

NOTICE AND INFORMATION FOR BIDDERS

Stone Wall and Masonry Restoration in Read Park. This restoration project includes the following:

- Tuckpointing mortar joints where needed.
 - NOT FOR TOTAL REPOINTING
- Stone repair as needed.
- Stone cleaning all surfaces.
- Stone sealing all surfaces

FREEPORT PARK DISTRICT
1122 S. BURCHARD AVENUE; P.O. BOX 417
FREEPORT, IL 61032

BID DUE: 10:00 am, Friday, March 19, 2021

The Freeport Park District invites your proposal for:

Stone and masonry restoration work for approximately 275' of granite stone wall that is 3' tall. In addition to the wall there are seven stone columns to restore. Dimension of columns are as follows:

- Four at 4' x 4' x 6'
- Two at 5' x 5' x 16'
- One at 4' x 4' x 8'

Proposals will be evaluated based upon the following criteria:

1. Cost
2. References with preference awarded to references from Public Sector Agencies and/or Corporate Organizations served
3. Years of relevant experience

Sealed proposals will be received until **10:00 am, Friday, March 19, 2021** at the Freeport Park District, 1122 S. Burchard Ave., PO Box 417, Freeport, IL, 61032, at which time they will be publicly opened and read.

Each bid must be submitted on the proposed form provided, and placed in a sealed envelope marked "STONE WALL & MASONRY RESTORATION BID".

- Bid price shall not include Federal excise tax or State sales tax. An exemption certificate will be furnished by the Park District upon request of the successful Bidder.

The Board of Park Commissioners reserves the right to waive technicalities and to reject any or all bids. Contact Bruce Cubberley, Superintendent of Parks, at bcubberley@freeportparkdistrict.org or 815-238-6351 for additional information concerning this bid.

Stone Wall & Masonry Restoration Request for Proposals



1122 S. Burchard Ave; PO Box 417
Freeport, IL 61032

Sealed Proposals are due by: March 19, 2021 at 10:00 am:

Freeport Park District is accepting sealed bids for restoring the stone wall in Read Park. The stone wall is located at the West Street entrance to Read Park in Freeport, Illinois. All questions concerning specific work to be done should be directed to Bruce Cubberley, Superintendent of Parks and Natural Resources at bcubberley@freeportparkdistrict.org or (815) 801-8703.

Freeport Park District reserves the right to reject any or all proposals, to waive technicalities, and to accept any proposal which it deems to be in the best interest of Freeport Park District.

I. GENERAL CONDITIONS

BASIS OF AWARD:

Selection of the Contractor will be based on the following considerations in order of importance:

4. Cost
5. References with preference awarded to references from Public Sector Agencies and/or Corporate Organizations served
6. Years of relevant experience

PERFORMANCE BOND:

If the Contract Price is greater than \$50,000, Bidder shall deposit with the Freeport Park District before commencing any work an AIA A312-1984 Performance Bond and Payment Bond for the full amount of the contract, guaranteeing the faithful performance of the work in accordance with the contract, the payment of all indebtedness incurred for labor and materials, and guarantee correction of work for a period of one (1) year after final payment. The cost of each bond shall be included in the contract price set forth above. The surety must be approved by the Park District and be licensed to conduct business in the State of Illinois and be named in the current list of "Surety Companies Acceptable on Federal Bonds," as published in the Federal Register by the Audit Staff, Bureau of Accounts, U.S. Treasury. The Bidder and all subcontractors shall name the Freeport Park District as an obligee on all bonds. Said bonds shall meet the requirements of the Illinois Public Construction Bond Act, 30 ILCS 550/0.01 et seq. and any future amendments thereto. Bidder shall include in its performance and payment bond, such language that will guarantee the faithful performance of the Prevailing Wage Act.

WAGE RATES AND OTHER APPLICABLE CONDITIONS:

Illinois Department of Labor’s Prevailing Wage Requirements apply to this project. Bidders must also comply with all other applicable federal, state and local laws, rules and regulations including but not limited to:

- DRUG FREE WORKPLACEACT
- ILLINOIS HUMAN RIGHTSACT

SUBCONTRACTORS:

The Contractor shall not employ any subcontractor, supplier or other person or organization, whether initially or as a substitute, against whom the Park District may have reasonable objection. The selected Contractor shall submit to Freeport Park District within ten (10) days after the receipt of proposals, a list of the names of Contractor’s proposed subcontractors along with a description of the work to be performed by each.

