



THE TOWN OF LIMINGTON

— 425 Sokokis Ave, Limington, Maine —



Request for Bids for Old Town Hall Foundation for 2022

The Town of Limington, Maine is requesting bids to stabilize the foundation on the old town hall located at 297 Sokokis Ave., Limington Maine

SEALED bids are to be delivered to the Town Clerk, at the Limington Municipal Complex at the address below, **no later than 4:30pm Wednesday, March 29, 2022**. All bids must use the designated bid form and should be marked, Limington Old Town Hall Foundation

Patricia Ramsdell
Town Clerk
425 Sokokis Avenue
PO Box 240
Limington, Maine 04064
207-637-2131

Bids must be sent through U.S. Mail, Express Mail or hand-delivered. Bids are not accepted through e-mail or fax. Proposals received after the scheduled due date and time will not be accepted.

A copy of the RFP can be secured from the Town Clerk, or on the Town's website at www.limington.net

The Town reserves the right to accept any proposal and to reject any and all proposals, should it be deemed in the best interest of the Town to do so.

Bids will be opened publicly at the Selectmen's Meeting on Thursday, March 30th at 7 pm.

Additional information or clarification can be secured by contacting Betsy Weymouth at 207 637 3105

Section 1: General Terms

1. Equal Employment Opportunity

The Town of Limington is an Equal Opportunity Employer and shall not discriminate against an applicant for employment, and employee or a citizen because of race, color, sex, marital status, physical and/or mental handicap, religion, age, ancestry or natural origin, unless based upon a bona-fide occupation qualification. Vendors and contractor or their agents doing business with the Town shall not violate the above clause or the Civil Rights Acts of 1964. Violations by vendors shall be reviewed on a case-by-case basis and may mean an automatic breach of contract or service to the Town of Limington.

2. Cost of Bid

The Town is not liable for any cost incurred by the bidder in connection with the preparation or submission of a proposal.

3. Subcontracting

The Bidder shall not subcontract any part of the work or materials or assign any monies due it without first obtaining the written consent of the municipality. The Bidder is responsible for all approved sub-contracted work. The Bidder is responsible for managing all aspects of sub-contracting work. Neither party shall assign or transfer its interest in the contract without the written consent of the other party.

4. Warranty

The Bidder warrants that all work will be of good quality and free from faults and defects, and in conformance with the specifications. All work not so conforming to these standards may be considered defective. The Bidder agrees to be responsible for the acts and omissions of all of its employees and all subcontractors, their agents and employees, and all other persons performing any of the work under a contract with the Bidder. If these specifications, either in whole or in part, do not meet all Federal and State of Maine mandates it shall be the responsibility of the successful bidder to bring specifications into compliance prior to awarding bid.

5. Conflict of Interest

No official or employee of the Town of Limington shall participate in any decision relating to any contract which would affect their financial or personal interest or the interest of any corporation, partnership, sole proprietorship or association in which they are directly or indirectly interested. For purposes of determining any possible conflict of interest, all responders must disclose if any Town of Limington employee(s) are owners, corporate officers, or employees, etc. of their business. A Conflict of Interest Disclosure statement must be attached as part of the responders offer to the Town.

6. Record of bids

When opened, each bid shall be entered on the public record with the name of the bidder. Each bid shall be open to public inspection after the letting of the contract or grant.

7. Insurance

Each bidder shall furnish a Certificate of Liability Insurance as a part of the bid response. The failure to provide this certificate will eliminate the bid from consideration. The successful bidder shall maintain both liability and Workers Compensation insurance that is in force until the work is completed and accepted by the Town.

8. Indemnification

To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Town of Limington, and their agents, and employees against all claims, damages, losses and expenses, including, but

Town of Limington

not limited to, attorneys' fees arising out of or resulting from the performance of the work regardless of standard of care. This indemnification extends to all costs and all attorneys' fees incurred by the Town.

