

Request for Proposals

Bid Title: Bonnet House Phase III Restorations

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Purpose & Background

Bonnet House, Inc., d/b/a Bonnet House Museum & Gardens (“Bonnet House”) operates an historic house museum located at 900 N. Birch Road, Fort Lauderdale, FL 33304. The historic buildings at the site were built between 1920 and approximately 1926. The site is listed on the National Register of Historic Places and is designated by the City of Fort Lauderdale as an historic landmark; it is owned by the Florida Trust for Historic Preservation, Inc.

Bonnet House has been awarded a Special Category Grant by the Florida Division of Historical Resources to conduct several restoration projects detailed below. Bonnet House is seeking proposals from qualified entities to conduct these repairs and restorations.

Site Inspection

Bidders must physically inspect the site and the areas in need of restoration work at a meeting to be held on December 23, 2015 at 9:00am. Bidders are advised to make a thorough inspection of the extent of work. After the bid has been awarded, no extra charge or compensation will be allowed unless by reason of unforeseeable causes beyond the successful bidder’s control and without fault or negligence, including, but not restricted to, Acts of God and discovery of defects not readily apparent. Said change must be approved, in writing, by Bonnet House. Bidders are reminded that statements and information provided at this meeting/inspection are not binding unless issued in writing as an amendment to the bid.

Qualification of Bidders

This bid shall be awarded only to a responsive and responsible bidder, qualified to provide the goods and/or service specified. The bidder shall, upon request, promptly furnish Bonnet House with sufficient evidence in order to confirm a satisfactory performance record. Such information may include an adequate financial statement of resources, the ability to comply with required or proposed delivery or performance schedule, a satisfactory record of integrity and business ethics, the necessary organization, experience, accounting and operation controls, and technical skills, and be otherwise qualified and eligible to receive an award under applicable laws and regulations. PLEASE NOTE: A substantial portion of this work involves restoration of historic wooden structures and decorative elements requiring master skilled carpentry skills and experience. *Only bidders able to provide such work should apply.*

Award

Bonnet House shall award this bid to the responsive, responsible bidder on an all-or-none, total offer basis. Therefore, it is necessary for a bidder to bid on every item in order to have a bid considered. It is also required that the bidder carefully consider each item, and make sure that each one meets the specifications as indicated. Bonnet House will give special consideration for the lowest bid, but other factors shall also be taken in to account such as quality of previous

restoration work and professional reputation. In accordance with state guidelines, Bonnet House will give consideration to small business firms, minority-owned businesses, and women's business enterprises.

Measurements

The measurements noted are only estimates. Bidders are responsible for their own measurements and shall submit a firm price accordingly. There shall be no adjustments due to inaccurate measurements. Failure to make independent, accurate measurements will be at the bidder's own risk.

State Oversight

As this project is largely funded by the State of Florida Division of Historical Resources, said division reserves the right to review and approve the contracts between Bonnet House and the successful bidder. Architectural and engineering work is subject to similar State review. Site inspections may occur.

Compliance with Secretary of the Interior Standards

As the Bonnet House site is an historic property, all work must be in compliance with the Secretary of the Interior's Standards and Guidelines governing the same available at www.nps.gov/tps/standards.htm.

Work Site Safety/Security

The contractor shall be responsible for the protection of all personnel against hazards and/or injuries due to their construction operation at the work site. The successful bidder shall also at all times guard against damage or loss to the property of the Florida Trust for Historic Preservation, Bonnet House, the Contractor's own property, and/or that of other contractors or subcontractors, and shall be held responsible for replacing or repairing any such loss or damage. When applicable, the successful bidder shall provide fences, signs, barricades, flashing lights, etc. necessary to protect and secure the work site(s) and insure that all County, State of Florida, OSHA, and other applicable safety regulations are met. Bonnet House assumes no responsibility for act of theft or vandalism which may occur while contractor's equipment is located on the Bonnet House site. Additionally, successful bidders shall provide for the prompt removal of all debris from the Bonnet House site. Bonnet House may withhold payment or make such deductions as deemed necessary to ensure reimbursement or replacement for loss or damage to property through negligence of the successful bidder or their subcontractors or agents.

