

**Request for Bid Proposals  
Dawson Armory Preservation  
City of Dawson, Minnesota**

**Summary**

The City of Dawson, located in Lac Qui Parle County, is seeking proposals from qualified firms with experience in historic preservation and restoration construction for the building preservation of the Dawson Armory and Community Building. Work will include roof replacement, site grading, water damage repairs, and chimney preservation.

Bid proposals for the Dawson Armory Preservation construction work to be provided in accordance with the construction contract documents as prepared by Collaborative Design Group will be received by the City Manager at the City of Dawson. The City intends to select the lowest responsible bidder.

**Bidding will begin on Wednesday, March 18<sup>th</sup>, 2020 and bid proposals should be submitted no later than 4pm on Wednesday, April 8<sup>th</sup>, 2020, via email to:**

Tami Schuelke-Sampson, City Manager  
City of Dawson  
675 Chestnut Street  
PO Box 552  
Dawson, MN 56232  
[tami@dawsonmn.com](mailto:tami@dawsonmn.com)

Contact Tami Schuelke-Sampson with questions at 320-769-2154.

It is the City of Dawson's policy to provide equal opportunity in employment. The City of Dawson will not discriminate on the basis of race, color, creed, age, religion, national origin, marital status, disability, sex, sexual orientation, sexual preference, status with regard to public assistance, local human rights commission activity or any other basis protected by law.

Prevailing wage rates apply to this Work, and you can access these at the State of Minnesota's Department of Labor and Industry website. Be sure the report is for "Commercial – County # 37 – Lac Qui Parle County".  
[http://workplace.doli.state.mn.us/prevwage/commercial\\_data.php?county=37](http://workplace.doli.state.mn.us/prevwage/commercial_data.php?county=37)

**A mandatory site walkthrough for all bidders will take place on Wednesday, March 18<sup>th</sup>, 2020 at 10:00AM. Bidders should meet for the walkthrough at the south entrance to the Dawson Armory at 676 Pine Street.**

**Contract Documents for this construction work may be examined electronically at Builders Exchange plan room websites or in print at Dawson City Hall, beginning on the first day of the bidding period.**

Each bid shall be accompanied by a certified check, cashier's check or corporate surety bond in an amount equal to five (5%) percent of the base bid, as bid security.

The proposals will be reviewed by the City and a timely decision will be made based on project cost, verification of qualifications, and contractor availability. The City reserves the right to waive any or all requirements and/or other criteria for proposal submittals and may choose to interview select contractors prior to making a final selection.

## Funding/Timeline

This Work is being financed, in part, by a grant from the Arts and Cultural Heritage Fund through the Minnesota Historical Society, in accordance with the guidelines for the Society's Historical and Cultural Grants Program. The City of Dawson will also provide matching funds. A request for grant funds was submitted September 13<sup>th</sup>, 2019. The project was awarded funding as of February 2020.

## Qualifications

Contractors bidding the Work should have the following qualifications:

1. Demonstrated experience with projects of a similar size and scope, including historic preservation projects.  
**Provide a list of three (3) past projects including budget and contact information.**
2. Proof of bonding for the value of the bid proposal.
3. Proof of insurance binder; must carry a minimum liability of \$1,000,000.

## Scope of Work

The following is a description of the Scope of Work for the Work:

1. **Roof replacement:** Tear-off and replace the low-sloped roofing system on the south portion of the building including associated flashing, caps, insulation and piping boots. New roofing system to be EPDM with rigid insulation and protection board.  
  
 Remove and replace in-kind asphalt shingles from the high-slope roof at the transition between roofs as indicated on the drawings and as required to facilitate installation of new roofing system on low-roof.  
  
 Remove SPF overspray from existing roof top equipment, vent pipes, and other roof elements prior to installation of new roofing system.
2. **Remove and replace gutters and downspouts:** Replace gutters, downspouts and associated hardware. Extend downspouts to locations indicated on drawings and provide precast splash blocks. Provide temporary downspouts to direct water away from the building during construction.
3. **Repair and repoint chimney:** Repair and re-point chimney using specified mortar. Replace existing flashing. Patch and repair existing concrete capstones, Architect to approve color match prior to installation. Provide sealant and flashing as required for weather tight installation.
4. **Repoint and replace brick:** Remove and clean deteriorated mortar joints and re-point at limited locations indicated on the drawings. At areas of repointing, clean surfaces with specified products and soft brush prior to commencing Work.  
  
 Where brick is damaged or deteriorated beyond repair, replace in-kind. Stockpile brick that has been removed.  
  
 Patch holes in masonry where hardware has been removed at downspouts and gutters using specified material.
5. **Replace concrete:** Remove and replace in-kind, damaged concrete steps and landings at building entrances on the north façade as indicated in the drawings and specifications.
6. **Patch, repair and re-slope asphalt paving:** Patch and repair existing asphalt to facilitate re-sloping

the existing parking lot and alley as indicated on the drawings and specifications.

7. **Patch and repair interior finishes:** Patch and repair existing drywall, ceiling tile/grid, and flooring that is water damaged. Match existing adjacent finishes. Locations indicated in the drawings.
8. **Mold remediation:** Remove mold in areas indicated on plans.
9. **Asbestos and Lead:** The Owner is unaware of either asbestos or lead in the area of this Work. If after Work has begun the Contractor finds suspicious materials, they should notify the Architect and Owner immediately.
10. **Ventilation and dehumidification:** Extend ventilation ducting to rooms indicated on the drawings. Add dehumidification to the existing HVAC system. Contractor to provide Architect and Owner anticipated locations of new runs for supply/return lines and locations of addition equipment prior to commencing Work.  
  
Clean and provide general maintenance to existing air conditioner units on the roof.
11. **General Conditions:** Includes mobilization, permits, bonds, insurance, barricades and protection, dumpsters, cleanup, supervision, and any other items required to do Work.