



Town of Templeton, MA

Weatherization Work for Highway Garage and Templeton Center Fire Station

INVITATION TO BID

The Town of Templeton, Massachusetts is seeking an experienced licensed contractor with commercial experience to weatherize the Highway Garage and Templeton Center Fire Station. The Highway Garage is located at 381 Baldwinville Road, Templeton, MA 01468, and the Templeton Center Fire Station is located 466 Patriots Road, Templeton, MA 01468. The Town received Green Communities Grant Funding of \$18,282 for the Highway Garage weatherization and \$16,850 for the Templeton Center Fire Station for weatherization. The Town will have a showing of both buildings on Monday, March 15, 2021 from 9am to noon. The successful Contractor will provide all of their own equipment including but not limited to; working tools of the trade and all other related tools necessary to complete the project. The contractor shall be fully licensed and insured at the Town's standard rates. The Contractor is responsible to pull all required permits. Permit fees imposed by the Town of Templeton will be waived. Bid specifications are available at the Select Board's Office, 160 Patriots Rd, Rm. 6, P.O. Box 620, Templeton MA 01438, M – Th., 7:30 am – 4:30 pm. Sealed bids shall be accepted at the Select Board's Office, 160 Patriots Rd, Rm. 6, P.O. Box 620, Templeton MA 01438 until **Wednesday, March 31, 2021 at 2:00 p.m.** at which time they shall be publicly opened upon appointment. Please call 978-894-2755 to schedule for attending the opening. The Town reserves the right to accept or reject any or all bids and to waive informalities if deemed in the Town's best interest to do so. MBE/WBE firms encouraged to apply.

The Select Board, or their designee, will make one contract award for the weatherization work at the Highway Garage and the Templeton Center Fire Station to the responsible and responsive bidder (as determined by the Town) with the lowest price. Bid submissions must be all inclusive of material, labor, and equipment, except where noted. No extra charges will be allowed, any change orders must be pre-approved by both parties. The Town reserves the right to accept or reject any or all bids if it be in the Town's best interest to do so. Bid proposals and prices shall stand as submitted for a period of 45 business days or until the contract is executed.

All Wage Rates will comply with those established by the Commonwealth Department of Labor and Industries M.G. L. Chapter 140, Sections 26-27G. A copy of the current prevailing wages is provided alongside this packet as a separate document on the website. Affidavit of OSHA Compliance and an insurance certificate will be required from the successful submitter.

Questions must be received, in writing (by hand or by mail to the above address), by email (alamontagne@templetonma.gov), by Adam Lamontagne, Town Administrator, no later than 2:00 p.m. on March 18, 2021. It is the bidder's responsibility to view and account for any addendums relating to this request. These will be posted on the Town web site no later than 4:00 p.m. March 23, 2021.

SCOPE OF WORK

Highway Garage

The Highway Department structure was initially built in 1965. A second high bay addition built in 1973, and the small office addition built in the late 1980s. The original structure has 4' high concrete foundations, with corrugated metal walls and sloped roof deck. Batt insulation and vapor barrier (Poly) is affixed to the interior surfaces of the walls and roof. The high bay addition consists of CMU/masonry walls and a flat, metal roof system. The small office addition consists of wood-framed walls with metal vinyl siding, and the sloped shed roof is a wood-framed system. Overall, the structure is in fair condition (considering age and type-of-use) and well-maintained by staff. The building envelope is quite leaky, partly due to failing weatherstrip and missing sealants, as well as construction framing details along both the additions.

Doors

The exterior doors in the building are leaky and need to be weather-stripped. The doors in the building are grey. Black door kits will be fine. Weatherstrip the doors, per the QAS manual and floor plan.

- ☐ Weatherstrip standard-sized exterior doors, **total 2 doors**
- ☐ Weatherstrip nonstandard-sized exterior door measuring 3'6" W x 7' H, **total 1 door**

Overhead Doors

There are six sectional-type overhead door systems. The doors each measure 14' W X 14' H. The doors tested leaky and should be weather-stripped, per the QAS manual and floor plan.

- ☐ Weatherstrip the overhead doors measuring 14' W X 14' H, **total 6 doors**

Windows

WAT-2 through WAT-4 are newer metal-framed, double-pane units that tested tight. The WAT-1 units are metal-frame, double-pane awning-type window units that tested leaky along frame-wall junctures. The mezzanine-level units need to be air-sealed, 1-line, with non-foam sealants. The older metal-frame, single-pane units are in the boiler room, with one in the high bay that has been boarded-up; no air-sealing has been specified for these three units. Weatherstrip and air-seal the window units, per the QAS manual and floor plan.