APPLICATION FOR PAYMENT:

The Contractor shall furnish with his/her final application for payment a complete release of final liens arising out of this contract, or receipts in full in lieu thereof and an affidavit that the releases and receipts cover all labor, including any subcontractors, and materials from any suppliers for which a lien could be filed.

WORKING HOURS:

Working hours are 7:00 AM to 5:00 PM Monday thru Friday. The Contractor cannot perform any work on Saturday or Sunday.

INSURANCE:

The successful contractor must provide the Park District with a certificate of general liability insurance in the amount of \$2,000,000 naming the Park District as additionally insured.

CONTRACT TERM:

This Agreement shall begin on **April 7, 2021** and end on **September 30, 2021**.

II. Stone Wall Masonry Work Specifications

DESCRIPTION OF WORK:

Extent of masonry restoration work is for approximately 275’ of granite stone wall that is 3’ tall and located at the West Street entrance to Read Park. In addition to the wall there are seven stone columns to restore. Dimension of columns are as follows:

- Four at 4’ x 4’ x 6’
- Two at 5’ x 5’ x 16’
- One at 4’ x 4’ x 8’



Masonry restoration work includes the following:

- Tuckpointing mortar joints where needed.
 - THIS SPEC NOT FOR TOTAL REPOINTING
- Stone repair as needed.
- Stone cleaning all surfaces.
- Stone sealing all surfaces

LOCATION OF WORK

The location of the work is in Freeport, Illinois at Read Park—1200 Park Lane Drive.



BILLING & PAYMENT:

Freeport Park District will pay all undisputed invoices within 30 days of approval.

QUALITY ASSURANCE:

Restoration Specialist: Work must be performed by a firm having not less than 5 years successful experience in comparable masonry restoration projects and employing personnel skilled in the restoration processes and operations indicated.

DELIVERY, STORAGE AND HANDLING:

Deliver materials to site in manufacturer's original and unopened containers and packaging, bearing labels as to type and names of products and manufacturers.

Protect masonry restoration materials during storage and construction from wetting by rain or ground water, and from staining or intermixture with earth or other types of materials.

Protect grout, mortar and other materials from deterioration by moisture and temperature. Store in a dry location or in waterproof containers. Keep containers tightly closed and away from open flames. Protect liquid components from freezing. Comply with manufacturer's recommendations for minimum and maximum temperature requirements for storage.

PROJECT CONDITIONS:

Do not repoint mortar joints or repair masonry unless air temperatures are between 40°F and 80°F and will remain so for at least 48 hours after completion of work.

Prevent grout or mortar used in repointing and repair work from staining face of surrounding masonry and other surfaces. Remove immediately grout and mortar in contact with exposed masonry and other surfaces.

Protect sills, ledges and projections from mortar droppings.

SEQUENCING/SCHEDULING:

Perform masonry restoration work in the following sequence:

- Chemically clean stone and rough-cut stone masonry
- Rake-out existing mortar from joints indicated to be repointed.
- Repoint existing mortar joints of masonry indicated to be restored.
- Chemically seal stone and rough-cut stone masonry.

MASONRY MATERIALS:

Mortar materials

- Portland Cement: ASTM C 150, Type I.
- Hydrated Lime: ASTM C 207, Type S.
- Colored Mortar Aggregate: Natural or manufactured sand selected to produce mortar color to match adjacent existing mortar color.
- Match size, texture and gradation of existing mortar as closely as possible.
- Colored Mortar Pigment: Natural and synthetic iron oxides and chromium oxides, compounded for use in mortar mixes. Use only pigments with record of satisfactory performance in masonry mortars.
- Water: Clean, free of oils, acids, alkalis and organic matter.

CLEANING MATERIALS AND EQUIPMENT:

Limestone Cleaner: Manufacturer's as indicated below for cleaning for cut and rough-cut limestone.

Materials: The specified cleaning application is a three- (3) step process requiring all of the following products. ProSoCo Sure Klean or equivalent products are used as a standard. Equal products for each application by Sika or Thuro (or equivalent) are acceptable for cut stone and rough-cut rubble stone:

For Cut stone and rough-cut stone masonry

- First application, Sure Klean 766 Limestone and Masonry Prewash or equivalent.
- Second application, Sure Klean Limestone and Masonry After wash or equivalent.
- Third Application, Sure Klean Weather Seal Siloxane PD Natural Stone Treatment or equivalent.