9. Notice of acceptance

The Contractor will be notified by the municipality of the acceptance of its offer in whole, or in part, within five (5) business days of when it has been accepted.

10. Rejection of offers

The Town of Limington reserves the right to reject any or all proposals whenever such rejection is in their best interest. The Town reserves the right to reject the proposal of a Contractor who has previously failed to perform properly or to complete on time Contracts of a similar nature.

11. Payment

Unless agreed to by both parties in advance, the contractor shall submit in detailed invoice to the Town upon successful completion of the work and acceptance by the Town. The Town will provide payment within twenty-one (21) business days of receipt of the invoice.

12. Minimum Wage

The successful bidder shall be in full compliance with Maine Minimum Wage Statute; Title 26 §664.

Section 2: Bid Specifications

- 1) Bidders will review appendix1 and place bid as per all work outlined in the appendix on the Bid Form. Basic work outlined in the appendix include: concrete foundation wall replacement, concrete footings, reinforcing columns as needed along with installing vapor barrier.
- 2) The Contractor shall coordinate general time line and operations with the select board before undertaking any phase of the work.
- 3) The Contractor is responsible erecting signs and barricades for traffic control.

OFFICIAL BID RESPONSE FORM

The UNDERSIGNED hereby declares that he/she or they are the only person(s), firm or corporation interested in this proposal as principal, which it is made without any connection with any other person(s), firm or corporation submitting a proposal for the same.

The UNDERSIGNED hereby declares that they have read and understand all conditions as outlined in the Request for Roadway Paving Bid for 2019 and that their proposal is made in accordance with same.

The UNDERSIGNED hereby declares that any person(s) employed by the Town of Limington, Maine, who has direct or indirect personal or financial interest in this proposal or in any portion of the profits that may be derived there from, has been identified and the interest disclosed by separate attachment. (Please include in your disclosure any interest which you know of. An example of a direct interest would be a Town employee who would be paid to perform services under this proposal. An example of indirect interest would be a Town employee who is related to any officers, employees, principal or shareholders of your firm or to you. If in doubt as to status or interest, please disclose to the extent known).

COMPANY NAME: _____
(Individual, Partnership, Corporation, Joint Venture)

AUTHORIZED SIGNATURE: _____ DATE: _____
(Officer, Authorized Individual or Owner)

PRINT NAME & TITLE: _____

ADDRESS: _____

TELEPHONE: _____ FAX: _____

E-MAIL: _____

NOTE: All bids must bear the handwritten signature of a duly authorized member or employee of the organization making the bid. This sheet must be signed and returned with the proposal package.

Total Cost of foundation repair as per Intelligent Design Engineering enclose
\$ _____

EDI Appendix 1



**INTELLIGENT
DESIGN
ENGINEERING**

90 Saco Falls Way #201
Biddeford, ME 04005
207-229-7514
www.IDemaine.com

Via Email: DennisDoughty@roadrunner.com

October 12, 2020

RE: 297 Sokokis Ave, Limington, ME

Dennis:

At your request, a visit was made to the referenced address on September 15, 2020 to perform a full structural inspection of the municipal building there.

The building located at the referenced address consists of two floors with a full basement. There is also an attic space which was inaccessible at the time of the inspection. The structure is a historic timber framed structure infilled with framing and finishes.

Upon inspection of the second floor, a large open room was observed approximately 38'-0" wide by 44'-0" long. That space includes a stage. There were no support columns or evidence of previously removed support columns within the main second floor room. At the back of the large second floor room is a wall separating the stair tower and a storage room on the second floor from the main area. Slopes were measured for the entirety of the second floor and the floors were found to slope a total of 8.5" from the highest corner at the south west corner of the building to the lowest point near the stair tower and bearing wall.