Insurance Required

It shall be the responsibility of the successful bidder to provide evidence of the following minimum amounts of insurance coverage to Bonnet House.

1. Commercial General Liability Insurance. Successful bidder shall maintain Commercial General Liability Insurance, or similar form, at a limit of liability not less than \$500,000 Each Occurrence for Bodily Injury, Personal Injury and Property Damage Liability. Coverage shall include Premises and/or Operations, Independent Contractors, Products and/or Completed Operations, Personal Injury/Advertising Liability, Contractual Liability and Broad Form Property Damage coverages. Coverage for the hazards of

explosion, collapse and underground property damage (X-C-U) must also be included when applicable to the work to be performed. **This coverage shall be endorsed to include Bonnet House and the Florida Trust for Historic Preservation as an Additional Insured.**

2. Business Auto Liability Insurance. Successful bidder shall maintain Business Auto Liability Insurance at a limit of liability not less than \$500,000 Combined Single Limit Each Accident for all owned, non-owned, and hired automobiles. (In this context, the term "Autos" is interpreted to mean any land motor vehicle, trailer or semi trailer designed for travel on public roads.) In the event successful bidder neither owns nor leases automobiles, the Business Auto Liability requirement shall be amended allowing successful bidder to maintain only Hired & Non-Owned auto Liability and shall provide either an affidavit or a letter on company letterhead signed by the bidder indicating that the bidder does not own any vehicles, and if vehicles are acquired throughout the term of the contract, bidder agrees to purchase "Owned Auto" coverage as of the date of acquisition. This amended requirement may be satisfied by way of endorsement to the Commercial General Liability, or separate Business Auto coverage form.
3. Workers' Compensation and Employer's Liability Insurance. Successful bidder shall maintain Workers' Compensation & Employer's Liability Insurance in accordance with Florida Statute Chapter 440.

A signed Certificate or Certificates of Insurance, evidencing that required insurance coverages have been procured by the successful bidder in the types and amounts required hereunder shall be transmitted to Bonnet House.

Time for Performance

Bonnet House expects bidder to begin work as soon as possible after the execution of the contract. All work on this project MUST be completed by June 30, 2017. TIME IS OF THE ESSENCE in performance of the project work.

Legal Requirements

COMPLIANCE WITH LAWS AND CODES: federal, state, county and local laws, ordinances, rules and regulations that in any manner affect the items covered herein apply. Lack of knowledge by the bidder shall in no way be a cause for relief from responsibility. The successful bidder shall strictly comply with federal, state and local building and safety codes. Equipment shall meet all state and federal safety regulations. Bidder certifies that all products (materials, equipment, processes, or other items supplied in response to this bid) contained in its bid meets all ANSI, NFPA, and all other federal and state requirements. Bidder further certifies that, if it is the successful bidder, and the product delivered is subsequently found to be deficient in any of the aforementioned requirements in effect on date of delivery, all costs necessary to bring the product into compliance shall be borne by the bidder.

DISCRIMINATION PROHIBITED: Bonnet House is committed to assuring equal opportunity in the award of contracts and complies with all laws prohibiting discrimination. The successful bidder warrants and represents that all of its employees are treated equally during employment

without regard to race, color, religion, disability, sex, age, national origin, ancestry, marital status, familial status, sexual orientation, gender identity and expression or genetic information.

INDEPENDENT CONTRACTOR RELATIONSHIP: The successful bidder is, and shall be, in the performance of all work, services, and activities under this contract, an independent contractor and not an employee or agent of Bonnet House or the State of Florida Division of Historical Resources. All persons engaged in any of the work or services performed pursuant to this contract shall at all times, and in all places, be subject to the successful bidder's sole direction, supervision, and control. The successful bidder shall exercise control over the means and manner in which it and its employees perform the work, and in all respects the successful bidder's relationship, and the relationship of its employees to Bonnet House and/or the Florida Division of Historical Resources shall be that of an Independent Contractor and not as employees or agents of Bonnet House or the Florida Division of Historical Resources.

