

**NOTICE TO HISTORIC RESTORATION
GENERAL CONTRACTORS**

The Morris County Park Commission seeks experienced Historic Restoration General Contractors who specialize in installation of restoration of rough and finish carpentry, masonry restoration, wood shingle roofing and sheet metal fabrication of gutters and flashings, heavy-timber framing, window and door restoration, and surface preparation and painting of historic buildings to submit prequalification statements for the:

RESTORATION OF THE VAIL FACTORY WHEELHOUSE
AT HISTORIC SPEEDWELL
333 Speedwell Avenue
Morristown, Morris County, New Jersey 07962-1295

The project generally consists of the following:

1. Construct temporary protective structure to house removed overshot waterwheel;
2. Dismantle all sections of existing cast iron & timber waterwheel for repair/replacement & reassembly;
3. Repair of existing wood shingle roof;
4. Repair of exterior finish carpentry;
5. Restoration of existing doors and windows
6. Restoration of exterior siding;
7. Masonry foundation repair; and
8. Surface preparation & painting of historic building fabric.

Qualification Statements must be submitted in duplicate in a sealed envelope properly marked with the contractor's name and address

To: Morris County Park Commission
300 Mendham Road
Morris Township, NJ 07960

ATTN: Lynn Laffey, Director of Historic & Interpretive Sites

Marked: RESTORATION OF THE VAIL FACTORY WHEELHOUSE
AT HISTORIC SPEEDWELL

On: T.B.D
No later than 10:30 A.M.

All respondents will be notified in writing of the decision as to qualifications. Only those determined to be pre-qualified Historic Restoration General Contractors for this project will be invited to submit bids for the work.

This property is listed on the New Jersey and National Registers of the Historic Places. All prospective bidders must demonstrate experience in the successful completion of projects of a similar scope and nature that followed the Secretary of the Interior's *Standards for the Treatment of Historic Properties* (Revised 1995) performed to the satisfaction of the Owner.

To request a pre-qualification package, contact the Morris County Park Commission at 973-326-7600. Or access the pre-qualification package through Morris County Online Bid System at <https://www.bidnetdirect.com/new-jersey/morris-county-park-commission>

Bidders are required to comply with the requirements of N.J.S.A. 10:5-31 et seq.

BIDDER'S PREQUALIFICATION PACKAGE

**RESTORATION
OF THE
VAIL FACTORY WHEELHOUSE
AT
HISTORIC SPEEDWELL**
333 Speedwell Avenue
Morristown, Morris County, New Jersey 07962-1295

MORRIS COUNTY PARK COMMISSION
300 Mendham Road
Morris Township, NJ 07960

**CONNOLLY & HICKEY
HISTORICAL ARCHITECTS, LLC**
P.O. Box 1726
Cranford, New Jersey 07016

DATE : May 2021

**RESTORATION OF THE VAIL FACTORY WHEELHOUSE
AT HISTORIC SPEEDWELL**

PROJECT FACT SHEET

- Project:** RESTORATION OF THE VAIL FACTORY WHEELHOUSE AT HISTORIC SPEEDWELL
- Location:** 333 Speedwell Avenue
Morristown, New Jersey 07962-1295
- Local Unit** Morris County Park Commission
300 Mendham Road
Morris Township, NJ 07960
- Local Unit Contact:** Lynn Laffey
Director of Historic & Interpretive Sites
Morris County Park Commission
300 Mendham Road,
Morris Township, NJ 07960
- Architect:** Connolly & Hickey Historical Architects, LLC
Thomas B. Connolly, AIA, Principal Architect
P.O. Box 1726
Cranford, New Jersey 07016
973-746-4911 (tel) / info@chhistoricalarchitects.com
- Background Information:** The Factory Building and attached Wheelhouse are an excellent example of a preserved, early 19th-century vernacular farm building modified for various industrial purposes, typical of the early Industrial Revolution in the US. Construction of a water-powered factory began in 1829 by Dayton Canfield and was eventually completed by his father-in-law, Stephen Vail, later that same year. Vail's journal provides information about the beginning and subsequent history of this endeavor. The Wheelhouse contains a magnificent 24' overshot waterwheel. The present wheel was installed in 1853 and replaced an older one. By this time, George, Stephen's younger son, had taken over the Ironworks, giving it his own name in 1845. The Waterwheel is made of wooden spokes and iron parts cast at the Speedwell Ironworks, and bears the "Geo. Vail and Co." trademark still seen on the outer rim of the wheel. The Wheelhouse is significant for its association with the Industrial Revolution and as a well-preserved vernacular building associated with iron production in Morris County and all work proposed for the Wheelhouse shall comply with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.
- Project Objective:** The Morris County Park Commission seeks experienced Historic Restoration General Contractors who specialize in or have subcontractors who specialize in rough and finish carpentry, masonry restoration, wood shingle roofing and sheet metal fabrication of gutters and flashings, heavy-timber framing, window and door restoration, and surface preparation and paint of historic buildings.
- Project Funding:** Morris County Historic Preservation Trust Fund and the Preserve New Jersey Historic Preservation Fund
- Scope of Work:** The project consists of the following elements:
1. Construct temporary protective structure to house removed overshot waterwheel;
 2. Dismantle all sections of existing cast iron & timber waterwheel for repair/replacement & reassembly;
 3. Repair of existing wood shingle roof;
 4. Repair of exterior finish carpentry;

