

# Request for Quotation

## Blackman-Bosworth Store, Beverly, West Virginia

Randolph County Historical Society is requesting bids for selected masonry repairs and repointing on the historic Blackman-Bosworth Store Building (Randolph County Museum) 728 Main Street, Beverly, West Virginia. The project is to be completed by June 30, 2024.

### Services

The contractor must carry out the described work in compliance with the Secretary of the Interior's Standards for Rehabilitation.

### Scope of Work – Masonry:

#### For all:

- Conduct an historic mortar analysis to determine the color, texture, and composition of the historic mortar. A sample patch must be completed to confirm appropriateness. The new mortar recipe and mock-up must be approved by the grant monitor prior to installation. The new mortar must match the existing historic mortar. Different mortar may be necessary for older soft brick, newer hard brick, and stone foundation elements of the building.
- Perform an environmental impact survey for work. Identify any possible HAZMAT in any applicable existing building materials.
- Provide a mason experienced with preservation work, or consult with a preservation mason, to advise on the extent of repointing needed for the entire building.
- Price shall include and cover the cost of mortar analysis, and the furnishing of all materials, labor, tools, materials, and equipment necessary for the repointing of the masonry.
- Include **unit price for repointing** in case additional areas needing repointing for brick and foundation are identified.

#### Item 1 - Northwest corner masonry repair and repointing

- Repair and repoint deteriorated brickwork on the northwest corner of the building including removing and resetting bricks that are loose or unstable, then clean and repoint the deteriorated area. Gently clean the brick surface of the affected area and repoint. The area of repair is approximately 300 sq ft at the corner.
- Coordinate with and reinstall downspout.

#### Item 2 - North and West walls masonry repair and repointing

- Removal and replacement, then repointing with appropriate mortar, of approximately 14% of loose bricks estimated at 280 sq ft.
- Repointing of about 25% of the total area (estimated 800 sq ft north façade, 500 sq ft west façade of the addition, and 700 sq ft west end of the original 1824 building) for an estimated gross total of 500 sq ft to be repointed of the 2000 sq ft total area.

#### Item 3 – South wall

- Removal and replacement, then repointing with appropriate mortar, of approximately 10% of loose bricks estimated at 90 sq ft,
- Repointing of about 20% of the area estimated at 180 sq ft. Maintain and do not alter ghost advertisements on walls.
- Clean and repair or stabilize the gutter to stop water leaks onto the wall. Coordinate with, reinstall, and stabilize downspout.

#### Item 4 – East wall

- Repair estimated 20% of soft brick (140 sq ft) and
- Repointing and cleaning as needed estimated 10 % of newer hard brick (55 sq ft).
- Examine masonry previously patched with incorrect mortar, remove without damaging bricks, then repoint with appropriate mortar to match the original building.
- Treat stone sills with appropriate treatment to reduce future staining.

#### Item 5 -- Foundation

- Stabilize and repair the foundation as needed, with mortar pointing where appropriate to stabilize the stone. Show particular attention to the South façade exposed above grade and the northwest corner.

#### **Mandatory Pre-bid**

A mandatory pre-bid meeting to view the project will be held on site at 728 Main Street, Beverly West Virginia, on **Thursday, December 14, 2023 at 1 pm**. Building owner is not responsible for providing ladder or guaranteeing upper wall access for pre-bid meeting.

#### **Qualifications**

Contractor must submit proof of the completion of three similar projects within the past four years that have complied with Secretary of the Interior's Standards for Rehabilitation, along with reference names and contact information of clients. Bids from contractors without such experience will be accepted, but owner reserves right to reject any bid for insufficient qualifications or references.

Contractor must prove that they have the ability to complete the project in a timely manner, and should submit references for successful completed projects. Contractor must have appropriate licenses and insurance. This will include securing a Town of Beverly license and building permit, if selected.

#### **Expressions of Interest**

Contractors wishing to be considered shall submit to

Randolph County Historical Society  
PO Box 342  
Elkins, WV 26241

And/or by email to [phyllisbwv@gmail.com](mailto:phyllisbwv@gmail.com) or [randolphcountymuseum@gmail.com](mailto:randolphcountymuseum@gmail.com)

For questions or more information contact

Phyllis Baxter, project manager; [phyllisbwv@gmail.com](mailto:phyllisbwv@gmail.com), 304-642-7427

Emailed, mailed, or delivered submittals will be accepted. Submittals must be **received by midnight January 4, 2024**. Bids will be opened the following day, January 5, at 10 am, venue to be provided upon request.

Submittals should include:

1. Letter of interest with description of work to be completed including
  - a. lump sum bid for project and
  - b. individual item costs for **each item**,
  - c. plus unit costs rate for additional areas of repointing or other variable expenses where indicated.
2. Information on three previously completed projects, similar in scope, that have complied with the Secretary of the Interior's Standards.

3. Contact information for three references who are familiar with the contractor's quality of work, compliance with historic preservation standards, and timeliness of completion.
4. A list of subcontractors if included, their proposed role in the project, 3 historic projects previously completed by the subcontractor, and their contact information.
5. Time frame for expected start date and completion of the project.
6. Describe a scaffolding plan or alternative as well as dust containment and abatement that meets OSHA requirements for safely working on the building.
7. A list of contractor licenses and insurances including WV Business License, WV Contractor's License, WV Workers' Compensation Insurance, and Commercial Liability Insurance. Willingness to get the Beverly Business License if selected.

The work is to include all labor, equipment, material, insurance, tools, and permits including the building permit, licenses, and workers' compensation necessary for the completion of the proposed scope of work on the Blackman-Bosworth Building. All work must meet the standards and best practices of relevant professional Associations.

If you have any questions regarding the scope of work, qualification requirements, the information needed in the expression of interest, selection process, or payment process, please contact the address above.

### **Selection Process**

Randolph County Historical Society will review all proposals and select contractor(s) for the project, subject to the approval of the WV State Historic Preservation Office. Completion of all Items may not be feasible in this project, depending on costs.

Owner reserves right to refuse all bids and/or to rebid project if satisfactory proposals within project budget are not received.

Selection will be based on cost, experience with historic rehabilitation projects, and proven ability to complete the project. Selection is subject to approval by the WV State Historic Preservation Office.

Randolph County Historical Society expects to make their selection within two weeks and will aim to sign a contract by Jan 22, 2024. All work should be completed no later than **June 30, 2024**.

### **Payment Process**

Contractors will be paid for work completed, based on schedule and benchmarks established in contract. Contractors must allow approximately 4 to 6 weeks for payment of all invoices. Last payment will be held until work is completed and approved by WV State Historic Preservation Office.

### **Source of Funding / Funding Requirements**

Partial funds for this project are through the WV State Historic Preservation Office (WVSHPO) and all work must be approved by WVSHPO prior to payment. All applicable Federal, state, and local laws, rules, and regulations apply.

Dated: November 21, 2023