- ☐ Air-seal the WAT-1 units along frame-wall junctures, 1-line, using non-foam sealants, **total 56 LF**

Roof-Wall

The roof-wall junctures tested leaky along the flat roof high bay section of the structure. The junctures (metal deck) need to be air-sealed with 2-component, closed-cell polyurethane spray foam. All flutes on steel decking must be punched and sealed. Air seal the roof-wall junctures, per the QAS manual and floor plan.

- ☐ Air-seal the roof-wall junctures and any framing penetrations, 1-line, at 18' working height with direct access, **total 188 LF**

Soffits

The 10" high soffit/fascia framing detail along the eaves of the one-story office is very leaky. The soffit/fascia framing needs to be air-sealed and insulated with 1" rigid board insulation, sealing seams with 2-component, closed-cell, polyurethane spray foam. Framing (roof rafter "bays" and fascia board)

is already in place. Access to the soffit/fascia framing details is above the suspended ceilings at a working height of 10 feet. Air-seal the soffit/fascia framing details, per the QAS manual and floor plan.

☐ Air-seal the 10" H soffit/fascia framing details at 10' working height above suspended ceiling, **total 36 LF**

Templeton Center Fire Station

The triple high bay at Fire Station #1 was initially built in 1961, with a second, single high bay addition built in the mid-1990s. The structure consists of CMU/brick masonry walls and sloped wood roof systems. The original has an active ridge vent and soffit vents, and the addition only has soffit vents. Overall, the structure is in fair condition (considering age and type-of-use) and well-maintained by staff. The building envelope is leaky, partly attributed to failing or missing weatherstrip and sealants, as well as construction framing details along both the original and addition sections.

Doors

The exterior doors in the building are leaky and need to be weather-stripped. The doors in the building are white. White door kits will be fine. One door needs rust repair along the bottom 3" of the door, and a shoe should be installed as well. Weatherstrip the doors, per the QAS manual and floor plan.

- ☐ Weatherstrip standard-sized exterior doors, **total 4 doors**
- ☐ Install galvanized steel door shoe on standard-sized exterior door, **total 1 shoe**
- ☐ Perform rust repairs along bottom 3" of standard-sized exterior door, **total 1 door**

Hatches

- ☐ Weatherstrip and insulate (with 4" rigid board insulation) the 3' W x 3' L attic access hatch, **total 1 hatch**

Overhead Doors

There are four sectional-type overhead door systems, each measuring 12' W X 12' H. The doors tested leaky and should be weather-stripped, per the QAS manual and floor plan.

- ☐ Weatherstrip the overhead doors measuring 12' W X 12' H, **total 4 doors**

Windows

WAT-1 are metal-frame, single-pane hopper-type units that tested leaky along sashes. These units need to have cast-in-place (CIP) gasket weatherstrip installed. The WAT-1 units also tested leaky along frame-wall junctures, and the seams need to be air-sealed, 1-line, using non-foam sealants. The WAT-2 units are also metal-frame, single-pane hopper units, located in the upper walls of the training room. These units are not used and should be sealed shut along the sashes. Max working height is 10' to the tops of the units. Weatherstrip and air-seal the windows, per the QAS manual and floor plan.

- ☐ Weatherstrip the WAT-1 units using CIP gasket weatherstrip, **total 64 LF**
- ☐ Air-seal the WAT-1 units along frame-wall junctures, 1-line, using non-foam sealants, **total 48 LF**
- ☐ Seal the WAT-2 units' (upper walls of training room) sashes shut, 1-line, using non-foam sealants, **total 110 LF**

Soffits

There are 12" high openings in the exterior walls that open to the vented soffits. These soffit openings are very leaky and need to be sealed (from the exterior, if possible) with rigid board insulation, seams sealed with 2-component, closed-cell, polyurethane spray foam. Some wooden framing is already in place. The soffits are at 15' working height, with access above the perforated (aluminum) soffit panels. Along the rear, the ongoing moisture and condensation attributed to the soffit openings has caused deterioration of the sheetrock affixed to the underside of the roof slopes, terminating at the soffit framing. IF unable to access the openings from the exterior, the removal of an 18" wide section (approx.) of sheetrock along most of the soffit runs (approx. 112 lineal feet x 18" W) will be necessary

to access and seal these openings. As the sheetrock is above the suspended ceilings, a basic “patch” with sheetrock or rigid board insulation, will suffice. Air-seal the soffit openings, per the QAS manual and floor plan.

