

**TOWN OF LEDYARD
UP-DOWN SAWMILL TAILRACE AND BRIDGE REPAIR
REQUEST FOR PROPOSAL
#2023-09**

The Town of Ledyard is seeking proposals to repair the tailrace and bridge located at the east side of the Ledyard Up-Down Sawmill (the Sawmill). The overall objectives of this effort are to improve drainage away from the northeast foundation of the sawmill building and reset shifted stones in the steps, tailrace walls, and the stone bridge.

A mandatory pre-bid meeting will occur during the week of October 2, 2023 at a time to be determined at the sawmill property located at 172 Iron Street, Ledyard, CT 06339. All prospective bidders must contact William Barnes at (860) 867-7102 to confirm the time and date of the pre-bid meeting. The meeting will include an onsite review of the existing conditions, scope of work described later in this document and provide potential bidders with the opportunity to ask clarifying questions.

Any additional questions pertaining to this Request for Proposal must be submitted in writing to William Barnes no later than October 16, 2023.

William Barnes
1 Spruce Street
Ledyard, CT 06339
(860) 867-7102
williambarnes@comcast.net

Two hard copies of your bid proposal shall be received no later than October 19, 2023 at 2:00 p.m. at which time the bids will be opened and read aloud in the Mayor's Office. Delivery of the proposals is the sole responsibility of the proposer. Any bids received after October 19, 2023 at 2:00 p.m. will be returned, unopened, to the bidder.

Please mail or deliver proposals in a sealed envelope marked "RFP #2023-09 – Ledyard Up-Down Sawmill" along with the company's full return address to:

Kristen Chapman, Mayoral Assistant
Town of Ledyard
741 Colonel Ledyard Highway
Ledyard, CT 06339-1511

The Town of Ledyard reserves the right to award in part, to reject any and all proposals in whole or in part, or waive technical defects, irregularities, and omissions if, in its judgment, the best interest of the sawmill will be served.

Proposal Selection

The proposal selection will be based on the lowest priced, technically acceptable proposal. During the selection process, bidder's may be requested to provide supporting details which could include references and details of prior experience with historic property repairs. The Town of Ledyard in conjunction with the Ledyard Historic District Commission expect to complete the selection process and award a contract on or before November 9, 2023.

Project Description

The overall goals of this effort include improving drainage away from northeast foundation of sawmill building and resetting shifted stones in the steps, tailrace walls, and stone bridge.

Scope of Work

The scope of work related to this request for proposal is described as follows:

1. Rebuild the bulging tailrace north and south walls.
 - a. Rebuild north and south tailrace walls from the building perimeter for about 35 feet using larger stones as needed for the base layers. All base stones shall be 1/4 to 1/2 yard in size. 3/4 of the mid-range stones shall be at least 100 pounds each. All top stones shall be at least 5 inches thick by minimum of 18 in wide. Both walls are to be rebuilt to the building's end. All wall backfill shall be no smaller than 4 in. All drain lines shall be reinstalled and shall be a minimum of Schedule 40 pipe.
 - b. Ensure there is adequate drainage through rebuilt walls to minimize hydrostatic pressure. Use approved filter fabric and drains as needed for good drainage.
2. Re-set exterior stone steps to drain away from building.
 - a. Re-set bottom step to be level (or slightly raised) with top stones of tailrace and drain away from building.
 - b. Re-set other steps to provide a safe stairway for the public and to drain away from building foundation. The top step should be set to prevent runoff from draining down the steps.
3. Stone bridge
 - a. Re-set stone bridge to be level (or slightly raised) with top stones of tail race. The stone bridge should be re-set so rain runoff drains away from the building around the ends of the bridge.
 - b. The re-set bridge should have similar length of contact with the north and south sides of the tailrace.
4. Complete surface grade along top stair and east side of steps so drainage is away from building foundation.
 - a. Grade as needed to drain water away from steps and into tailrace.
 - b. Re-install drainpipe from north side gutter so discharge is away from building foundation. (Note: A four-inch drainpipe from north side gutters runs under the stone steps and is buried in the slope next to the steps. The work in this project will require excavation in this area)
 - c. Spread and level loam, install contractors mix seed with mulch hay over all disturbed areas of the site.

Additional Notes: The dogwood tree on the north side of the race can be cut down if necessary, for machinery access. The pipe handrail along the stone steps will likely need to be removed. Reinstallation of the handrail is not part of the scope of work.

