

*Advertisement for Release on or about March 24, 2009*

# REQUEST FOR CONTRACTOR QUALIFICATIONS

## Phase II Project at the Abraham Staats House 17 Von Steuben Lane, South Bound Brook, NJ 08880

Pursuant to N.J.S.A. 40A:11-25, "Prequalification of Bidders," the Borough of South Bound Brook is seeking qualifications from prospective contractors specializing in preservation and restoration construction work. The project includes the stabilization of the first floor framing, selective demolition of first floor wood flooring, restoration of first floor plank flooring, limited masonry restoration; restoration and replacement of wood doors, windows, shutters and architectural trim; exterior paint restoration; and plumbing, electrical and life safety upgrades. This project has received grant funding from the Garden State Historic Preservation Trust Fund, which is administered by the New Jersey Historic Trust and from the Somerset County Historic Preservation Program.

A Bidder's Qualification Statement is available from either the Borough Clerk/Administrator's Office (during their regular business hours of 9:00 am to 1:00 pm and 2:00 pm to 4:00 pm, Monday through Friday) or from Historic Building Architects, LLC. All questions should be made to the Architect in writing via fax. The project is estimated to have an aggregate construction cost of approximately \$296,000.

<b><u>OWNER</u></b> The Borough of South Bound Brook 12 Main Street South Bound Brook, NJ 08880 Tel 732-356-0258 ext. 13  Contact: Donald Kazar, Borough Clerk/Administrator	<b><u>ARCHITECT</u></b> Historic Building Architects, LLC 312 West State Street Trenton, NJ 08618 Tel 609-393-3999 Fax 609-393-4333 Contact: Cece DiSalvi
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**Contractors must submit a completed Bidder's Qualification Statement in duplicate to the  
Borough Clerk/Administrator's Office, 12 Main St., 2<sup>nd</sup> Floor, South Bound Brook, NJ  
on or before 4:00 pm on Tuesday, April 21, 2009  
Faxed submissions will not be accepted.**

Schedule: It is the Borough's intention to release bid documents to qualified bidders and release bid documents shortly thereafter. Bid Documents are not available for review at this time.

**BIDDER'S QUESTIONNAIRE PACKAGE**

**FOR**

**PHASE II PROJECT**

**AT THE ABRAHAM STAATS HOUSE**

**BOROUGH OF SOUTH BOUND BROOK**

This Package Contains:

1. Table of Contents (one page – this page)
2. Project Fact Sheet (pages 2 and 3 of 7).
3. Prequalification Regulations (pages 4 through 6).
4. Project Location Map (page 7 of 7).
5. Bidder's Questionnaire Statement (7 pages bound separately). Prospective bidders need only to return this form.

Important: Only the completed Bidder's Questionnaire Statement (Item 5 above) plus optional supplemental information, if any, should be submitted. Items 2, 3 and 4 above are for the information of prospective bidders and need not be returned.

If you have any questions regarding this project, contact Michael Calafati (via fax at 609-393-4333). Only written or faxed questions will receive written responses.

**PROJECT FACT SHEET**

**PHASE II PROJECT**

**AT THE ABRAHAM STAATS HOUSE**

**BOROUGH OF SOUTH BOUND BROOK**

PROJECT: PHASE II PROJECT AT THE ABRAHAM STAATS HOUSE

LOCATION: 17 VON STEUBEN LANE

CLIENT: Borough of South Bound Brook

OWNER: Borough of South Bound Brook  
12 Main Street  
South Bound Brook, NJ 08880

OWNER/PROJECT  
REPRESENTATIVE: Dennis Quinlan, Councilman  
Borough of South Bound Brook  
12 Main Street  
South Bound Brook, NJ 08880  
732-356-0258 x19

ARCHITECTS: Historic Building Architects, LLC  
312 West State Street  
Trenton, NJ 08618  
Michael Calafati, AIA, Principal-in-Charge  
609-393-3999

PROJECT  
FUNDING: Borough of South Bound Brook  
Somerset County Historic Preservation Grant Program  
New Jersey Historic Trust

**BACKGROUND INFORMATION:**

The Abraham Staats House in South Bound Brook is architecturally and historically significant because it is one of the finest remaining buildings from the second phase of Dutch immigration and settlement in the Raritan Valley. It is a Dutch "Deep, East Jersey Cottage" with Georgian and Federal influences. Built in several stages over the course of a hundred years, it retains significant features, many of them characteristically Dutch, from each building campaign. Perhaps the fact that it changed through accretion rather than remodeling is due to the fact that it remained in the ownership of one family for approximately two centuries. In addition, the property is associated with significant personages. Abraham Staats, was important locally,

serving in several official positions in Somerset County: tax collector, recorder of damages suffered at the hands of the British during the Revolutionary War, and probably freeholder. It is also significant as the headquarters of Baron William Frederick Von Steuben during the Revolutionary War.