□ Air-seal the 12” soffit openings from the exterior at 15’ working height, with access above the (aluminum) soffit panels, **total 128 LF**

IF from Interior:

□ Remove approximately 18” wide sections of the sheetrock (18” W x 112 LF) affixed to the underside of the sloped roof framing to provide access to soffit openings, **total 112 LF x 18” W; (168 SF)**

□ Air-seal the 12” soffit openings from the interior, at 15’ working height, with access above the suspended ceilings, through the openings in the sheetrock, **total 128 LF**

□ Air-seal the 12” soffit openings from the interior, at 1’6” working height, with direct access from the underside of the sloped roof deck, at the eave, **total 16 LF**

Attic Insulation & Air Barrier Installation

The roof is sloped with wood (rafter) framing. The section beyond the short knee wall (KW-1) is void of insulation. The remaining section of the roof slope to be air-sealed has R-30 batt insulation installed within the open-beam rafter framing. The section of sloped roof which is void of insulation needs to have R-30 batts installed (236 SF). As there is no effective air barrier in place along this sloped section of roof (416 SF), 1” rigid board insulation needs to be affixed to the underside of the sloped roof deck framing and covering the batt insulation. All seams are to be sealed with non-foam sealants. The gable wall along this section has R-19 batts, with a thin, clear poly stapled across the wood stud framing. This section of gable wall (106 SF) needs to have 1” rigid board insulation affixed, sealing seams with non-foam sealants. The upper portion of the front knee wall (KW-2) adjoins the unconditioned high bay attic. The upper section of the 4’ H x 16’ W knee wall has R-13 batt insulation, but it needs to have 1” rigid board insulation affixed to the framing and covering the R-13 batts. All seams are to be sealed with non-foam sealants. The working headroom within this space is 5’ high at the peak (KW-2) and approximately 1’6” high at the eave. Access to this space is via a 2’6” W x 5’ L drop-stair.

□ Insulate the open-framing along the underside of the sloped wood roof, with R-30 batt insulation (from KW-1 down to eave), working headroom heights from 1’6” at eave to 4’ high at KW-1, **total 236 SF**

□ Affix 1” rigid board insulation to underside of sloped roof framing, sealing all seams with non-foam sealants, 1’6” to 5’ high working headroom height, **total 416 SF**

□ Affix 1” rigid board insulation to interior of gable wall framing, sealing all seams with non-foam sealants, 1’6” to 5’ high working headroom height, **total 106 SF**

□ Affix 1” rigid board insulation to upper (4’) interior of KW-2 framing (KW-2, 16’ W x 4’ H), sealing all seams with non-foam sealants, 5’ high working headroom height, **total 416 SF**

SEE ATTACHED PHOTOS – TEMPLETON CENTER FIRE STATION

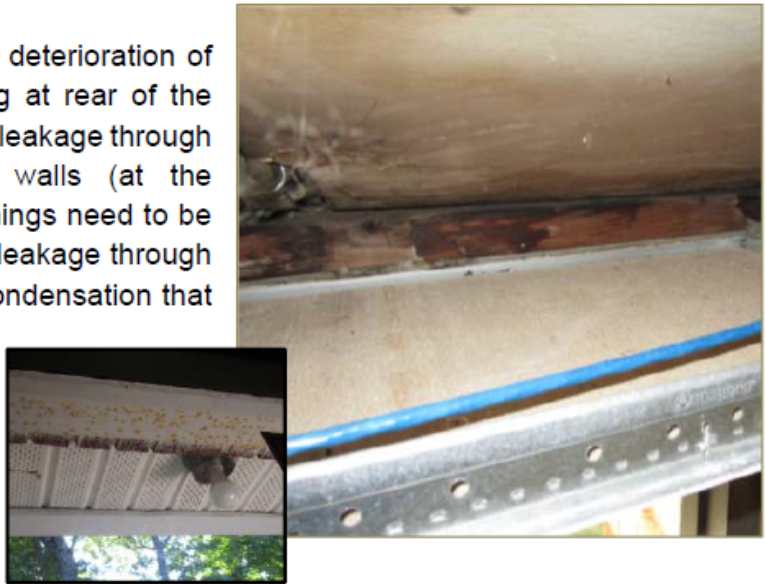
Right: Fire Sta. #1 – photo shows the extensively deteriorated section of an exterior door. The door and threshold show significant signs of bulk water intrusion (e.g. wind-driven rains and snow drifts). Rust repairs will be performed on the door and a new shoe will be installed to allow the new weatherstrip be fastened securely and perform properly.



Right: Fire Sta. #1 – tracer smoke testing performed on the overhead door systems indicates tremendous air leakage. Note the daylight peering through the gaps between the door and the wall, due to failing/missing weatherstrip sections. New weatherstrip needs to be installed on the overhead door systems.



