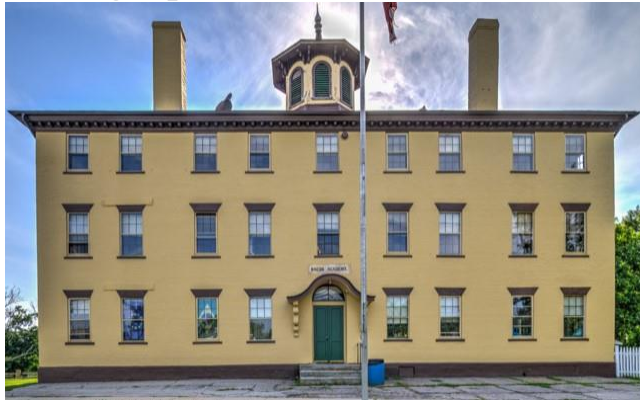




Updated Request for Bid; May 16, 2025

Roofing replacement on Historic Bacon Academy



Requested by: Bacon Academy Board of Trustees (BABOT), a 501 (c) (3) non-profit organization

84 South Main St, Colchester, CT 06415

Primary Contact: Tom DesSureau, Secretary

Phone: (860) 908-6876

Building History

Architectural styles: Italianate architecture, Federal architecture

Added to NRHP: April 27, 1982

NRHP Reference Number: 8200436

The original Bacon Academy was built in 1803 and is located at 84 Main Street, Colchester, Connecticut. The main structure is a 70-foot-long by 34-foot-wide, three-story Flemish bond brick structure with Federal-style details.

This request for proposal is to strip and replace the aging asphalt shingle roofing and repair and/or replace all associated flashing on the Main Building roof. Additionally, this updated bid request includes installation of a new 3-inch roof vent and 4-inch exhaust fan vent for upcoming new bathroom projects and a request to paint, seal, and re-point where required, the two chimneys on the building before the roof is replaced.

Project Overview

This is a required rebid of the bid your company provided to the bid dated 01/25/2025 when we clarified the chimney work and added bathroom vents. This updated bid request includes mandatory language requirements for the matching grant program from the State Historic Preservation Office, and refreshed bids are required.

The project will be financed in part by a Historic Restoration Fund grant from the State of Connecticut through the State Historic Preservation Office in the Department of Economic and Community Development. Due to the nature of this work, all bidders must be familiar with the Secretary of the Interior Standards for Historic Rehabilitation and have experience working on historic structures.

The existing asphalt shingle roofing is approximately 25 years old and in need of replacement. It should be stripped of all asphalt shingles and other material to completely expose the plywood roof decking, any rotted plywood shall be replaced as needed, replacement of all drip edge, all flashing and asphalt shingle replacement using industry standard practices. BABOT requests that the new roofing materials be architectural asphalt roofing shingles with a Minimum of 50-year Manufacturer warranty. Additionally, the bid request includes installation of a new 3-inch roof vent and 4-inch exhaust fan vent for upcoming new bathroom projects and a request to paint, seal and re-point where required the two chimneys on the building, before the roof is replaced.

The roofing contractors shall coordinate or work with contractors who will be restoring the Historic Cupola (under a separate bid) to ensure it is flashed into the main roof appropriately.

Required Deliverables:

- All Bids and required documents are to be delivered, via email, in MS Office or PDF compatible documents by the due date in our timeline, to dessurtm@live.com
- All Bids must include full contact information, a detailed estimate including any/all budgetary requirements.
- All bidders are required to attend **a mandatory pre-bid meeting** in person.
- All bidders **must complete, sign, and return** the “CHRO Contract Compliance Regulations Notification to Bidders” form with the Bid response. Bids received without this completed form will be considered incomplete and rejected. The form can be found at: <http://www.ct.gov/chro/lib/chro/pdf/notificationtobidders.pdf>
- All bidder’s insurance carrier(s) shall be licensed to do business in the State of Connecticut and shall have an A.M. best rating of A-VII or better.

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- Clarification and questions should be asked at the pre-bid meeting and will be addressed by the Bacon Academy Board of Trustees and/or representatives of Green Valley Architecture.
 - The Bid shall include copies of any agreements your company requires to initiate and complete this project.