5. Restoration of existing doors and windows
6. Restoration of exterior siding;
7. Masonry foundation repair; and
8. Surface preparation & painting of historic building fabric.

**RESTORATION OF THE VAIL FACTORY WHEELHOUSE
AT HISTORIC SPEEDWELL**

STATEMENT OF GENERAL NOTICE:

The Wheelhouse at Historic Speedwell is located at 333 Speedwell Avenue in Morristown, Morris County, New Jersey. All work done on this project must conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties (Revised 1995), and is subject to review by the New Jersey Historic Preservation Office, the County of Morris, and the New Jersey Historic Trust. The Morris County Park Commission seeks experienced Historic Restoration General Contractors who specialize in or have subcontractors who specialize in restoration of historic buildings for the restoration of the Vail Factory Wheelhouse at Historic Speedwell.

The scope of the work for this single contract is primarily for:

1. Construct temporary protective structure to house removed overshot waterwheel;
2. Dismantle all sections of existing cast iron & timber waterwheel for repair/replacement & reassembly;
3. Repair of existing wood shingle roof;
4. Repair of exterior finish carpentry;
5. Restoration of existing doors and windows
6. Restoration of exterior siding;
7. Masonry foundation repair; and
8. Surface preparation & painting of historic building fabric.

This work will be in accordance with the project bidding documents. A set of plans illustrating the general scope of work are available for inspection at the office of Connolly & Hickey Historical Architects, between the hours of 9:00 A.M. to 4:00 P.M. Monday thru Friday.

The Architect is Connolly & Hickey Historical Architects, LLC, P.O. Box 1726, Cranford, New Jersey 07016, telephone (973) 746-4911. The Owner Representative contact is Lynn Laffey, Director of Historic & Interpretive Sites of the Morris County Park Commission. A fact sheet describing the project and scope of work is attached. All prospective bidders are strongly encouraged to visit the site.

The Morris County Park Commission requires that prospective bidders must submit a completed Qualifications Statement as set forth herein. Failure to complete the Qualifications Statement may result in disqualification. All entries on the forms must be completely filled in. Complete Qualifications Statement Forms must be submitted unbound, in duplicate to: Lynn Laffey, Director of Historic & Interpretive Sites, Morris County Park Commission, 300 Mendham Road, Morris Township, NJ 07960. The Morris County Park Commission and the Project Architect will review the Qualifications Statement Forms according to the Evaluation Criteria set forth herein. Historic Restoration General Contractors whose Qualification Statements are determined to be acceptable will be identified as Qualified Prospective Bidders. Each respondent will be notified in writing of the determination. The Morris County Park Commission will issue bid proposal forms, drawings and project manuals including specifications only to Qualified Prospective Bidders. Only bids received from previously Qualified Bidders will be opened. A Qualified Prospective Bidder is not obligated to submit a bid. All successful Qualified Bidders will be required to submit with the bid to the Morris County Park Commission, for its review and approval, the qualifications of all subcontractors who will be used on the project.

**PREQUALIFICATION REGULATIONS
RESTORATION OF THE VAIL FACTORY WHEELHOUSE
AT HISTORIC SPEEDWELL**

STATEMENT OF POTENTIAL BIDDERS' QUALIFICATIONS/CRITERIA FOR EVALUATION

The following six (6) criteria will be used for evaluating the qualifications of Potential Bidders. The evaluation will be based on information in the Qualification Statement provided by Prospective Bidders as well as information supplied by the Bidders' references.