INDEMNIFICATION: Regardless of the coverage provided by any insurance, the successful bidder shall indemnify, save harmless and defend Bonnet House and the Florida Trust for Historic Preservation, Inc., their agents, servants, or employees from and against any and all claims, liability, losses and / or causes of action which may arise from any negligent act or omission of the successful bidder, its subcontractors, agents, servants or employees during the course of performing services or caused by the goods provided pursuant to these bid documents and / or resultant contract.

PERFORMANCE DURING EMERGENCY: By submitting a bid, bidder agrees and promises that, during and after a public emergency, disaster, hurricane, flood, or acts of God, Bonnet House shall be given "first priority" for all goods and services under this contract. Bidder agrees to provide all goods and services to Bonnet House during and after the emergency at the terms, conditions, and prices as provided in this solicitation on a "first priority" basis. Bidder shall furnish a 24-hour phone number to Bonnet House in the event of such an emergency. Failure to provide the stated priority during and after an emergency shall constitute breach of contract.

STATE SALES AND USE TAX: Bonnet House is exempt from Florida Sales and Use taxes. Bonnet House shall provide an exemption certificate to the successful bidder, upon request. Successful bidders are not exempted from paying sales tax to their suppliers for materials to fulfill contractual obligations with Bonnet House, nor are successful bidders authorized to use the Bonnet House's tax exemption number in securing such materials.

Specific Project Restoration and Repairs

The following items will form the basis for the bid. Bonnet House has previously obtained an assessment of the existing conditions as described below. Bids should include the following work unless further inspection reveals the need for more or less restoration.

1. Repair of Balcony Railings in Main House

Approx. 170 lf railing and beam/162 railing castings/23 column castings

Condition: Balcony railings show significant deflection under minimal pressure.

We have determined that spans are too great for the existing replacement railings, which have a smaller profile than the original wood top rails.

- a. Discard inappropriate top and bottom wood rails
- b. Fabricate new top & bottom rails, using extant original railings as templates.
- c. Add metal angle embedded into new top rails to add strength.
- d. Strip cast ironwork down to metal.
- e. Powder coat paint in color chosen from period of significance.
- f. Re-assemble railing using newly milled wood top & bottom rails, inserting freshly powder coated cast ironwork.
- g. Prime raw wood with oil-based penetrating primer.
- h. Pressure clean, prepare and paint two finish coats on the following related elements:
 - i. New top & bottom rails
 - ii. Balcony roof supports
 - iii. Balcony overhead beam
- i. Touchup paint after installation of cast ironwork

2. Repair Louvered Door System -Main House Porch

4 panel/door units; 8 doors

Condition: Louvered Doors and adjacent panels have rotted wood at the bottom.

There are several contributing factors, including: lack of gutters above to divert water; lack of weep holes to allow standing water to be trapped on the inside; prior repairs with lesser quality wood prone to rot in hostile conditions.

- a. Remove eight (8) louver/panel doors from hinges
- b. Remove fixed panels or portions necessary for rehabilitation.
- c. Place new pressure-treated bottom plates to secure panels
- d. Provide enhanced vapor barrier between bottom plate and concrete slab
- e. Provide weep holes in bottom of panels to allow moisture to flow from the inside to outside.
- f. Replace rotted wood jambs, frames and panels to replicate the original.
- g. Care shall be taken to minimize the loss of original historic material.
- h. Epoxy all joints between new material and existing material.
- i. Re-hang doors.
 - Hinges found to be original will be rehabilitated, if possible.
 - Replace damaged or rusted hinges, as needed, with replicas of the original.
- j. Prime raw wood with oil-based penetrating primer.
- k. Pressure clean, prepare and paint two finish coats on all elements of the louvered door units.