Upon inspection of the first floor, a large open room was broken up by timber columns in a 12'-0"x13'-0" grid. All columns and beam bearing on columns appeared to be in excellent condition, there was no signs of wood rot or critter damage. In one location some water spots were observed but did not appear to affect the structure itself. The slopes of the first floor matched that of the second floor with a maximum differential elevation of 8.5" measured along various points.

Upon inspection of the basement, the reason for the sloping floors was made evident. The main structure of the building is supported by a grid of 10"x10" wooden columns. On two sides of the building the sill of the first floor sits directly over a granite/field stone foundation wall. Elsewhere, the wooden structure sits over wooden grade beams or in one location a masonry wall. At several of the interior columns, concrete has been added to support the columns. Several of the foundation elements appear to be undersized, and at the locations where the wood structure above bears over a wood grade beam, a large amount of rot is evident causing some structural damage.

Conclusion and recommendations:

I recommend that the left and rear wall of the building at the basement level be re-supported over a concrete foundation wall. The building should be fully shored up while the concrete is poured by a lifting or shoring specialist. Once the concrete has cured the studs and timber supports should be cut to sit over the new wall and set back in place. See Structural reinforcement sheets S1-S4 attached to this letter for further clarification.

-Some of the interior columns are sitting over undersized concrete footings and in one case no footing at all, this has caused the large amount of differential settlement that is evident on the first and second levels of the building. I recommend monitoring the settlement for further movement, as well as reinforcing the column

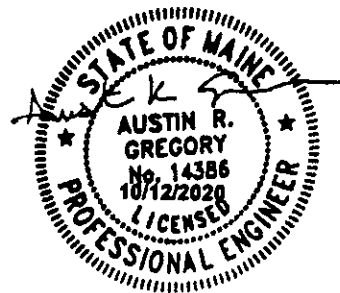
that currently does not have a concrete footing support. If movement continues, larger footings for each interior column could be required. See Structural reinforcement sheets S1-S4 attached to this letter for further clarification.

Finally, I recommend that a vapor barrier be added above the entirety of the dirt floored area of the basement to prevent excess water from being wicked up by the structure to cause more rot damage. See Structural reinforcement sheets S1-S4 attached to this letter for further clarification.

The inspection covers only those systems and components expressly and specifically identified in this report. Any area of view concealed or inaccessible is excluded from this inspection. The inspection does not include any destructive testing or dismantling. It is agreed that the Inspection Report does not constitute a warranty of adequacy, performance or condition of any structure, item or system. The inspection and the Inspection Report are prepared for the sole, confidential and exclusive use of the Client. Should you have any questions regarding this report, please feel free to call.

Sincerely,

Austin R. Gregory, PE
ME License # 14386



SHEATH INSIDE OF WALL WITH STRUCTURAL 1 OSB OR CDX PLYWOOD SHEATHING FASTENED W/ 8d NAILS AT 8" O.C. ALONG THE EDGES AND 12" O.C. ALONG INTERMEDIATE MEMBERS. LAP SHEATHING WITH SILL PLATE. ADD STUDS AS REQUIRED SO THAT SHEATHING SPANS A MAXIMUM OF 24".

EXISTING 2x8" WALL WITH TIMBERS. CUT BOTTOMS OFF STUDS AND TIMBERS TO BEAR OVER NEW FOUNDATION WALL AND SILL PLATE. TEMPORARILY SHORE WALL WHILE INSTALLING FOUNDATION.

PT 2x8 SILL PLATE W/ 1/2" ANCHOR BOLTS AT 48" O.C. AND 12" FROM ALL CORNERS

8" PIP CONCRETE STEM WALL W/ #4 VERTICAL BARS AT 32" O.C. AND AT ALL CORNERS. PROVIDE #4 HORIZONTAL BARS AT THE TOP AND BOTTOM OF THE WALL AND CENTER OF THE WALL WHEN THE WALL EXCEEDS 3'-0". FOR WALLS GREATER THAN 4'-0" IN HEIGHT PROVIDE #4 BARS AT 24" O.C. HORIZONTALLY

