

**REQUEST FOR PROPOSALS  
PAINTING AT HEWITT FARM  
BID OPENING DATE:  
FEBRUARY 21, 2020 - 1:00PM**

**PROPERTY BACKGROUND INFORMATION**

In 2008, the Mystic Seaport sold the 104-acre Hewitt Farm property located on Rte. 2, to the Town of North Stonington. Thanks to volunteers and town support, considerable work has been done on this beautiful property over the past 11 years.

The John Dean Gallup house, located on the property, is a significant eighteenth century house listed on the Connecticut State Register of Historic Places, and an important part of our Town's history. It is a fine example of an early center chimney cape style house, thought to have been built in 1732. It is a low, broad, one and one half-story post and beam frame building with a moderately steep pitched, gabled roof. It has a large central chimney holding three stone hearths and a bake oven. The house has been modified slightly over the years including additions, but the north-facing keeping room and the two south-facing best rooms have been kept mostly as they were in the early days.

When the property was purchased from Mystic Seaport in 2008, the house was being rented to a family connected to the Seaport. In the summer of 2018, the Town made the decision not to renew the lease. As of December 2018 the house has been vacant, so that the Town can proceed with the much needed improvements. There is also a farm building in good condition that is adjacent to the house; this will likely become a future project.

The Town of North Stonington is seeking bids from qualified contractors for painting and possible patch work at the John Dean Gallup House located at Hewitt Farm.

**GENERAL REQUIREMENTS**

Painting is needed in all rooms of the house, including the ceilings. Patchwork is required in two of the rooms on the second level and in selected areas on the main floor. The selected Contractor will be expected to comply with lead paint laws and possess lead liability certification.

The selected Contractor will be required to review the project schedule for work days and hours on the job site with the First Selectman's Office for the Town of North Stonington before commencing this project.

The Contractor shall comply with all applicable state and local ordinances, in addition to meeting any local building and construction permitting requirements. The Contractor's employees shall acquire and possess all required permits and licenses and be responsible for the payment of all fees associated with permitting, licensing and/or inspection costs under this contract.

The Contractor shall assume full liability for state and local regulations pertaining to work practices, hauling, disposal and protection of workers, visitors to the site and persons that may occupy areas adjacent to the site during abatement hours. In addition:

All Contractor employees are required to be certified with EPA and State of CT. The Contractor and their employees shall possess EPA and State of CT permits and licenses for the proper removal, disposal and all notifications for reporting lead abatement operations to regulatory agencies.

All Contractors employees must be trained in the use of lead-safe work practices and contractor shall submit to the town all employee certifications under the EPA Toxic Substances Control Act (TSCA) Section 402 for lead-based paint renovation, repair and painting activities pursuant to 40 CFR Part 745.89. In addition, copies of employees Home Improvement Contractor Licenses will be required.

The Contractor must use lead-safe practices that minimize employees' and/or occupants' exposure to lead hazards.

The Contractor is required to take any required permits out with the Town of North Stonington and submit a certificate of insurance before initiating this project.

If necessary, and in addition to wearing full body disposable suits with hoods and proper safety shoes, the workers on the site will wear goggles and air purifying respirators with canisters containing HEPA filters and NIOSH approval for lead dust and fume protection.

The Contractor is responsible for securing their own equipment and tools that will be left on the site over night to protect against theft and vandalism. The contractor will leave a contact phone number with the Town of North Stonington in the event there is an emergency after hours.

### INSTRUCTIONS TO BIDDERS

1. BID SUBMISSION

All bids are to be forwarded to the Selectmen's Office, 40 Main Street, North Stonington, CT 06359 by **February 21, 2020** at 1:00 P.M. at which time and place the bids will be publicly opened and read. A mandatory walk through of the property, located at 14 Hewitt Road, will be held February 10 at 9:00am.

The undersigned proposals must include all labor, equipment, tools, services, skills, etc., required to paint and perform patch work at the John Dean Gallup House.

2. SEALED ENVELOPE

Bids must be submitted on the attached form and submitted in a seal envelope clearly labeled: Painting at Hewitt Farm

3. Minimum Insurance Requirements.

The selected contractor shall agree to maintain in force at all times during which services are to be performed the following coverage placed with a company(ies) licensed to do business in the State of Connecticut:

General Liability*	Each Occurrence	\$1,000,000
	General Aggregate	\$2,000,000

Auto Liability*	Products/Completed Operations Aggregate	\$2,000,000
	Combined Single Limit	
Umbrella* (Excess Liability)	Each Accident	\$1,000,000
	Each Occurrence	\$1,000,000
Professional Liability	Aggregate	\$1,000,000
	Each Occurrence	\$1,000,000
	Aggregate	\$1,000,000

A certificate of insurance naming the Town of North Stonington as an additional insured shall be required commencing work.

Workers' Compensation and Employers' Liability	WC Statutory Limits	
	EL Each Accident	\$500,000
	EL Disease Each Employ	\$500,000
	EL Disease Policy Limit	\$500,000

4. BID AWARD

The Town of North Stonington reserves the right to reject any and all bids that are not in the best interest of the Town. All bids must be valid for at least 30 days.

5. QUESTIONS

Address all questions to Selectmen's Office [selectmen@northstoningtonct.gov](mailto:selectmen@northstoningtonct.gov) . A mandatory walk through of the properties will be held February 10 at 9:00am starting at the John Dean Gallup House, 14 Hewitt Road, North Stonington. All questions must be submitted by February 14 and answers will be posted on the website. Contractor is responsible for verifying all site conditions and scope of work.



## the John Dean Gallup house

Connecticut State Historic Register

built in 1732

The house was built by the Gallup family and is an important part of North Stonington's history. John Gallup, patriarch of the family, arrived at Plymouth Colony in 1630. It is likely that Nathaniel Gallup the 2<sup>nd</sup> built this house a 100 years after John Gallup emigrated from Mosterton, England. The house is named after John Dean Gallup, the grandson of Nathaniel. John Dean Gallup was born in the house in 1787 and died in this house in 1871. He was a hero of the battle of Stonington Point during the War of 1812.