The Phase I project completed at the Abraham Staats House in 2006, included restoration and replacement of wood siding; some window and door restoration (limited in scope); restoration of wood shingle roofing and flashing; limited exterior masonry restoration; and traditional carpentry repairs; and exterior painting.

#### SCOPE OF WORK:

The goal of the project is to complete aspects of the exterior restoration (windows, doors, shutters and trim), and to improve occupancy (first floor framing repairs, mechanical/electrical/ and fire/safety system upgrades).

Work is to be carried out to respect and conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties (Revised 1995). The project will include:

1. Temporary facilities and controls, including bracing and shoring.
2. Selective demolition, including selective removal of 20<sup>th</sup> century flooring.
3. Excavation at foundation to restore additional masonry. [Continuation of Phase I.]
4. New Concrete footings.
5. Masonry restoration of additional stone. [Continuation of Phase I.]
6. Repointing of brick at chimney stacks and stone fire backs.
7. Reinforcement of first floor framing with steel.
8. Restoration of decorative lead work at front door.
9. Rough carpentry, including repair or replacement of heavy timber sill plate.
10. Finish carpentry, including repair or replacement of exterior architectural wood trim.
11. Repair and restoration of doors, windows, and shutters.
12. Restoration of plank flooring.
13. Painting (limited to shutters and upgraded first floor toilet room).
14. Update of project signs.
15. Repair first floor bath and improve ADA compliance.\*
16. Replace existing electrical wiring at first floor.\*
17. Install new fire/life safety system.\*

\* = New mechanical and electrical work must be executed to issue minimal impact to and loss of historic building fabric.

**BIDDER'S QUESTIONNAIRE PACKAGE**

**PHASE II PROJECT**

**AT THE ABRAHAM STAATS HOUSE**

**BOROUGH OF SOUTH BOUND BROOK**

STATEMENT OF GENERAL NOTICE

The Abraham Staats House is located at 17 Van Steuben Lane, South Bound Brook, New Jersey 08880 and is owned by the Borough of South Bound Brook. The goal of this project is to address all exterior building envelope needs as well as major structural repairs. The items are identified as part of Phase II Project at the Abraham Staats House. All work must be carried out to respect and 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 Trust and the Somerset County Cultural & Heritage Commission.

The principal historic preservation activities required for this project include:

1. Temporary facilities and controls, including bracing and shoring.
2. Selective demolition, including selective removal of 20<sup>th</sup> century flooring.
3. Excavation at foundation to restore additional masonry. [Continuation of Phase I.]
4. New Concrete footings.
5. Masonry restoration of additional stone. [Continuation of Phase I.]
6. Repointing of brick at chimney stacks and stone fire backs.
7. Reinforcement of first floor framing with steel.
8. Restoration of decorative lead work at front door.
9. Rough carpentry, including repair or replacement of heavy timber sill plate.
10. Finish carpentry, including repair or replacement of exterior architectural wood trim.
11. Repair and restoration of doors, windows, and shutters.
12. Restoration of plank flooring.
13. Painting (limited to shutters and upgraded first floor toilet room).
14. Update of project signs.
15. Repair first floor bath and improve ADA compliance.\*
16. Replace existing electrical wiring at first floor.\*
17. Install new fire/life safety system.\*

\* = New mechanical and electrical work must be executed to issue minimal impact to and loss of historic building fabric.

The complete scope of work consists of a single contract for the General Conditions will be carried out in accordance with the Contract Documents (drawings and specifications).

The architect for this project is Michael Calafati, AIA, Historic Building Architects, LLC, 312 West State Street, Trenton, NJ 08618 (tel 609-393-3999, fax 609-393-4333). The owner's representative is Dennis Quinlan, Councilman, Borough of South Bound Brook, 12 Main Street, South Bound Brook, NJ 08880 (tel 732-356-0258). A Project Fact Sheet describing the project and scope of work is attached. All prospective bidders are encouraged to visit the project site. Kindly notify the Borough prior to such visits by contacting Mr. Quinlan at the above telephone number.

