TOWN OF LEDYARD
UP-DOWN SAWMILL PENSTOCK REPAIR – PIPELINING
REQUEST FOR PROPOSAL
#2025-03

The Town of Ledyard is seeking proposals to repair leaking along the entire penstock through the application of an epoxy pipelining sealant. Work will be done by a qualified vendor to be hired. The lining of the penstock does not involve removal or disruption of any dam material. The work shall be completed between June-August 2025 so that our spring and fall visiting times are not adversely impacted.

A mandatory pre-bid meeting will occur during the week of October 21, 2024 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 on-site review of 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 (via email or print) to William Barnes no later than November 12, 2024.

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

Two (2) hard copies of your bid proposal must be received no later than November 21, 2024 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 this date will be returned, unopened, to the bidder.

Please mail or deliver proposals in a sealed envelope marked "RFP #2025-03 – 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 Town will be served.

Proposal Selection
The proposal selection will be based on the lowest, responsible, 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 by December 16, 2024.

Project Description

The project goal is to eliminate leaking throughout the length of the penstock to ensure continuous operation of the historic sawmill for decades to come. The Connecticut Department of Energy and Environmental Protection (DEEP) certified the registration of the dam and authorized pipelining repairs related to dam safety general permit GP-015 on August 26, 2024.

Scope of Work

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

The historic Ledyard Up-Down Sawmill is a water-powered sash-type sawmill owned by the Town of Ledyard and operated on spring and fall Saturday afternoons for visitors. The mill is powered by its original Tyler water turbine. The Ledyard Historic District Commission maintains and operates the mill.

A wood head gate on the west side of the mill allows water from the holding pond into a rectangular concrete penstock (Internal dimensions, 32 in high by 24 in wide) which passes through the dam. At the mill building foundation, the penstock transitions to a 24 in round steel section which is connected to vertical steel holding tank (which has a port to the water turbine at its bottom). A tail race carries the water from the turbine pit to re-join the brook downstream of the east side of the mill. The buried location of the concrete section is shown in red in the overhead photo of the mill. (See cross section sketch of penstock on next page.) The total length of the penstock is approximately 25 ft. Thus, the maximum length (100ft) and size (3 ft diameter) limits for Form GP-015 3(a)2 and 3(a)3 PE are satisfied.

There has been leaking for the past several years of the round steel section of the penstock in the lower level of sawmill. The leaking is due to corrosion along the bottom of the round steel section.

The Commission proposes correcting this issue by applying an epoxy-type pipelining material to the entire length of the penstock. Work will be done by a qualified vendor to be hired. Although the main penstock area that has been leaking is the exposed round steel section of the penstock inside the mill lower level, the new epoxy lining will be continuous through the concrete section in the dam and the transition area at the mill foundation as well as the round steel section. The intent is to remediate the current leaking from the round steel section, while also reducing the risk of future leaks in the concrete section and transitional area.