3. Aviary Restoration

Approx. 128 lf decorative 1"x8" columns; multiple intricate details

Condition: The Aviary is a highly decorative enclosure that is exhibiting wood rot at the wood base plates and the bottom of the columns. Portions of the screening also require replacement. The entry door needs to be restored to proper function. The Aviary has a unique details and colors, which need to be prepared and repainted.

- a. Remove all rotted wood in base plates and decorative vertical supports.
- b. Place new pressure-treated bottom plates to aviary.
- c. Provide enhanced vapor barrier between bottom plate and concrete slab
- d. Epoxy all joints between new material and existing material.
- e. Sand to smooth finish.
- f. Replace any missing decorative orbs.
- g. Replicate any decorative symbols cut in to vertical supports.
- h. Prime raw wood with oil-based penetrating primer.
- i. Pressure clean, prepare and paint two finish coats on all elements of the Aviary.

4. Chickee Bridge

Approx.: 280 sf decking material, 80 sf seating, 400 sf thatched roofing

Condition: The Chickee Bridge, a major feature of the site spanning the slough, is in need of restoration. The thatched roof has visible damage, as does the railing and balusters. The deck is of 1" nominal material that is in poor condition

- a. Replaced damaged thatched roof system.
- b. Remove and replace railings with bark-covered timbers.
- c. Remove and replace outside rounded vertical skirting on both sides of bridge.
- d. Remove all decking and seating.
- e. Repair or replace any compromised wood floor joists.
- f. Waterproof top sides of floor joists.
- g. Place 5/4" nominal tropical hardwood decking
 - i. All new fasteners shall be an approved rust resistant type
 - ii. Decking and seating shall be fastened using rust resistant type screws
 - iii. All screw holes shall be plugged with like wood and sanded to a smooth surface.
 - iv. Deck and seating board ends shall be waxed prior to installation.
 - v. All deck and seating shall be oiled, top and bottom.

5. Hibiscus Gate

2 large gates

Condition: The large gates between the Main Residence and the Bamboo Bar and Greenhouse, known as the Hibiscus Gates have significant wood rot and failed prior temporary repairs and are not currently functional.

- a. Remove gates
- b. Remove all prior repair work & assess the condition of the remaining wood.
- c. Replace wood that is not original.
- d. Attach new wood, epoxy and sand to smooth finish ready for prime & paint.
- e. Prime raw wood with oil-based penetrating primer.
- f. Pressure clean, prepare and paint two finish coats on all elements of the Hibiscus Gates.

6. Copper Gutters & Fascia Rehabilitation

Approx.: 170 lf gutter, 400 lf fascia, beam & eaves, 9 metal tie-down rods

Condition: The Bonnet House Main Residence once had half-round copper gutters. Perhaps for budgetary reasons, they were removed and left off during a prior re-roof. Lack of gutters has

led the need for costly repairs to the elements below, including the louvered door units referenced in Section 2 above. It will be necessary to repaint the fascia prior to installation of copper gutters. Also included in this area are the tie-down rods, which have a significant amount of rust that requires repair before it becomes a structural issue.

- a. Pressure clean, prepare and paint two finish coats on the decorative fascia of the Main Residence. This includes the entire fascia of the porch roof.
- b. Rehabilitate metal tie-down rods
 - i. Scrape all loose paint from the metal stair unit.
 - ii. Use rust bonding agent Ospho or equivalent to prepare rusted surfaces for paint.
 - iii. Paint rods using a high-grade metal paint.
- c. Place new half-round copper gutters and downspouts.
- d. Gutters shall be placed as follows
 - i. The entire eastern eave of the balcony.
 - ii. The entire northern eave of the balcony, with a downspout near the building.
 - iii. The southern eave until it meets the courtyard wall.
- e. Gutters are to be 7.52" Half-Round Euro Copper system w/4.7" downspouts, including all appropriate accessories, fasteners and connectors.
- f. Copper gutter hangers to be placed at approximately 24" on center.
- g. Joints between gutters are to be soldered
- h. Each Downspout will have strainers at the top and each a cleanout panel near the bottom.
- i. All gutters and downspouts will be protected with copper leaf guards.