6 MIL POLY VAPOR BARRIER RUN 6" UP ALL VERTICAL SURFACES AND SEAL WITH APPROPRIATE ADHESIVE

18"x10" CONTINUOUS CONCRETE FOOTING W/ 2 #4 BARS IN THE BOTTOM 3RD

4" PERFORATED DRAIN PIPE. DRAIN TO DAYLIGHT OR SUMP PUMP

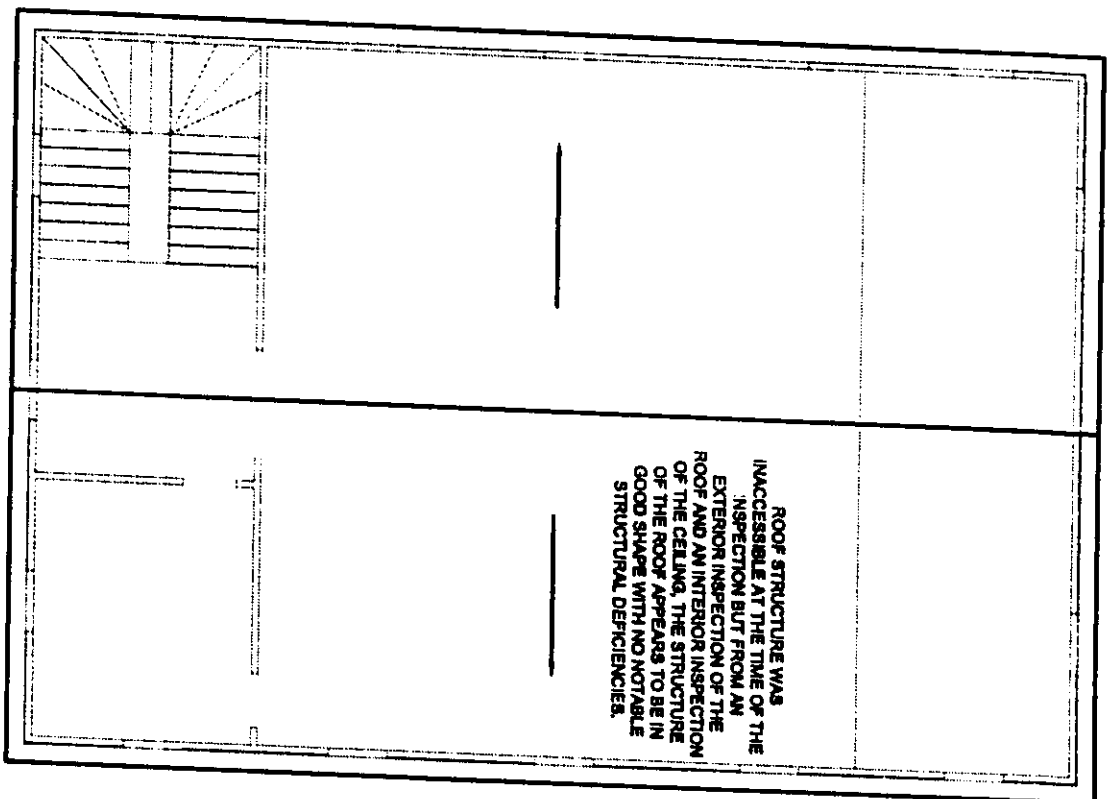


1 NEW FOUNDATION WALL DETAIL

S004

SCALE: 1/4"=1'-0"