All prospective bidders must submit a completed Qualifications Statement as set forth herein. Completed Bidders Qualification Statements must be submitted in duplicate to the Borough Clerk/Administrator's Office, 12 Main Street, 2<sup>nd</sup> floor, South Bound Brook, NJ 08880 no later than 4:00 pm on Tuesday, April 21, 2009. Failure to fully complete the Bidders Qualifications Statement will result in disqualification of the prospective bidder.

The Borough of South Bound Brook will notify in writing the prospective bidders that have been determined to be Qualified Bidders. The Borough of South Bound Brook will issue bid proposal forms, plans and specifications only to Qualified Bidders. Only bids received from previously Qualified Bidders will be opened.

The successful Prequalified Bidders must submit with the bid the name or names of all subcontractors to whom the prospective bidder will subcontract and evidence of performance surety for themselves as well as all subcontractors. The Borough South Bound Brook will submit the list of subcontractors to the New Jersey Historic Trust and the Project Architect for its review and approval of the qualifications of all the subcontractors who will be used on the project. Additional subcontractors may be hired by the successful Bidder during the project to perform work other than that performed by the authorized subcontractors, subject, however, to the prior approval of the Borough South Bound Brook, the Project Architect, the New Jersey Historic Trust, and the Somerset County Cultural & Heritage Committee (as the funding entities).