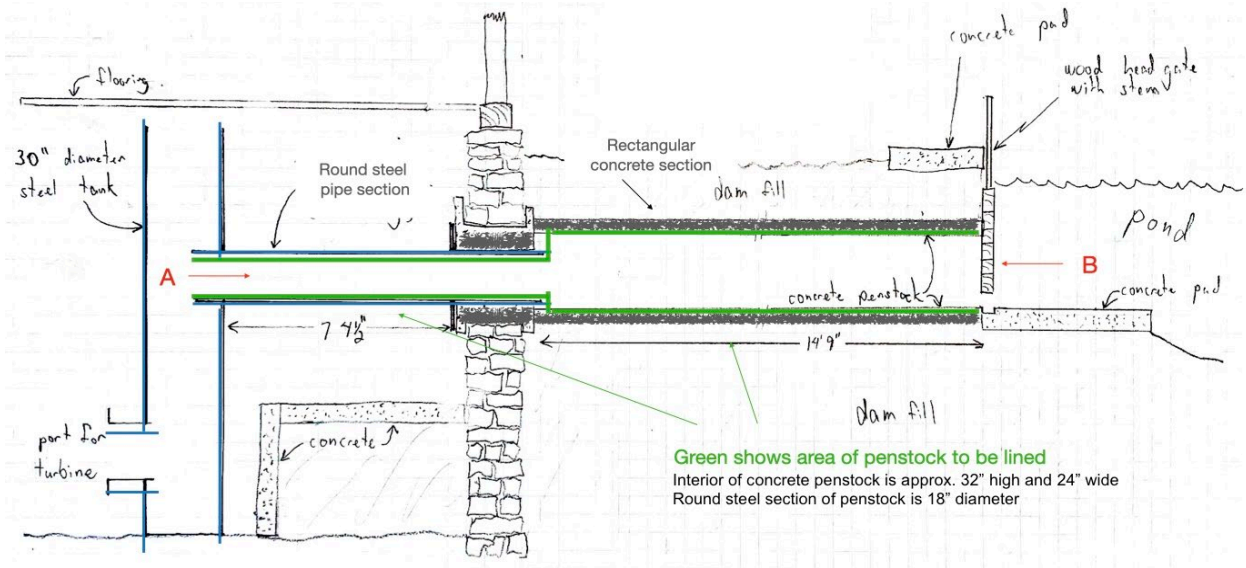
Either end of the penstock can be accessed to perform the work. If the water level in the pond is above the bottom of the head gate, it may be necessary for the contractor to install a small cofferdam on the pond end to keep water out of the penstock. Two application methods are being considered: spray-on method and a cast in place method.

Lining of the penstock does not require removal or disruption of any dam material. The work shall be done in the summer of 2025 so that our spring and fall visiting times are not affected. The water level in the pond tends to be lower in the summer which may eliminate the need for a cofferdam on the pond end. The extent of the lining is shown in the cross-sectional drawing of the penstock. The drawing also shows the sawmill foundation, the water tank, transition from the

2 ft diameter pipe inside the mill to the concrete box section just outside the foundation, and the head gate.







Cross section sketch of the penstock showing in green where the lining will be applied.

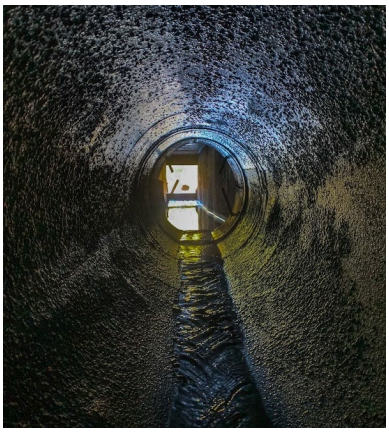
The penstock has been inspected by the operators of the mill for the Town. In 2020, the level of water in the pond was just below the bottom of the head gate and provided an opportunity to enter the penstock and determine its condition. Overall, the steel pipe and concrete section were found to be in good condition in that they are not deformed and have retained their cross-sectional shape (see view of the pipe from point A and view of the concrete section from point B). Also shown is a photo of the pipe where it enters the foundation. The source of the leaks in the pipe were confirmed to be corrosion spots that have rusted through the pipe wall. A few small shallow pockets were found in the concrete section which were patched with hydraulic cement. Photos of those spots are contained below. Visually, the pipe and concrete section were judged to be fairly well aligned i.e., there is no kink where they join.

The materials to line the penstock include an appropriate epoxy and applicable sealants. The thickness of the lining is expected to be in the ¼ to ½ inch range.

The penstock is not a spillway for the dam. Water is only let through to run the saw on Saturday afternoons from 1PM to 4PM for two months in the spring and two in the fall, which is when the mill is open to visitors. The flow though the penstock is restricted by the turbine which has 1 square foot inlet area.