Deliverables

The selected bidder must complete all repairs described in the Scope of Work, perform landscaping required to restore the property to its existing condition, and remove all excess materials upon completion.

Project Timeline

This project shall begin as early as November 9, 2023 and is expected to be completed by March 15, 2024 so as not to interfere with the operation of the sawmill during the months of April and May 2024. The following is a summary of applicable dates:

September 28, 2023	Publish RFP
October 16, 2023	Questions related to the RFP submitted
October 19, 2023	RFP Submission Deadline
October 27, 2023	Anticipated date to select winning bid
November 9, 2023	Anticipated date to award contract
March 15, 2024	Expected date to complete all work

Project Requirements

- All work performed must take into consideration the historic nature of the Ledyard Sawmill and appropriate protections must be taken to avoid damaging the building or impacting ongoing operation of the sawmill.

Request for Proposals Conditions

- All proposals in response to this RFP are to be the sole property of the Town of Ledyard. Proposers are encouraged not to include in their proposals any information that is proprietary. All materials associated with this procurement process are subject to the terms of State laws defining freedom of information and privacy and all rules, regulations, and interpretations resulting from those laws.
- Any product, whether acceptable or unacceptable, developed under a contract awarded as a result of the RFP is to be the sole property of the Town of Ledyard.
- Timing and sequence of events resulting from this RFP will ultimately be determined by the Town of Ledyard in conjunction with the Ledyard Historic District Commission.
- The Proposer agrees that the proposal will remain valid for a period of 90 days after the deadline for submission and may be extended beyond that time by mutual agreement.
- The Town of Ledyard may amend or cancel this RFP, prior to the due date and time, if it deems it to be necessary, appropriate or otherwise in the best interest of the sawmill. Failure to acknowledge receipt of amendments, in accordance with the instructions contained in the amendments, may result in a proposal not being considered.
- Any costs and expenses incurred by Proposers in preparing or submitting proposals are the sole responsibility of the Proposer.
- A Proposer must be prepared to present evidence of experience, ability, service facilities, and financial condition necessary to satisfactorily meet the requirements set forth or implied in the proposal.
- No additions or changes to the original proposal will be allowed after submission. While changes are not permitted, clarification of proposals may be required by the Town of Ledyard at the Proposer's sole cost and expense.
- Proposers may be asked to provide further explanation related to the details of their proposal.
- The contract will represent the entire agreement between the Proposer and the Town of Ledyard and will supersede all prior negotiations, representations, or agreements, alleged or made, between the parties. The Town of Ledyard shall assume no liability for payment of services under the terms of the contract until the successful Proposer is notified that the

contract has been accepted and approved by the Town of Ledyard. The contract may be amended only by means of a written instrument signed by the Town of Ledyard and the Proposer.

- Rights Reserved to the Town of Ledyard: The Town of Ledyard reserves the right to award, in part, to reject any and all proposals in whole or in part for misrepresentation or if the Proposer is in default of any Town of Ledyard contract, or if the proposal limits or modifies any of the terms and conditions and/or specifications of the RFP. The Town of Ledyard also reserves the right to waive technical defects, irregularities, and omissions if, in its judgment, the best interest of Ledyard Up-Down Sawmill will be served.
- The Town of Ledyard reserves the right to correct inaccurate awards resulting from clerical errors. This may include, in extreme circumstances, revoking the awarding of a contract already made to a Proposer and subsequently awarding the contract to another Proposer. Such action on the part of the Town of Ledyard shall not constitute a breach of contract on the part of the Town of Ledyard since the contract with the initial Proposer is deemed to be void *ab initio* and of no effect as if no contract ever existed between the Town of Ledyard and the Proposer.
- The Town of Ledyard has delegated administrative and operational control of the sawmill to the Ledyard Historic District Commission. The commission shall be responsible for overseeing all work related to this request for proposal and authorizing payment of related invoices.

Proposal Requirements

Proposal must contain the following items:

- A description of the work to be completed and the associated cost.
- A statement that the cost proposed will accomplish all activities defined in the scope of work section of this request for proposal and a description of any proposed modifications to the scope of work.
- Proof of insurance.
- Written affirmation that the Proposer has read and accepts the RFP's conditions. The statement must be signed by the bidder.