Proposal Evaluation:

The Bacon Academy Board of Trustees will evaluate proposals based on the following criteria:

- Prior experience in roofing and preservation projects of historic Structures.
- Actionable solutions along with budgetary requirements.
- Innovative ideas for cost containment
- Availability for follow-up consultation
- Appropriate state licensing and insurance

Questions

Any questions not presented and answered at the pre-bid meeting must be sent via email and will be addressed and shared with all Bidders

Site Visits

The site visit will be combined with the pre-bid meeting. Access to the roof will be provided via an exiting roof hatch, if desired.

All parties intending to attend the pre-bid meeting must RSVP by sending an email message to Tom DesSureau dessurtm@live.com Please include a list of all attendees by name, organization, phone number and email address. Interested parties are also encouraged to visit the site independently (external access only) at any time during daylight hours.

Timeline

5.16.2025 - RFP Released

5.23.2025- Pre-Bid meeting and Site visit Noon- 1PM. **This is Mandatory**

5.31.2025 - **Proposals Due, including CHRO form**

6.1 – 6.15.2025 - Evaluation Period

6.18.2025- Finalist selected

6.19.2025 – 6.23.2025 – CHRO/ SHPO Filing & Approvals

6.23.2025 - Successful bidder announced

*Work start date is expected to be in July-August 2025 after Cupola work is completed.

Requirements for RFP Participation

Insurance Requirements

Workers Compensation and Employers Liability Insurance in full accord with the laws of the State of Connecticut with coverage as follows:

Employer's bodily injury by accident with liability limits of \$500,000 each accident.

Employer's bodily injury by disease with liability limits of \$500,000 each accident.

Commercial General Liability Insurance with a liability limit of \$1,000,000 per occurrence for all damages arising out of bodily injury, property damage, products/completed operations and contractual liability coverage for the indemnification provided under the contract. Each annual aggregate limit shall be not less than \$2,000,000.

Automobile Liability Insurance with respect to any owned, non-owned or hired vehicles which provide a liability limit of \$1,000,000 per occurrence for bodily injury or property damage.

The State of Connecticut shall be listed as additionally insured under the following coverages:

- Commercial General Liability- \$1M per occurrence
- General Aggregate- \$2M
- Umbrella Liability- If it is provided.
- The "Hold Harmless" Indemnification endorsement of the insurance shall include the interest of The Bacon Academy Board of Trustees (BABOT) and the State of Connecticut. The Contractor and Subcontractors and other interests shall be so named.

Bonding

Bidders are required to have bid bonds (5% minimum) for contracts exceeding \$50,000 or subcontracts exceeding \$50,000.

Bidders are required to have a Performance Bond for contracts exceeding \$25,000 or a subcontract exceeding \$50,000.

Bidders are required to have a Labor & Material Payment Bond for contracts exceeding \$100,000.

Bidding/Proposal Costs

All costs for preparing and submitting responses to this proposal, including site visits, are the responsibility of the bidders. The Bacon Academy Board of Trustees (BABOT) are

under no obligation to reimburse any bidders for any costs associated with preparing and/or submitting a proposal whether or not the bidder is selected.

Bids should reflect the use of the BABOT 501C status (numbers will be provided to the finalist) for tax advantages on materials or other applicable services. Material cost and Labor costs must be broken out to ensure proper tax accounting for the Grants.

Not an Offer

This Proposal shall not be deemed an offer. It represents a definition of general requirements and an invitation to recipients to submit a response addressing such requirements. Issuance of this proposal, the preparation and submission of a response and the subsequent evaluation of your response by BABOT does not commit BABOT to award a contract to any participant even if all the requirements of BABOT are met. Only the execution by BABOT of a written contract will obligate BABOT in accordance with the terms and conditions contained in such a contract.

Suppliers are responsible for examining with appropriate care all information, conditions and requirements associated that may in any way affect the costs or performance of service proposed. BABOT is not obligated to clarify errors and omissions in your proposal.

Review of all validly qualified, submitted proposals will be performed by BABOT during the review period. At that time, BABOT may request further clarification or detailed presentations and may enter negotiations with one or more participants.

BABOT owns all deliverables and may share your reports with Green Valley Architecture and/or Colchester Town officials, Historic District Commission, potential contractors, members of our community or any other group/individual we deem necessary to implement our plans.

By beginning negotiations or accepting a BABOT response, BABOT does not intend to bind itself legally in any way. Oral and written communications between BABOT and the Supplier on the subject matter of the response are non-binding and shall always be considered subject to the execution of a formal written agreement.