ADHESIVE:

Stone-to-Stone Adhesive: Two-part polyester resin stone adhesive with a 15-30-minute cure at 70°F in formulation (knife or flowing grade) recommended by adhesive manufacturer for type of stone repair indicated, and in color indicated.

Mortar-to-Stone Adhesive: High modulus, high strength, moisture insensitive epoxy adhesive with a pot life of 30 minutes at 40°F.

POINT MORTAR MIXES:

Mortar shall be used per manufacturers recommendation and batches shall not be used past manufacturers recommended timeframe after mixing. Any alternate equivalent products must be approved by the owner PRIOR to bidding

Measurement and Mixing: Measure cementitious and aggregate material in a dry condition by volume or equivalent weight. Do not measure by shovel, use known measure. Mix materials in a clean mechanical batch mixer.

Pointing Mortar for rough-cut stone: One-part white Portland cement, 1-part lime, 6 parts colored mortar aggregate.

Rough-cut stone is to have square ribbon mortar joint to match existing profile.

CHEMICAL SEALERS:

Chemical penetrating sealer for rough-cut stone needs to be one of the following.

- ProsoCo Siloxane PD
- Sika Corporation Silane/ Siloxane water repellent
- Throro Silane/siloxane water repellent

MASONRY CLEANING

PREPARATION:

- General: Protect persons, motor vehicles and surrounding surfaces.
- Prevent chemical cleaning solutions from coming into contact with pedestrians, motor vehicles, landscaping, buildings and other surfaces, which could be injured by such contact.

- Do not clean masonry during winds of sufficient force to spread cleaning solutions to unprotected surfaces.
- Dispose of run-off from cleaning operations by legal means and in manner which prevents soil erosion, undermining of paving and foundations, damage to landscaping.

Chemical Cleaner Application Methods:

- General: Apply chemical cleaners to masonry surfaces to comply with chemical manufacturer's recommendations using brush or spray application methods, at Contractor's option.
- Do not allow chemicals to remain on surface for periods longer than that indicated or recommended by manufacturer.

CLEANING CUT AND ROUGH-CUT RUBBLE STONEMWORK

- Pretest a small area to ensure suitability and desired results.
- If test areas with concentrated material are cleaned effectively additional tests may be run with dilutions of one-part cleaner to three parts water. Greater dilution of 1-part cleaner to 4 or more parts water is desired to avoid staining of adjacent masonry if approved by manufacture and results are achieved.

STONE REPAIR:

Carefully remove loose stone fragments in areas which are indicated for repair. Reuse only pieces of spalled stone which are in sound condition.

Remove soil, loose stone particles, mortar, and other debris and foreign material from surfaces to be bonded of both fragment and building stone from which it was removed by cleaning with stiff brush.

Apply adhesive to comply with adhesive manufacturer's directions. Coat bonding surface of building stone with stone-to-stone adhesive completely filling all voids and covering all surfaces. Fit stone fragments onto building stone while adhesive is still tacky and hold fragment securely in place until adhesive has cured.

Clean any residual adhesive from edges. Wet stone and fill any chipped areas and frill holes with patching mortar. Avoid featheredging. Finish patched areas to match texture of, and be level with adjoining surrounding stone surfaces. Keep patching mortar damp for 72 hours.

STONE PATCHING:

Remove loose particles, soil, debris, oil and other contaminants from existing stone units at locations indicated by cleaning with stiff brush.

Brush coat stone surfaces with mortar-to-stone adhesive to comply with manufacturer's directions.

Place patching mortar in layers no thicker than 2". Roughen surface of each layer to provide key for next layer.

Keep each layer damp for 72 hours or until mortar has set.

Unacceptable patches are defined as those with hairline cracks or showing separation from stone at edges. Remove patches and refill to provide patches free of those defects.

REPOINTING EXISTING MASONRY

Joint Raking:

Rake out mortar from joints to depths equal to 2-1/2 times their widths but not less than 3/4" nor less than that required to expose sound, unweathered mortar.

Remove mortar from masonry surfaces within raked-out joints to provide reveals with square backs and to expose masonry for contact with pointing mortar. Brush, vacuum or flush joints to remove dirt and loose debris.

Do not spall edges of masonry units or widen joints. Replace any masonry units, which become damaged.

Cut out old mortar by hand with chisel and mallet, unless otherwise indicated.

