Furnish and install a new roof over the existing standing seam roof consisting of:
 - a. 1" poly iso strips between the standing seam ribs.
 - b. Poly iso on top of the standing seam roof, fully adhered to achieve an R-40 system.
 - c. 60 mil TPO, or equivalent, white roof membrane, full adhered with 20-year NDL warranty.
 - d. Turn membrane up onto brick parapet with cant strips, termination bar and counter flashing as required.
 - e. Provide new gutters and downspouts, aluminum, white to replace existing.
 - f. Provide metal coping for all roof parapets after all masonry repair work on parapets has been completed. This applies to both buildings.

2. Masonry repair work as follows:
 - a. Remove all vegetation and other debris from all brick faces prior to start of work.
 - b. Remove all loose existing parapet parging, re-point any loose bricks, re-parge for a clean, smooth and uniform appearance.
 - c. Repair/repoint all mortar at parapets and chimneys, all faces.
 - d. Carefully remove and retain all brick from existing window and door openings that have been infilled with brick, confirm locations and quantity in the field with GC prior to start of work.
 - e. Remove all existing metal windows at the warehouse building and carefully store in the building for refurbishment by others. Reinstall the windows after refurbishment using existing brick and matching mortar.
 - f. Stockpile and save all loose bricks on site for re-use as needed.
 - g. Repoint and repair cracks at all locations indicated on the plans. The new mortar shall match existing per the Secretary of the Interior's Standards for

Rehabilitation and associated guidance documents. Mock-up of mortar repairs will be furnished by mason and approved by owner, historical consultant, and GC prior to full production of repairs.

- h. Provide unit price, per SF of brick face for repair/point up in addition to what is shown on the drawings.
 - i. Make repairs to brick coursing at framing supports at inside of perimeter walls as indicated on the plans.
 - j. All lifts and scaffolds are the responsibility of the masonry contractor.
 - k. Wash down all masonry upon completion of the work.
3. Timber framing repair work as follows:
- a. Provide all shoring needed to temporarily support the structure while structural repairs are made. Remove same after structural repairs are completed.
 - b. Complete all framing repairs both interior and exterior, all areas. Rough cut timber to be used wherever possible.
 - c. Provide timber samples for approval prior to purchase.
 - d. GC will purchase the timber from a detailed take-off provided by the subcontractor.
 - e. Subcontractor shall identify any repairs or replacements that cannot be accomplished with matching materials prior to start of work and the take-off shall reflect these items so that the GC can gain approval from owner and historic consultant.
4. Building renovations to produce apartments shall be proposed as follows:
- a. Based upon an assumed project budget of 4.5M, the contractor shall provide an expected duration of the work, a detailed list of general conditions per the attached breakdown and a construction management fee, based upon a contract that will be cost plus a fee with a guaranteed maximum price.
 - b. Contractor shall assume that all masonry, structural framing and roofing repairs are separate from the renovation work.
 - c. Contractor shall be qualified and experienced in the renovation of historic buildings and shall fully cooperate with the historic consultant regarding existing materials that can be replaced and those that shall be repaired, refurbished, and maintained as part of the finished work. For example, the decorative tin ceiling at the first level shall be removed, repaired where possible and replaced in kind where not; the wood floor planks on the upper levels shall be refinished, repaired and placed in service as the finished floor; the existing wood windows that are intact and repairable shall be refurbished and placed back into service. There are numerous other historic attributes that shall be preserved and the contractor is expected to have the experience and knowledge to affect this work correctly and in compliance with historic standards and regulations.

d. Outline plans of the building renovation are provided for guidance

Drawings:

For the roof, masonry and framing work:

G001	Cover Sheet	1 sheet
AE101.1 to AE 102.1	Existing Floor Plans	8 sheets
AE201.1 to AE 201.2	Existing Building Elevations	2 sheets
T0.1 to S2.3	Structural Repairs	11 sheets

For the Renovation to Produce Apartments

G001	Cover Sheet	1 sheet
AE101.1 to AE 102.1	Existing Floor Plans	8 sheets
AE102.2 to 102.6	Existing Reflected Ceiling Plans	5 sheets
AE201.1 to AE 201.2	Existing Building Elevations	2 sheets
A101.1 to A101.5	Floor Plans Renovation	5 sheets

Proposal Requirements: Interested contractors must submit a comprehensive proposal that includes the following information:

- Detailed project schedule.
- Proposed budget for the entire project, including all fees and general conditions.
- Relevant experience and qualifications of the contractor and team that will be responsible for executing the project.
- References from previous clients.
- The contractor shall demonstrate relevant historical renovation experience in Virginia and experience with National Park Service Regulations and requirements for the renovation and restoration of historic structures.
- The contractor shall state in its proposal its willingness to collaborate with design and consultant team to identify scope and methods that will reduce cost to the owner with no impact negative impact on schedule or final product.
- The contractor shall be capable of mobilizing and beginning work within 30 days of the proposal due date.

Submission Requirements: Contractors are required to comply with Title 54.1, Chapter 11, Code of Virginia, to show evidence of certification or registration before their bid may be considered. Bids shall be governed by Section 11-49 of the Code of Virginia.

Proposals should be submitted in writing to 116 West Hicks Street Lawrenceville VA 23868 or in person at the office of the Brunswick County Industrial Development Authority no later than **July 14, 2023, 2:00 PM EST.** Late submissions will not be

considered.

The Brunswick County Industrial Development Authority reserves the right to reject any and all bids.

End Request for Proposal