1. The Potential Bidder, acting as General Contractor, will be required to demonstrate verifiable, successful experience in Project Supervision and Administration of historic preservation projects. This experience shall include two (2) projects involving separate historic buildings or sites and of similar activities, construction cost and scope of work as the subject project completed in compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* (revised 1995) within the past five (5) years preceding the date of execution of this pre-qualification form. At least one (1) of the projects must have been reviewed by either of the following: State Historic Preservation Office, the New Jersey Historic Trust or the historic review body of a county or municipal authority. The aggregate construction cost of each project must be at least \$200,000.
2. The Potential Bidder's proposed project supervisor will be required to demonstrate verifiable, successful experience in Project Supervision and Administration of historic preservation projects. This experience shall include two (2) projects involving separate historic buildings or sites and of similar activities, construction cost and scope of work as the subject project. These projects shall have been in compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* (Revised 1995) within the past five (5) years preceding the date of execution of this pre-qualification form. At least one of the projects must have been reviewed by either of the following: State Historic Preservation Office, the New Jersey Historic Trust or the historic review body of a county or municipal authority. The aggregate construction cost of each project must be at least \$200,000.
3. The Potential Bidder must provide a list of the names, titles and years of experience of all principal members of the potential bidder's staff who will be available and assigned to this particular project.
4. The Potential Bidder's firm or any predecessor firm must have not wrongfully defaulted on a contract or had work terminated for non-performance within the past five (5) years.
5. The Potential Bidder's firm or any predecessor firm must not have been denied a consent of surety, a bid guarantee or a performance bond within the past twelve (12) months based on the Potential Bidder's inability to meet the surety's reasonable underwriting standards.
6. On all projects currently underway, the prospective bidder must demonstrate the following:
 - a. Adherence to the project completion schedule mutually agreed upon between the contractor and the client. Deviation from the schedule must be due to factors outside of the contractor's control.
 - b. Lack of workmanship defects resulting from a failure to build a structure or component part of a structure pursuant to architectural and engineering plans and specifications.
 - c. Timely submittal of shop drawings, product literature, samples, mock-ups, requests for information and applications for payment.

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Potential Bidder's Qualification Statement

This form must be completed and submitted by Prospective Bidders who wish to be considered for this work. Failure to complete the Qualification Statement may result in disqualification of the Prospective Bidder. Attachments to this sheet are acceptable. Please properly label all attachments.

1. Name and Address of Firm: _____

A. Under what other name(s) has your business operated? _____

B. Business form (corporation, partnership, etc.): _____

Date of formation: _____

Principal location: _____

Names of Officers of Corporation, or Partners: _____

2. Provide a list of names, titles and years of experience of all principal members of the potential bidder's staff who will be available and assigned to this particular project. Please properly label that attachment.
3. Has your firm or any predecessor firm defaulted on a contract or had work terminated for non-performance within the last five (5) years? If so, on a separate sheet, describe the project, owner, date and circumstances/reasons.
4. Has your firm or any predecessor firm been denied a consent of surety, bid guarantee or performance bond within the last twelve (12) months based on potential bidder's inability to meet the surety's reasonable underwriting standards? If so, on a separate sheet, describe the circumstances/reasons.

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5. General Contractor

Provide evidence of successful experience on two (2) projects involving separate historic buildings or sites and of a similar nature, construction cost and scope of work as the subject project completed in compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* (Revised 1995) within the past five (5) years preceding the date of the execution of this pre-qualification form. At least one of the projects must have been reviewed by either of the following: State Historic Preservation Office, the New Jersey Historic Trust or the historic review body of a county or municipal authority. The aggregate construction cost of each project must be at least \$200,000.

Project One

Project Name: _____

Location: _____

Construction Cost: _____

Completion Date: _____

Approximate Construction Date of Historic Building or Site: _____

Project Supervisor: _____

Scope of Work and Nature of Project: _____

Owner: _____

Owner's Contact Person: _____

Phone: _____ Fax: _____

Architect: _____

Architect's Contact Person: _____

Phone: _____ Fax: _____

Historic Review Agency: _____

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Project Two

Project Name: _____

Location: _____

Construction Cost: _____

Completion Date: _____

Approximate Construction Date of Historic Building or Site: _____

Project Supervisor: _____

Scope of Work and Nature of Project: _____

Owner: _____

Owner's Contact Person: _____

Phone: _____ Fax: _____

Architect: _____

Architect's Contact Person: _____

Phone: _____ Fax: _____

Historic Review Agency: _____

**PREQUALIFICATION REGULATIONS
RESTORATION OF THE VAIL FACTORY WHEELHOUSE
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6. Proposed Project Supervisor

Provide evidence of successful experience on two (2) projects involving separate historic buildings or sites and of a similar nature, construction cost and scope of work as the subject project completed in compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* (Revised 1995) within the past five (5) years preceding the date of the execution of this pre-qualification form. At least one of the projects must have been reviewed by either of the following: State Historic Preservation Office, the New Jersey Historic Trust or the historic review body of a county or municipal authority. The aggregate construction cost of each project must be at least \$200,000.