Power operated rotary hand saws and grinders will be permitted but only on specific written approval of Architect based on submission by Contractor of a satisfactory quality control program and demonstrated ability of operators to use tools without damage to masonry. Quality control program shall include provisions for supervising performance and preventing damage due to worker fatigue.

Joint Pointing:

- Rinse masonry joint surfaces with water to remove any dust and mortar particles. Time application of rinsing so that, at time of pointing, excess water has evaporated or run off, and joint surfaces are damp but free of standing water.
- Apply first layer of pointing mortar to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8" until a uniform depth is formed. Compact each layer thoroughly and allow to become thumbprint-hard before applying next layer.
- After joints have been filled to a uniform depth, place remaining pointing mortar in 3 layers with each of first and second layers filling approximately 2/5 of joint depth and third layer the remaining 1/5. Fully compact each layer and allow to become thumbprint hard before applying next layer. Where existing bricks have rounded edges recess tool final layer slightly back from face of brick. Take care not to spread mortar over edges onto exposed masonry surfaces, or to featheredge mortar.
- When mortar is thumbprint hard, tool joints to match original appearance of joints, unless otherwise indicated. Remove excess mortar from edge of joint by brushing.
- Cure mortar by maintaining in a damp condition for not less than 72 hours.
- Where repointing work precedes cleaning of existing masonry allow mortar to harden not less than 30 days before beginning cleaning work.
- Owner shall have the right to perform periodic tests to verify depth of repointing. Contractor shall repair with like materials area where mortar has been removed to ascertain depth of repointing.

FINAL CLEANING:

- After mortar has fully hardened thoroughly clean exposed masonry surfaces of excess mortar and foreign matter using stiff nylon or bristle brushes and clean water, spray applied at low pressure.
- Use of metal scrapers or brushes will not be permitted.
- Use of acid or alkali cleaning agents will not be permitted.

MASONRY SEALING

- Do not apply sealer in windy when air temperature is above 95° F
- Test each surface to be covered. Wet each surface with as a test to determine suitability and results. Wet surfaces without creating drip or rundowns.
- Spray apply from bottom up creating 4 to 8-inch rundown below the spray contact point. Brush out heavy runs and drips that do not penetrate.
- Treated surfaces are dry too tough in one hour and protect from rain for six hours following application.

III. GENERAL DETAILS

EXAMINATION OF SITE

Contractors shall inform themselves of all the conditions under which the work is to be performed concerning the site of the work, the obstacles that may be encountered, and all other relevant matters concerning the work to be performed under this contract.

The Contractor to whom a contract is awarded will not be allowed any extra compensation by reason of any such matters of things concerning which the Contractor did not inform himself prior to submitting a proposal. The successful Contractor must employ, so far as reasonably possible as determined by Freeport Park District, such methods and means in the carrying out of his/her work as will not cause any interruption or interference with any other park programs or activities.

DAMAGE TO PUBLIC OR PRIVATE PROPERTY

Any damage of public or private property caused by the Contractor's operations shall be resolved by the Contractor with the property owner within ten (10) days after damage occurs and shall be resolved to the satisfaction of Freeport Park District. The Contractor shall inform Freeport Park District of any damage caused by the Contractor's operation on the day such damage occurs. Should the damage not be rectified within the time frame agreed upon or to the satisfaction of Freeport Park District, Freeport Park District reserves the right to repair or replace that which was damaged or assess the Contractor such cost as may be reasonable and related to damaged caused by the Contractor, and deduct these costs from any payment due the Contractor.

PROTECTION OF EXISTING FACILITIES

Existing facilities, including grounds, structures, landscaping and so forth shall be protected by the vendor. Any damage to existing facilities shall be reported to Freeport Park District and shall be repaired promptly by the vendor when ordered to do so by Freeport Park District at no cost to Freeport Park District. This includes ruts created by running equipment over lawn areas and damage to plants from over spray. All repairs of damage to existing facilities shall be made to the satisfaction of Freeport Park District. Failure to repair damage shall be just cause for withholding payment for work.

CONTRACTOR'S REPRESENTATIVE

Competent supervisory personnel who can communicate effectively with Park District staff shall always be present on the job. The supervisory personnel shall have full authority to act for the Contractor and receive and execute orders from the Superintendent of Parks and Natural Resources or appointed representative. The Contractor shall properly schedule and train all its personnel. It is required that the supervisor be on site to ensure all work has been completed in a satisfactory manner. Freeport Park District reserves the right to have the contractor assign a new

contact person, supervisor, and/or staff, for Freeport Park District's account if the current representative(s) are deemed unacceptable.