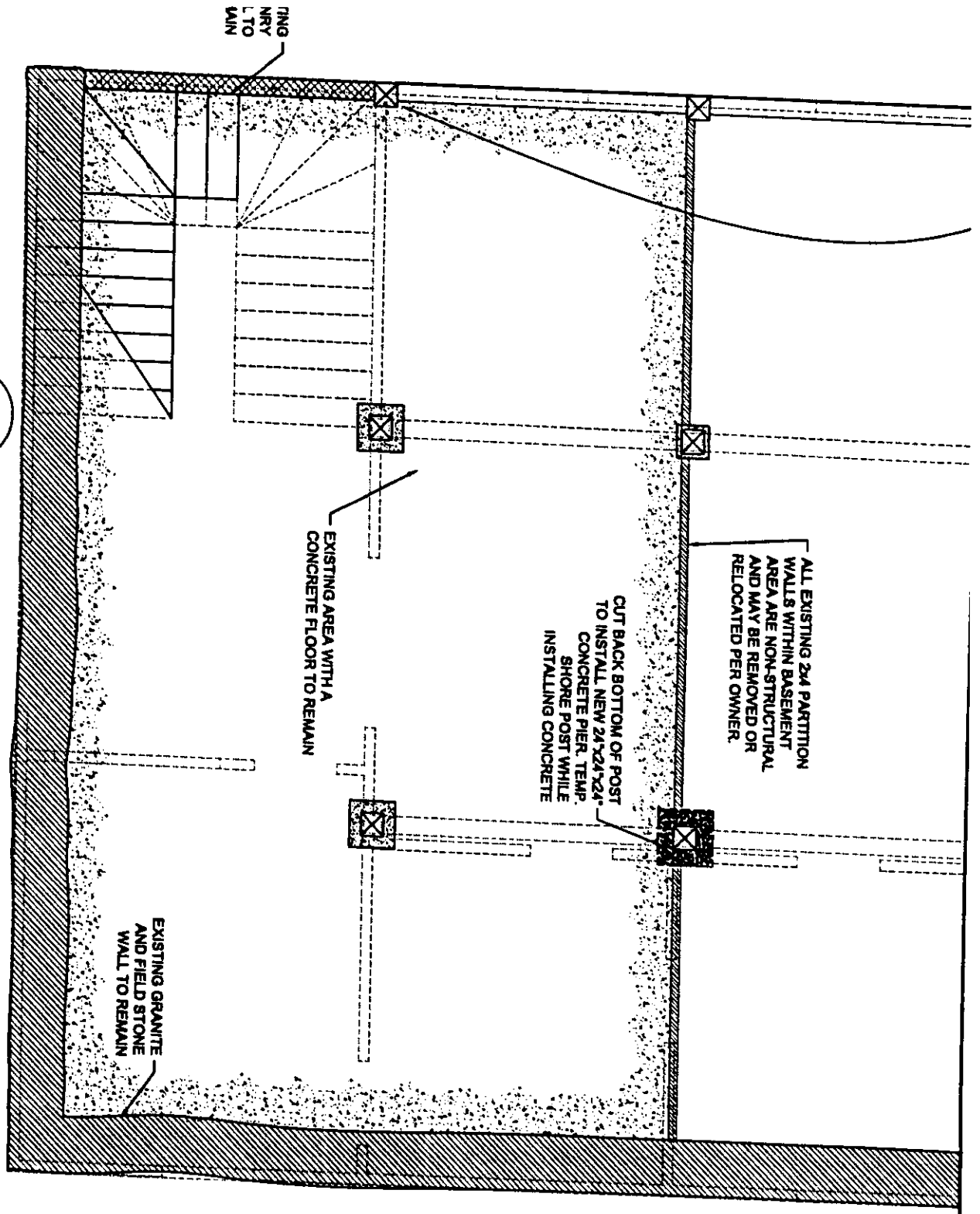
ROOF STRUCTURE WAS INACCESSIBLE AT THE TIME OF THE INSPECTION BUT FROM AN EXTERIOR INSPECTION OF THE ROOF AND AN INTERIOR INSPECTION OF THE CEILING, THE STRUCTURE OF THE ROOF APPEARS TO BE IN GOOD SHAPE WITH NO NOTABLE STRUCTURAL DEFICIENCIES.