**7. Stair Restoration – Main Residence – North & South Stairs
2 staircases, including 1 landing each**

Condition: The Main Residence exterior stairs to the balcony are in need of restoration. Prior work was done without rustproof fasteners, leading to damaged and compromised wood spindles. The only way to properly address this issue is to disassemble and reassemble the entire railing system.

- a. Remove the top rail and all of the spindles.
- b. Repair or replace any rotted treads.
- c. Fabricate any replacement spindles from cypress lumber, using the same routing pattern that is evident in the existing spindles.
- d. Reuse as much of the original components as possible.
- e. Caulk all joints upon reassembly.
- f. Prime raw wood with oil-based penetrating primer.
- g. Pressure clean, prepare and paint two finish coats on the following related elements:
 - i. New top & bottom rails
 - ii. All baluster & posts
 - iii. Treads and risers, including the underside of the stairs

**8. Rehabilitate the Path to the Art Studio & Observation Tower
2 wooden staircases, 2 landings, 1 metal spiral staircase, 1 exterior door**

Condition: Exterior Wood Stairs: The Art Studio Tower exterior stairs are in need of restoration. Prior work was done without rustproof fasteners, leading to damaged and compromised wood spindles. In addition, the prior work used inappropriate wood materials and failed to replicate the original spindle pattern that is evident on the interior stairs leading to the Tower, as well as on other historic exterior stairs throughout the property.

Exterior Door: The wooden door leading to the exterior wood stair has wood rot at the bottom.

Interior Wood Stairs: The interior stairs in the Art Studio need a complete paint job to prevent deterioration.

Spiral Staircase: The connection from the courtyard to the Artist Studio is a unique metal spiral staircase. Significant surface rust has developed that requires treatment.

- a. Exterior Stair:
 - i. Remove the top rail and all of the spindles.
 - ii. Repair or replace any rotted treads.
 - iii. Fabricate replacement spindles from cypress lumber, using the same routing pattern that is evident in the existing spindles used on the historic stairs throughout the property.
 - iv. Caulk all joints upon reassembly.
 - v. Prime raw wood with oil-based penetrating primer.
 - vi. Pressure clean, prepare and paint two finish coats on the following related elements:
 1. New top & bottom rails
 2. All baluster & posts
 3. Treads and risers, including the underside of the stairs
- b. Exterior Door:
 - i. Repair exterior door leading to staircase.
 - ii. Fill, prepare, prime and paint repaired door
- c. Interior Stair:
 - i. Prime raw wood with oil-based penetrating primer.
 - ii. Pressure clean, prepare and paint two finish coats on the following related elements:
 1. New top & bottom rails
 2. All baluster & posts
 3. Treads and risers, including the underside of the stairs
- d. Spiral Staircase
 - i. Scrape all loose paint from the metal stair unit.
 - ii. Use rust bonding agent Ospho or equivalent to prepare rusted surfaces for paint.
 - iii. Paint stair using a high-grade metal paint.

9. Stair Replacement – Chauffeur’s Quarters

1 staircase, 1 landing

Condition: The exterior staircase to the second floor of the Chauffeur’s Quarters is in need of restoration. Prior replacement was done with steep risers and poses a safety risk to

employees. In addition, the prior work used inappropriate wood materials and failed to replicate the original spindle pattern that is evident on other historic exterior stairs throughout the property.

