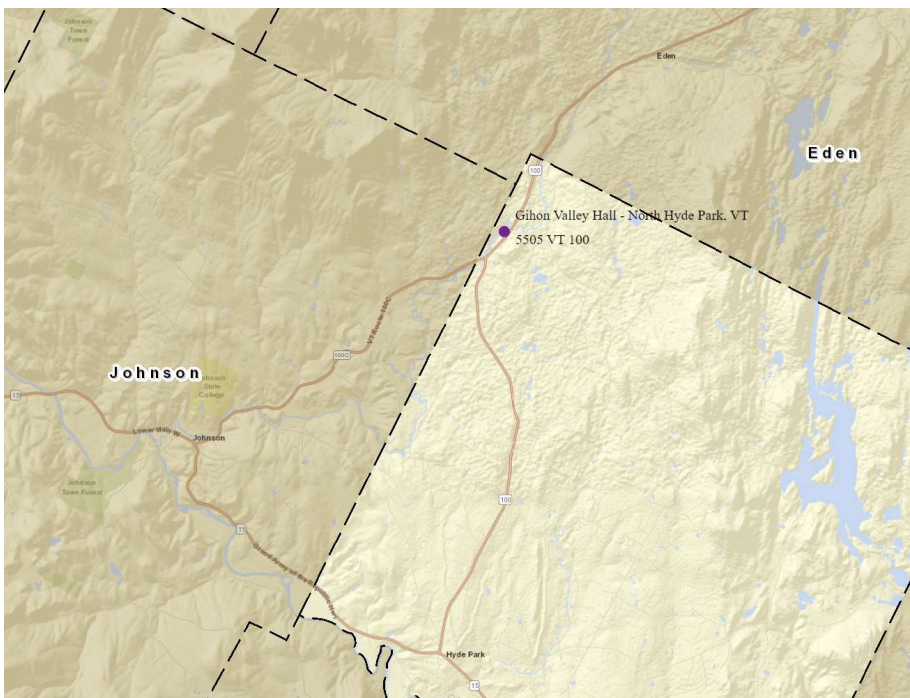


# Request for Proposals

Issued May 2019

## North Hyde Park Gihon Valley Grange Building Roof Replacement & Repairs

The Town of Hyde Park, VT maintains the historic Gihon Valley Grange Building in North Hyde Park at 5503 VT 100, Hyde Park. Currently the building is used very infrequently in the summer months and is otherwise unheated and unoccupied. The **Hyde Park Historic Sites Committee** is hoping to eventually develop a reuse plan for the structure, however, until then, the Hyde Park Selectboard has assumed maintenance responsibilities and the Committee is pursuing repairs for that future community use.



The building is a three-story wood structure located in the recently State-designated North Hyde Park Village Center. The building's drip line is the property boundary on the north and south side. The bank of the Gihon River abuts the west side leaving very little room to work along the west side. Neighbors have agreed to temporary permission to allow access on both the north and south side for scaffolding and equipment to replace the roof.

The east side, facing VT 100, has a concrete sidewalk to the porch with some lawn & water main shut-off on the south side of the sidewalk and the building's wastewater disposal field on the north side. Municipal water and electricity serve the building and are underground from the street. Trees are growing up along the south side of the building and will be cut back as much as possible by the Town prior to this work. The only on-site parking is on the west shoulder of VT100 & on the rear yard of the Valley Hotel (large house on north side of the Grange). Due to permitting and grant funding needs, the selected Contractor may be asked to delay work until 2020, however, the goal is late 2019 (prior to winter weather) for complete roof replacement.

The Town is requesting the following for the RFP response:

1. **References:** Submittal of at least three current references (less than 3 years old) for similar work on multi-story structures w/current phone or email (email preferred).
2. **Work Requested:** Inspect roof and propose materials & methods for removal and replacement of roof with new materials, and replace any necessary roof supports, drip edges, fascia and ridge vent structures to achieve at least a 40-year roof life. All work site safety precautions will be required. The work to be completed must address, at a minimum, the following:
  - a) **Roof Replacement:** Remove old steel roofing to existing sheathing and inspect/replace, then add 1/2" CDX on top of sheathing. Rotted original sheathing may be replaced with 5/8" CDX sheathing without adding 1/2" CDX. Install one course of Ice & Water shield on entire sheathing surface. Install new corrugated steel roofing with ridge cap covering approximately 4,000 square feet using minimum 0.014" to 0.018" steel thickness with Kynar coating or similar. Specify if fasteners will be exposed or concealed. Coloring (light color anticipated) and any other surface treatments to be reviewed and approved by Town during construction.
  - b) **Chimney:** A chimney protrusion is at the peak on the east end. This must be flashed.
  - c) **Soffit Repair:** On the north side of the building is a rotted soffit extending about half the way along the building and must be repaired. New flashing and drip edge are required wherever needed.
  - d) **Interior Wall Support:** Currently metal rods cross the interior from north to south supporting the exterior walls and roof. This rod must be inspected, and any repairs or adjustments made.
  - e) **Waste Removal:** Final payment will not be issued until all waste material & trash from the project is removed and the site cleaned to its original condition prior to the start of the project.
- 3) **Warranties & Insurance:** Provide schedule and type of maintenance needs for the new roof & warranty periods for all materials. Provide certificates of insurance, with Town of Hyde Park, VT named as certificate holder, and any other documents as required by the Town's 2014 Vendor and Suppliers Policy. All proposed policy exceptions to be reviewed by the Selectboard.
- 4) **Costs:** The proposed cost must be for a complete project, with proposed costs for major tasks, or phases of work. Contractor must receive prior approval for any proposed cost increases from the Committee before work is completed if it would increase the total accepted project cost.
- 5) **Payment:** 80% payment at substantial completion as determined by the Town. The Town will withhold 20% of the project cost until the committee accepts the work as complete.
- 6) **Proposed Deadline:**
  - Proposals must be received by Monday, June 17, 2019 at 4:00 p.m. at 344 Route 15 West
  - Proposals must be in writing, no emails, & cost proposals must be valid for calendar year 2019.

Proposals to be opened in public at the below location, read aloud, & reviewed later by the Selectboard:

**TO: GRANGE ROOF PROJECT**  
c/o Hyde Park Town Administrator  
344 Route 15 West  
PO Box 98, Hyde Park, VT 05655

Contractors are welcome to attend the bid/proposal opening. The Town may waive any informality in the bid or selection process & select or reject a contractor's proposal for any reason.

Questions and Site Visit requests may be submitted to: Hyde Park Town Administrator Ron Rodjenski, 802-888-2300 (Monday – Thursday) or via email anytime at [ron@hydeparkvt.com](mailto:ron@hydeparkvt.com).