2 ROOF PLAN

S-004

SCALE: 1/4"=1'-0"



1
 S-001
 SCALE: 1/4" = 1'-0"
 BASEMENT REINFORCEMENT PLAN (A)

TEMPORARILY SHORE TIMBER POSTS AND CUT OFF BOTTOMS TO INSTALL NEW FROST WALL BELOW EXISTING FRAMING. RE-INSTALL MIN PT 2x8 SILL PLATE ONCE FROST WALL IS INSTALLED. SHEATH INTERIOR OF EXIST. 2x8 WALL W/ 1/2" CDX OR 1/2" OSB SHEATHING FASTENED WITH 8d NAILS AT 6" O.C. ALONG THE EDGES AND 12" O.C. ALONG INTERMEDIATE FRAMING. SEE DETAIL 1/S04

EXISTING AREA WITH A DIRT FLOOR. ADD MIN. 5MIL. POLY VAPOR BARRIER OVER ENTIRE FLOOR SEALED TO POSTS AND FOUNDATION WALLS WITH ROOFING CAULK.

SHEATH INTERIOR OF 2x8 WALL W/ 1/2" CDX OR 1/2" OSB SHEATHING FASTENED WITH 8d NAILS AT 6" O.C. ALONG THE EDGES AND 12" O.C. ALONG INTERMEDIATE FRAMING

EXISTING GRANITE AND FIELD STONE WALL TO REMAIN

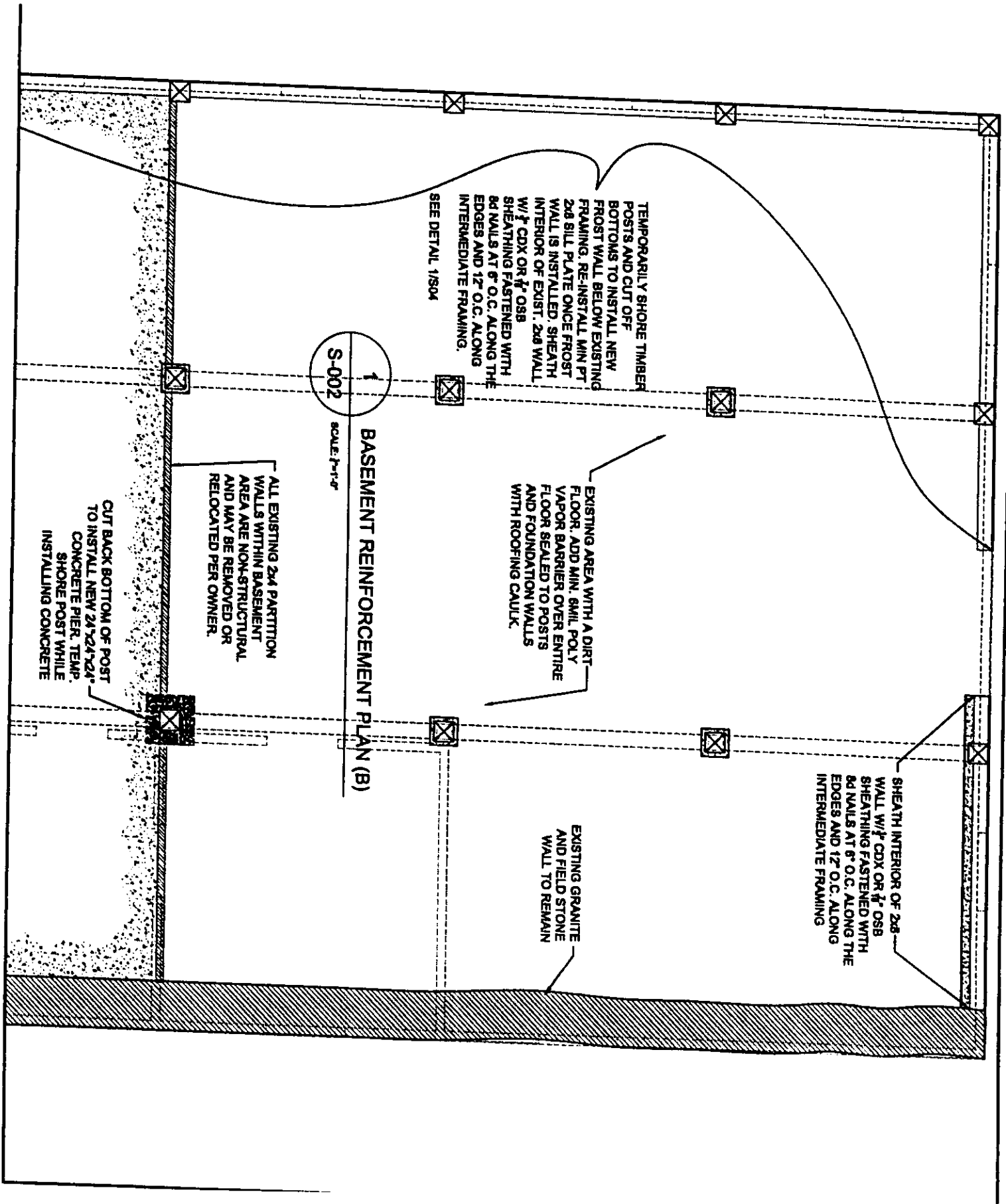
ALL EXISTING 2x4 PARTITION WALLS WITHIN BASEMENT AREA ARE NON-STRUCTURAL AND MAY BE REMOVED OR RELOCATED PER OWNER.