- a. Remove the staircase, leaving the landing intact.
- b. Form & pour new concrete footing at new base of stairs.
- c. Place new stairs and railing
- d. Repair or replace any rotted decking in the landing.
- e. Fabricate replacement spindles from cypress lumber, using the same routing pattern that is evident in the existing spindles used on the historic stairs throughout the property.
- f. Place new railing on landing and stairs
- g. Place new stairs and railing
- h. Caulk all joints upon assembly.
- i. Prime raw wood with oil-based penetrating primer.
- j. Pressure clean, prepare and paint two finish coats on the following related elements:
 - i. New top & bottom rails
 - ii. All baluster & posts
 - iii. Treads and risers, including the underside of the stairs

10. Wood Siding Repair

Approx. 150 sf of siding repair; 36 lf eaves & rafter ends, 375 sf painting

Condition: The wood framed structure attached to the outside of the northwest corner of the Major Courtyard has significant wood rot issues on the Pattern 105 Novelty Siding.

- a. Remove all rotted siding.
- b. Provide proper vapor barrier between sheathing and siding.
- c. Place new siding, as needed.
- d. Caulk all vertical joints.
- e. Prime raw wood with oil-based penetrating primer.
- f. Pressure clean, prepare and paint two finish coats on the following related elements:
 - i. Siding, including corner trim
 - ii. Window Trim
 - iii. Eaves and rafter ends.

11. Gardener's Quarters - Wood Siding Repair

Approx. 360 sf of siding repair; 620 sf painting

Condition: The wood framed structure has significant wood rot issues on the Pattern 105 Novelty Siding.

- a. Remove all rotted siding.
- b. Place new siding, as needed.
- c. Caulk all vertical joints.
- d. Repair bottom of garage door
- e. Prime raw wood with oil-based penetrating primer.

- f. Pressure clean, prepare and paint two finish coats on the following related elements:
 - i. Siding, including corner trim
 - ii. Door Trim
 - iii. Window Trim

12. Frederick's Workshop

Approx.: 8 lf tie beam replacement, 8 lf spalling repair

Condition: The concrete tie beam over the south entry is spalling and poses a safety risk, due to falling concrete pieces or structural failure. Also, the tie beam over the east window requires concrete spalling repair.

- a. Remove all loose concrete and expose the steel reinforcement bars.
- b. Sandblast steel reinforcement bars until the metal is shiny.
- c. Place protective coating over the steel and bonding agent over the concrete.
- d. Place new high strength concrete in all voids
- e. Support structure with temporary shoring to hold load carried by failed tie beam.
- f. Replace the beam over the door entirely, if insufficient structure remains to warrant repair.
- g. Pressure clean, prepare and paint two finish coats on the exterior of the repaired concrete.
- h. Prepare and paint the door units (four doors)

13. Rehabilitate Garage Doors

4 garage doors, including operating mechanism

Condition: Deficiencies in the operating mechanism has rendered one door inoperable. Repair and rehabilitate all doors to prevent further costly damage.

- a. Mechanism:
 - i. Dismount metal operating mechanism
 - ii. Replace metal with like kind, as needed, and weld to remaining original steel.
 - iii. Lubricate moving parts, as needed.
 - iv. Sand and metal prime surfaces.
 - v. Paint metal surfaces.
- b. Rehabilitate Wood Garage Doors
 - i. Remove rotted wood from door.
 - ii. Place new wood to replace rotted wood.
 - iii. Prime raw wood with oil-based penetrating primer.
 - iv. Pressure clean, prepare and paint two finish coats on all wood surfaces of each garage door.

Bid Submission Procedure and Notification of Acceptance

Interested bidders should submit bids to Bonnet House, itemized as to each of the Specific Project Restoration and Repairs listed above no later than 5pm on January 8, 2016. Bids may be mailed to Patrick Shavloske, Bonnet House Museum & Gardens, 900 N. Birch Rd., Ft. Lauderdale, FL 33304 or emailed to patrickshavloske@bonnethouse.org. Bonnet House will provide notification of bid acceptance by January 15, 2016. As noted above, contract documents

for the project between Bonnet House and the selected bidder must be submitted to the State of Florida Division of Historical Resources for review and approval prior to execution by the parties. Therefore selection of the bidder by Bonnet House does not constitute a final agreement between the parties.