ACCESSIBILITY OF CONTRACTOR

Contractor shall supply cell phone numbers and daytime office numbers of supervisors handling this contract. The Contractor shall return all calls within one hour of Freeport Park District placing the call. On-site response time for complaints must be made within 24 hours of the initial call being made by Freeport Park District.

WORKERS

Workers must take care to insure the least amount of disturbance to the sites, Park District staff members, and the general public. The Contractor is reminded that its employees are to work in a courteous and respectful manner. Inappropriate behavior or examples of unproductive work effort will not be tolerated. Freeport Park District has the right to request that a Contractor's employee be immediately removed from the work crew if the above behavior is exhibited.

SAFETY

The Contractor shall insure that all its employees or agents shall abide by all safety rules or regulations set by Freeport Park District as well as by general regulations and standards of the industry and in accordance with all applicable federal, state, and local regulations.

TRESPASS ON LAND

The Contractor shall confine his/her operations and storage of materials and equipment to the job site park. The Contractor shall exercise extreme caution so as not to trespass upon property of third parties not involved in the contract. If the Contractor is to enter upon the property of third parties in the execution of the work, he shall obtain written permission prior to doing so and submit evidence of said written permission to Freeport Park District.

WORKING HOURS

The Contractor shall work between the hours of 7:00 a.m. to 5:00 p.m. Monday through Friday. If work must occur outside of these working hours, the Contractor must request written permission from the Superintendent of Parks before the work begins.

SUBLETTING CONTRACT

It is mutually understood and agreed that the Contractor shall not assign, transfer, convey, sublet, or otherwise dispose of this contract or his/her right, title, or interest therein, or his/her power to execute such contract, to any other person, firm, or corporation, without the previous written consent of an authorized representative of Freeport Park District; but in no case shall consent relieve the Contractor from his/her obligations or change the terms of the contract.

DEFAULT

The contract may be canceled or annulled by Freeport Park District in whole or in part by written notice of default to the Contractor upon nonperformance or violation of contract terms. Failure of the Contractor to deliver services within the time stipulated, unless extended in writing by Freeport Park District, shall constitute contract default.

WORKMANSHIP

Workmanship shall be of the highest caliber in every respect. If Superintendent of Parks or Park District's Civil Engineer has concerns about work quality, workmanship will be measured against the ASTM-E2260 › Standard Guide for Repointing (Tuckpointing) Historic Masonry.

COSTS

The undersigned hereby affirms and states that the prices quoted herein constitute the total cost to Freeport Park District for all materials and work involved in the respective items.

EQUIPMENT CONDITION

The Contractor is responsible for keeping all equipment in good, safe operating condition. All equipment will be kept in such a condition so that the gas/oil is not leaking.

FUEL/OILING/CHEMICALS

Spilling gasoline, oil, or other chemicals used for stone wall restoration can kill the grass and damage the soil. If any spill should occur the Contractor shall immediately commence the appropriate clean up in conformance with any and all applicable regulations. The Contractor shall be responsible for all costs associated with such a clean-up and restoration and/or reimbursement for any damages that may occur.

FINAL INSPECTION

Upon notice of completion by the Contractor, project will receive a final inspection by the Superintendent of Parks and if called upon, the Park District's Civil Engineer. Any items from this inspection needing attention will be given to the Contractor in the form of a punch list. All items on the punch list must be finished to the satisfaction of the Park District before final payment will be issued.

PROPOSAL

Prices shall include all chemicals, labor, and equipment needed for work as specified in sections I, II, and III of these documents.

Company Information

Company Name: _____

Address: _____

Telephone Number: _____

Email: _____

Contact Name: _____

Contact Title: _____

Signature: _____ Date: _____

Lump Sum for Wall & Masonry Renovation

Total Cost: \$ _____

The Freeport Park District is tax exempt, identification number E9993-1389-07

REFERENCES

The Contractor must list at least four (4) references. Each listing should include the firm name, address, telephone number and contact person, for whom the Contractor has supplied services similar in scope to those provided in these specifications.

Name: _____

Address: _____

Phone # / Fax #: _____

Contact Person: _____

Dates of Service (from – to): _____

Name: _____

Address: _____

Phone # / Fax #: _____

Contact Person: _____

Dates of Service (from – to): _____

Name: _____

Address: _____

Phone # / Fax #: _____

Contact Person: _____

Dates of Service (from – to): _____

Name: _____

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