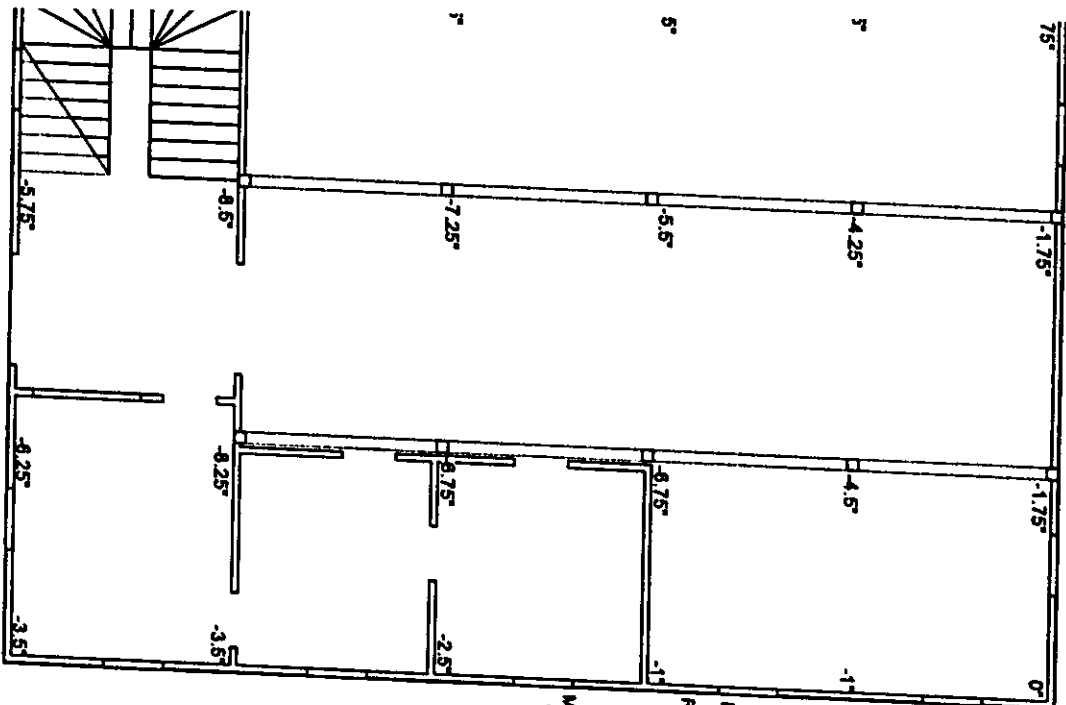
CUT BACK BOTTOM OF POST TO INSTALL NEW 24"x24"x24" CONCRETE PIER. TEMP. SHORE POST WHILE INSTALLING CONCRETE