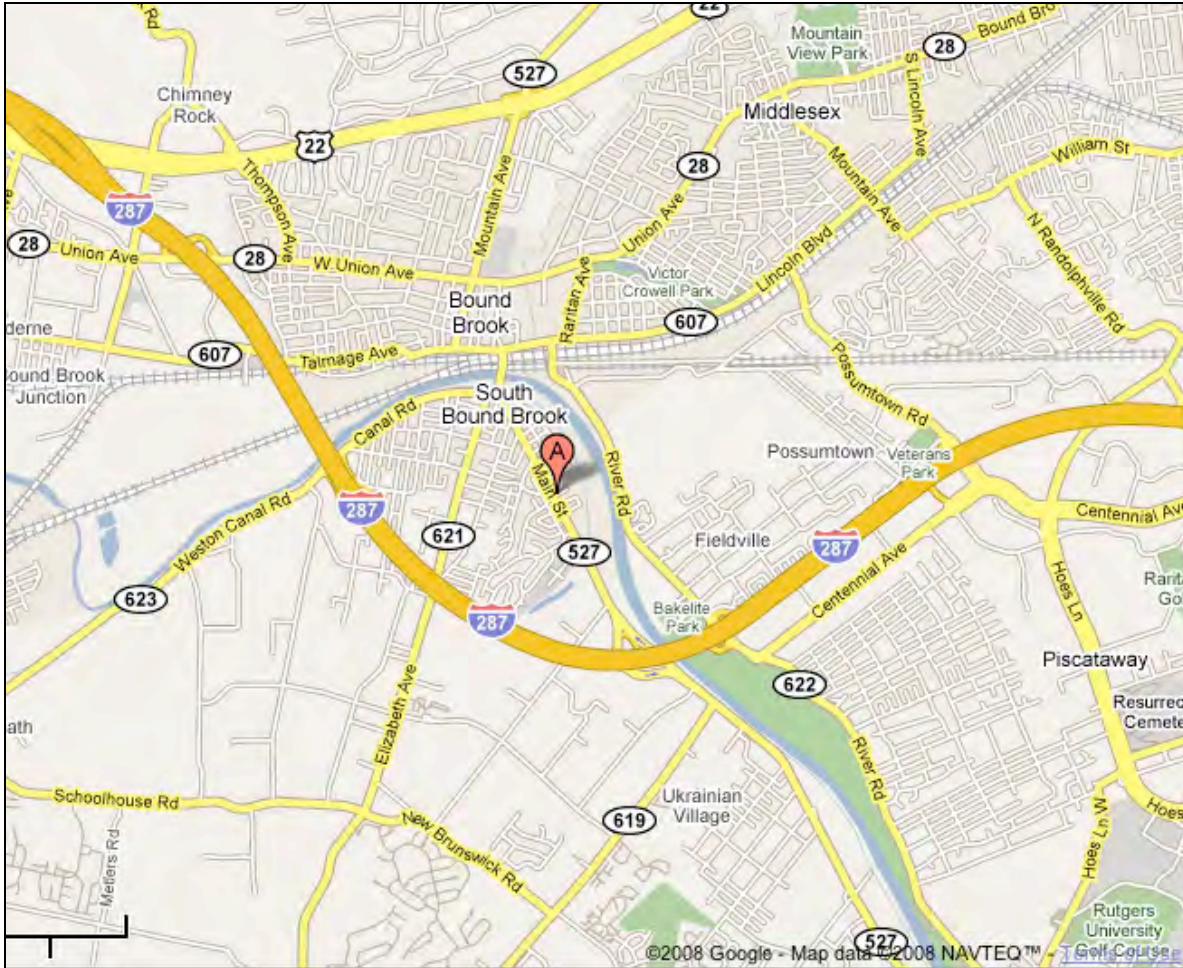
**STATEMENT OF BIDDER QUESTIONNAIRE/CRITERIA  
FOR EVALUATING BIDDERS**

The following five (5) criteria will be used for evaluating the questionnaires of potential Bidders. The evaluation will be based on information in the Questionnaire Statement provided by prospective Bidders as well as information supplied by the Bidders' references.

1. The Bidder, acting as General Contractor, will be required to demonstrate verifiable, successful experience in Project Supervision and Administration of Historic Preservation projects, including heavy timber repairs and replacement, traditional carpentry, historic architectural trim, window, door and shutter restoration and replication, exterior painting, plumbing, electrical and fire and safety protection. This experience shall include at least two (2) projects involving separate historic buildings or sites and of similar activities 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 prequalification form. The aggregate construction costs of each previous project must have been a minimum project cost of \$145,000. At least one (1) of the projects must have been reviewed by a State Historic Preservation Officer, or New Jersey Historic Trust, or the historic review body of a county or local municipal authority.
2. The Bidder's proposed project supervisor will be required to demonstrate verifiable, successful experience in Project Supervision and Administration of Historic Preservation projects, including similar masonry and carpentry work. This experience shall include at least two (2) projects involving separate historic buildings or sites and of similar activities 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 prequalification form. The aggregate construction cost of each previous project must have been a minimum project cost of \$145,000. At least one (1) of the projects must have been reviewed by a State Historic Preservation Office, or New Jersey Historic Trust, or the historic review body of a county or local municipal authority.
3. The Bidder must have not wrongfully defaulted on a contract or had work terminated for non-performance within the past five (5) years.
4. The Bidder must not have been denied consent of surety, a bid bond or a performance bond within the past twelve (12) months, based on the bidder's inability to meet the surety's reasonable underwriting standards.
5. The Bidder must demonstrate satisfactory performance on all current projects in progress.

**PHASE II PROJECT**  
**AT THE ABRAHAM STAATS HOUSE**  
**BOROUGH OF SOUTH BOUND BROOK**

**Project Location Map and Directions**



ABRAHAM STAATS HOUSE  
BLOCK 75 LOT 8  
  
17 Von Steuben Lane  
South Bound Brook, New Jersey 08880

**RETURN ONLY THIS 7 PAGE QUESTIONNAIRE**

**BIDDER'S QUALIFICATION STATEMENT**

**BOROUGH OF SOUTH BOUND BROOK**

This form must be completed and submitted by prospective Bidders who wish to be considered for this work. Failure to complete the Bidder's Qualification Statement will result in disqualification of the prospected Bidder. Attachments to this form are acceptable (please properly label) as supplemental information. This form must be completed.

1. Name and Address of Firm: \_\_\_\_\_  
\_\_\_\_\_

2. Under what other name (s) has your business operated? \_\_\_\_\_  
\_\_\_\_\_

3. Business form (corporation, partnership, etc.) \_\_\_\_\_

Date of formation: \_\_\_\_\_

Principal location: \_\_\_\_\_

Names of Officers of Corporation, or Partners (and number of years with firm): \_\_\_\_\_  
\_\_\_\_\_

4. 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.

5. Has your firm or any predecessor firm been denied a consent of surety, a bid bond, or a performance bond within the past twelve (12) months? If so, on a separate sheet describe the circumstances/reasons.

6. GENERAL CONTRACTOR:

Provide evidence of successful experience on at least two (2) projects involving separate historic buildings or sites and of similar activities and scope as the subject work 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 prequalification form. At least one of these projects must have been reviewed by a State Historic Preservation Office, The New Jersey Historic Trust, or the historic review body of a county or local municipal authority. Each project must have had an aggregate construction cost of at least \$145,000.