BABOT reserves the right to make an award at any time during this process. BABOT further reserves the right to accept or reject, at its sole discretion, any and all proposals furnished in response to this Proposal or to negotiate separately with any source whatsoever on any manner deemed necessary by BABOT to serve its best interest, and to terminate negotiations at any time without incurring any liability. Accordingly, BABOT is under no obligation to award a contract based on this Proposal. All participants will be notified within a reasonable period of the eventual outcome of this process and debriefs will be considered.

Building Description

Building Name (Common)

Historic Bacon Academy also referred to as Old Bacon Academy

Building Name (Historic)

Bacon Academy

Notable features of Building or Site (Interior and Exterior)

Located in Colchester, Connecticut, this property consists of two separate buildings. The larger and more historically significant of the two is the original academy, a three-story, brick structure, completed in 1803. The second building, Day Hall, in appearance a small frame chapel, was built as a church hall in 1858. Both buildings were used for high school purposes until a new Bacon Academy was built in 1962 and replaced again in 1993 still using the Bacon Academy name.

Historical or Architectural Importance

Bacon Academy was attended by several people who went on to historically important careers in politics, business and education. It is only possible here to list the most prominent.

1. Stephen F. Austin: founder of the colony of Americans in that part of Mexico which later became the state of Texas. He is often referred to as the founder of Texas where he was governor.
2. Lyman Trumbull: governor of Illinois and, afterwards, senator. A great friend and supporter of Abraham Lincoln during the Civil War.
3. Morrison Waite: chief justice of the United States Supreme Court, 1874—1888.
4. Edwin Denison Morgan: governor and U. S. senator from New York.
5. William Larrabee: governor of Iowa.
6. William A Buckingham: governor of Connecticut.
7. Morgan Bulkéley: governor of Connecticut.
8. Eliphalet Bulkeley: organizer and first president of the Aetna Life Insurance Company.
9. Park Benjamin: editor and poet.
10. Isaac Edwin Crary: Michigan's first U. S. representative and a founder of the University of Michigan.
11. James T. Champlin: an early president of Colby College.
12. Edwin B. Cragin: an eminent surgeon and Colchester benefactor

Condition Report

Site: Historic Bacon Academy
84 Main St, Colchester, CT

INSPECTION – 7/11/17

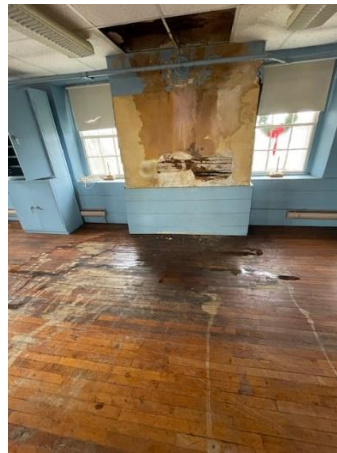
Upon Inspection the following was found:

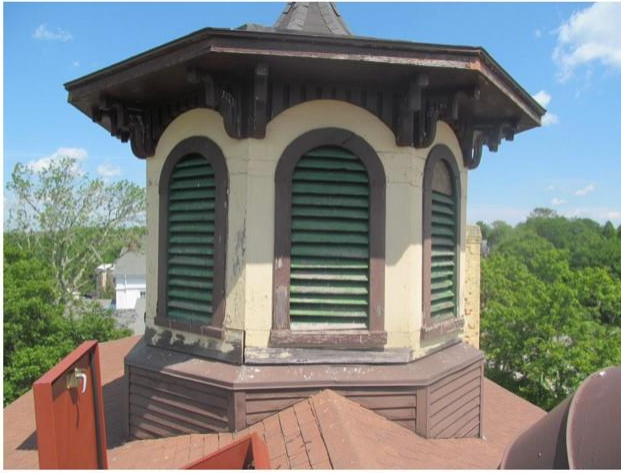
Main Roof: Fair condition. Fair condition. Will need replacement 5-8 years. Roof deck is $\frac{3}{4}$ " wide planks with $\frac{1}{2}$ " plywood with architectural shingles on top.

***Roof leaks at North Chimney see pictures below. Aerial pictures also show paint peeling and possible mortar issues on the Chimneys which is why chimney repair has been added to this roofing re-bid.**



Base of cupola newer siding.





Main roof with new hatch.



Cupola roof fair condition.

Proposal

All Proposals must be Submitted to: Bacon Academy Board of Trustees, Secretary, Tom Dessureault via email dessurtm@live.com

All material should be guaranteed as specified. All work to be completed in a substantial workmanlike manner according to the specifications submitted, per standard practices. Any alterations or deviations from the specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate only upon approval.