S-002

BASEMENT REINFORCEMENT PLAN (B)

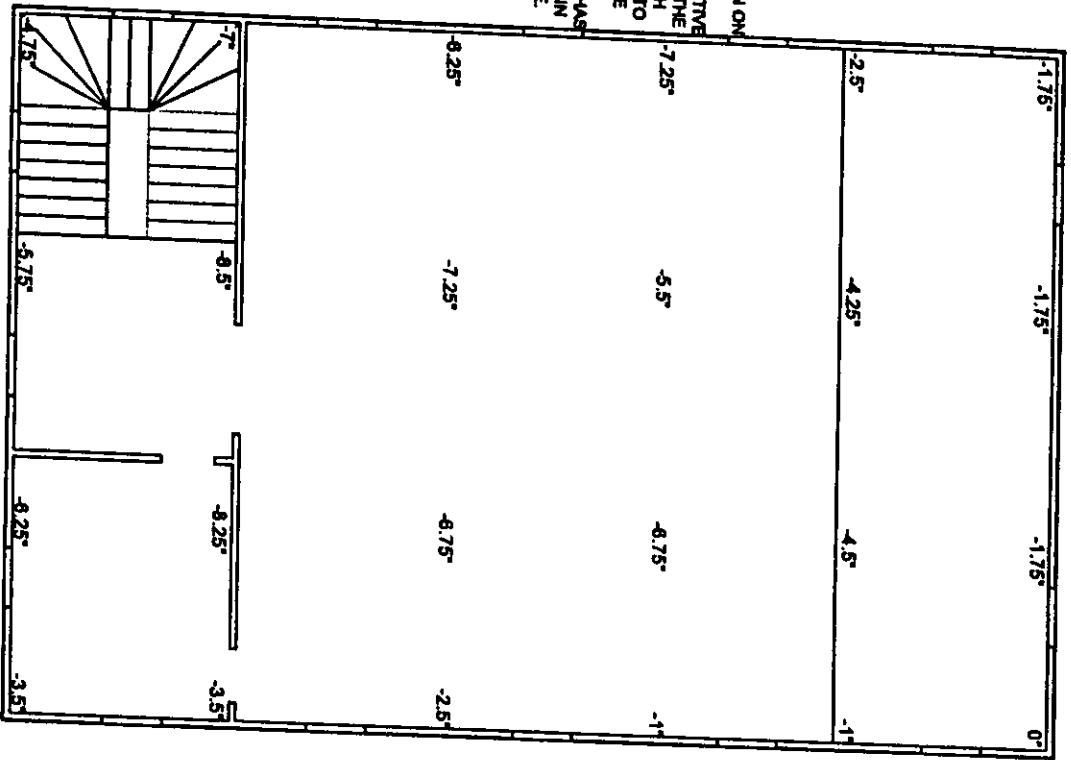
SCALE: 1/4"=1'-0"





NUMBERS SHOWN ON
SLOPE PLANS
REPRESENT RELATIVE
ELEVATIONS OF THE
FLOOR AT EACH
SUPPORT POST TO
ILLUSTRATE THE
DIFFERENTIAL
MOVEMENT THAT HAS
OCCURRED WITHIN
THE STRUCTURE.

1 FIRST FLOOR SLOPE PLAN
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR SLOPE PLAN
SCALE: 1/4" = 1'-0"

003

S-003