The interior and exterior of the penstock are shown in the following three photos:

View through round steel section from A



View of round steel section from lower level of mill



View through rectangular concrete section from B

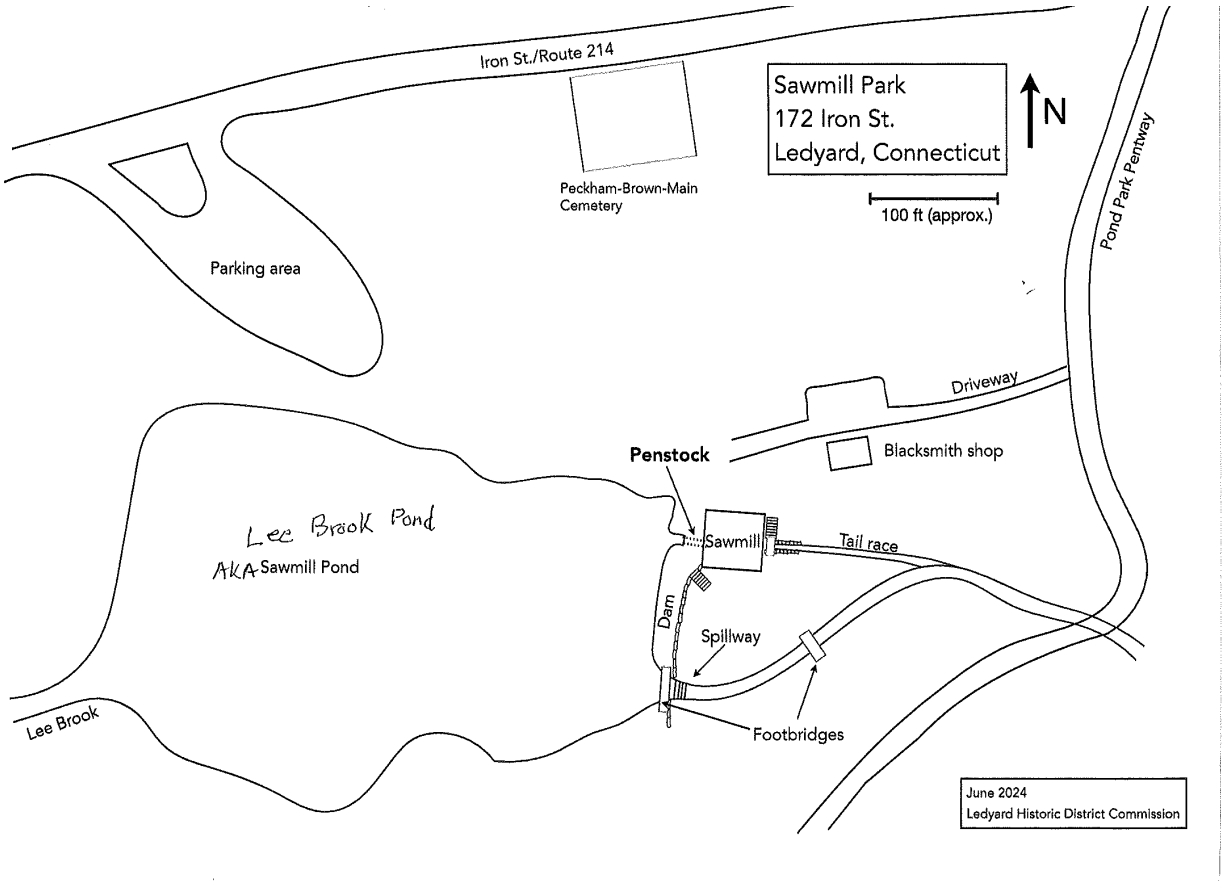


Small voids exist in the concrete box as shown in the following two photos:





A map of the sawmill property is shown in the following diagram:



Deliverables

The selected bidder must complete all repairs described in the Scope of Work and remove all excess materials upon completion.

Project Timeline

This project shall begin as early as late December 2024 and must be completed by August 30, 2025. The preference is to avoid any disruption to sawmill operations during the months of April, May, September, and October 2025. The following is a summary of applicable dates:

November 12, 2024	Questions related to the RFP submitted
November 21,2024	RFP Submission Deadline, 2:00PM
December 16, 2024	Anticipated date to award contract
August 30, 2025	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 Town. 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, equipment to perform said work 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 by 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 the Town of Ledyard 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.

Request for Proposals Conditions (continued)

- 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, specific materials to be used, associated cost, and warranty details of both labor and materials.
- 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.
- Description of previous experience working on historic properties and related references
- Proof of insurance.
- Written affirmation that the Proposer has read and accepts the RFP's conditions. The statement must be signed by the Proposer.