**Project #1**

Project Name: \_\_\_\_\_

Location: \_\_\_\_\_

Construction Cost: \_\_\_\_\_

Approximate Construction Date of Historic Structure: \_\_\_\_\_

Completion Date: \_\_\_\_\_

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: \_\_\_\_\_

**Project #2**

Project Name: \_\_\_\_\_

Location: \_\_\_\_\_

Construction Cost: \_\_\_\_\_

Approximate Construction Date of Historic Structure: \_\_\_\_\_

Completion Date: \_\_\_\_\_

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: \_\_\_\_\_

7. **PROPOSED PROJECT SUPERVISOR:**

Provide evidence of successful experience on at least two (2) projects involving separate historic buildings or sites and of similar activities and scope as the subject work 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 prequalification form. At least one of these projects must have been reviewed by a State Historic Preservation Office, The New Jersey Historic Trust, or the historic review body of a county or local municipal authority. Each project must have had an aggregate construction cost of at least \$145,000.

Name and Address of Project Supervisor: \_\_\_\_\_

\_\_\_\_\_

**Project #1**

Project Name: \_\_\_\_\_

Location: \_\_\_\_\_

Construction Cost: \_\_\_\_\_

Approximate Construction Date of Historic Structure: \_\_\_\_\_

Completion Date: \_\_\_\_\_

Scope of Work and Nature of Project: \_\_\_\_\_

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Owner: \_\_\_\_\_

Owner's Contact Person: \_\_\_\_\_

Phone/Fax: \_\_\_\_\_

Architect: \_\_\_\_\_

Architect's Contact Person: \_\_\_\_\_

Phone/ Fax: \_\_\_\_\_

Historic Review Agency: \_\_\_\_\_

**Project #2**

Project Name: \_\_\_\_\_

Location: \_\_\_\_\_

Construction Cost: \_\_\_\_\_

Approximate Construction Date of Historic Structure: \_\_\_\_\_

Completion Date: \_\_\_\_\_

Scope of Work and Nature of Project: \_\_\_\_\_

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Owner: \_\_\_\_\_

Owner's Contact Person: \_\_\_\_\_

Phone/Fax: \_\_\_\_\_

Architect: \_\_\_\_\_

Architect's Contact Person: \_\_\_\_\_

Phone/Fax: \_\_\_\_\_

Historic Review Agency: \_\_\_\_\_

8. GENERAL CONTRACTOR:

PROVIDE THE FOLLOWING INFORMATION ON ALL CURRENT PROJECTS IN PROGRESS  
(ATTACH ADDITIONAL PAGES IF NECESSARY):

**Project Name:** \_\_\_\_\_

Location: \_\_\_\_\_

Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Architect: \_\_\_\_\_ Phone: \_\_\_\_\_

Contract Amount: \_\_\_\_\_

Scheduled Completion Date: \_\_\_\_\_

Architect's Contact Person: \_\_\_\_\_

Phone/Fax: \_\_\_\_\_

**Project Name:** \_\_\_\_\_

Location: \_\_\_\_\_

Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Architect: \_\_\_\_\_ Phone: \_\_\_\_\_

Contract Amount: \_\_\_\_\_

Scheduled Completion Date: \_\_\_\_\_

Architect's Contact Person: \_\_\_\_\_

Phone/Fax: \_\_\_\_\_

**Project Name:** \_\_\_\_\_

Location: \_\_\_\_\_

Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Architect: \_\_\_\_\_ Phone: \_\_\_\_\_

Contract Amount: \_\_\_\_\_

Scheduled Completion Date: \_\_\_\_\_

Architect's Contact Person: \_\_\_\_\_

Phone/Fax: \_\_\_\_\_

**Project Name:** \_\_\_\_\_

Location: \_\_\_\_\_

Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Architect: \_\_\_\_\_ Phone: \_\_\_\_\_

Contract Amount: \_\_\_\_\_

Scheduled Completion Date: \_\_\_\_\_

Architect's Contact Person: \_\_\_\_\_

Phone/Fax: \_\_\_\_\_

**CERTIFICATION**

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

DATE: \_\_\_\_\_

NAME OF **PROSPECTIVE**  
BIDDER: \_\_\_\_\_

ADDRESS OF  
**PROSPECTIVE** BIDDER: \_\_\_\_\_

TELEPHONE OF  
**PROSPECTIVE** BIDDER: \_\_\_\_\_

FAX OF **PROSPECTIVE**  
BIDDER: \_\_\_\_\_

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 to before me  
this        day of        2009

Notary Public of the State of

My commission expires

(Seal) \_\_\_\_\_

\_\_\_\_\_