Name and Address of Project Supervisor who worked on the following two projects that meet the above requirements: _____

Years of Experience _____

With Whom _____

Project One

Project Name: _____

Location: _____

Construction Cost: _____

Completion Date: _____

Approximate Construction Date of Historic Building or Site: _____

Scope of Work and Nature of Project: _____

Owner: _____

Owner's Contact Person: _____

Phone: _____ Fax: _____

Architect: _____

Architect's Contact Person: _____

Phone: _____ Fax: _____

Historic Review Agency: _____

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Project Two

Project Name: _____

Location: _____

Construction Cost: _____

Completion Date: _____

Approximate Construction Date of Historic Building or Site: _____

Scope of Work and Nature of Project: _____

Owner: _____

Owner's Contact Person: _____

Phone: _____ Fax: _____

Architect: _____

Architect's Contact Person: _____

Phone: _____ Fax: _____

Historic Review Agency: _____

**PREQUALIFICATION REGULATIONS
RESTORATION OF THE VAIL FACTORY WHEELHOUSE
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7. General Contractor

Provide the following information on all current projects in progress:

Project Name: _____

Location: _____

Owner: _____ Phone: _____

Owner's Contact Person _____ Phone/Fax: _____

Architect: _____ Phone/Fax: _____

Contract Amount: _____

Scheduled Completion Date: _____

Architect's Contact Person: _____

Phone: _____

Project Name: _____

Location: _____

Owner: _____ Phone: _____

Owner's Contact Person _____ Phone/Fax: _____

Architect: _____ Phone/Fax: _____

Contract Amount: _____

Scheduled Completion Date: _____

Architect's Contact Person: _____

Phone: _____

**PREQUALIFICATION REGULATIONS
RESTORATION OF THE VAIL FACTORY WHEELHOUSE
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Project Name: _____

Location: _____

Owner: _____ Phone: _____

Owner's Contact Person _____ Phone/Fax: _____

Architect: _____ Phone/Fax: _____

Contract Amount: _____

Scheduled Completion Date: _____

Architect's Contact Person: _____

Phone: _____

Project Name: _____

Location: _____

Owner: _____ Phone: _____

Owner's Contact Person _____ Phone/Fax: _____

Architect: _____ Phone/Fax: _____

Contract Amount: _____

Scheduled Completion Date: _____

Architect's Contact Person: _____

Phone: _____

**PREQUALIFICATION REGULATIONS
RESTORATION OF THE VAIL FACTORY WHEELHOUSE
AT HISTORIC SPEEDWELL**

Project Name: _____

Location: _____

Owner: _____ Phone: _____

Owner's Contact Person _____ Phone/Fax: _____

Architect: _____ Phone/Fax: _____

Contract Amount: _____

Scheduled Completion Date: _____

Architect's Contact Person: _____

Phone: _____

Project Name: _____

Location: _____

Owner: _____ Phone: _____

Owner's Contact Person _____ Phone/Fax: _____

Architect: _____ Phone/Fax: _____

Contract Amount: _____

Scheduled Completion Date: _____

Architect's Contact Person: _____

Phone: _____

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**PREQUALIFICATION REGULATIONS
RESTORATION OF THE VAIL FACTORY WHEELHOUSE
AT HISTORIC SPEEDWELL**

CERTIFICATION

I (We) the undersigned certify the truth and correctness of all statements and answers contained herein:

DATE: _____

NAME OF POTENTIAL BIDDER: _____

ADDRESS OF POTENTIAL
BIDDER: _____

TELEPHONE AND FAX: _____

E-MAIL: _____

BY (Sign name, no stamps): _____

Print/Type Name and Title: _____

WITNESSED (If a Corporation, by the Secretary of the Corporation)

BY (Sign name, no stamps): _____

Print/Type Name and Title: _____

Subscribed and sworn before me
This _____ day of _____, _____.

Notary Public of the

State of _____

My Commission expires

(Seal)