Right: Fire Sta. #1 – photo shows the deterioration of the sheetrock and wood eave framing at rear of the building. This is due to air and moisture leakage through the large openings in the upper walls (at the soffits/eaves, insert). These soffit openings need to be air-sealed and insulated to prevent air leakage through these openings and the subsequent condensation that causes this deterioration. This will improve the integrity of adjoining roof, wall, soffit, and fascia framing details.



Right: Fire Sta. #1 – the older, metal-framed hopper-type windows lack an effective weatherstrip. The units tested leaky using tracer smoke. As these are not used, the units should be sealed shut to tighten the windows and improve their performance (e.g. stopping drafts, improving occupant comfort, and reducing moisture and pollutant infiltration).



SEE ATTACHED PHOTOS – HIGHWAY GARAGE

Right: Highway Garage – tracer smoke testing in the vehicle maintenance high bay indicates tremendous air leakage. Note the smoke being pulled out of the building through the junctures.



Right: Highway Dept. – photo from interior, looking out through the soffit/fascia framing detail along the eaves of the one-story office section. Note daylight peering through the entire perimeter of the framing. The air leakage and associated moisture infiltration are causing continued deterioration of the framing and suspended ceiling tiles, as well as considerable occupant comfort and IAQ issues and poor energy performance. These framing details need to be air-sealed and insulated with appropriate insulation and sealants.





SHORT FORM OF ADVERTISEMENT

INVITATION FOR BIDS

Weatherization Work for Highway Garage and Templeton Center Fire Station

The Town of Templeton will accept sealed bids for the Weatherization Work at the Highway Garage, 381 Baldwinville Rd, Templeton MA and Templeton Center Fire Station, 466 Patriots Rd. Templeton MA. The Town will have a showing of both buildings on Monday, March 15, 2021 from 9am to noon. Prevailing Wage Rates apply. Bid specifications are available at the Select Board's Office, 160 Patriots Rd, Rm. 6, P.O. Box 620, Templeton MA 01438, M – Th., 7.30 am – 4:30 pm. Sealed bids shall be accepted at the Select Board's Office, 160 Patriots Rd, Rm. 6, P.O. Box 620, Templeton MA 01438 until **Wednesday, March 31, 2021 at 2:00 p.m.** at which time they shall be publicly opened upon appointment. Please call 978-894-2755 to schedule for attending the opening. The Town reserves the right to accept or reject any or all bids if deemed in the Town's best interest to do so. MBE/WBE firms encouraged to apply. EEO. For more details regarding items available, viewing, instructions and bidding, go to www.templetonma.gov and (Click on paid volunteer and contact opportunities)

Posted: Town Bulletin Boards (7)

Advertised: Gardner News 3/3 & 3/10

Mailed: Town Clerk, Vendor's List

Web: www.templetonma.gov; Central Register; CommBuys

BID RESPONSE

Weatherization Work for Highway Garage and Templeton Center Fire Station

The undersigned, having familiarized him/herself with the areas of the building included in this specification, proposes to furnish all labor and materials required to perform the weatherization work at the Highway Garage and Templeton Center Fire Station in the Town of Templeton, Massachusetts, in accordance with the accompanying scope of work prepared by the Town of Templeton for the contract prices specified below, subject to additions and deductions according to the terms of the specifications.

Acknowledgement of Addenda: This proposed Bid includes Addenda Nos. (if applicable) _____

The Proposed Total Contract Price is \$ _____

Work can be accomplished within given timeframe of 4 weeks from start of work?: yes ____ No ____
(Owner will provide accommodation to schedule as needed for legitimate for weather related delays.)

The undersigned certifies under penalties of perjury that there have been no substantial changes in his/her financial position or business organization since the applicant's most recent pre-qualification statement and that this bid is in all respects bona fide, fair and made without collusion or fraud with any other person. "Person" here means any natural person, joint venture, partnership, corporation, or other business or legal entity which sells materials, equipment or supplies used in or for, or engages in the performance of the same or similar construction, reconstruction, installation, demolition, maintenance or repair work or any part thereof.

The undersigned agrees that, if he/she is selected as contractor, he/she will within five days, Saturdays, Sundays and legal holidays excluded, after presentation thereof by the awarding authority, execute a contract in accordance with the terms of this general bid and furnish a Performance Bond and also a Labor and Materials or Payment bond, each of a surety company qualified to do business under the laws of the Commonwealth and satisfactory to the awarding authority and each in the sum of one hundred percent (100%) of the contract price, the premiums for which are to be paid by the general contractor and are included in the contract price.

REFERENCES:

Bidder will list at least five recent customers, with appropriate contact person name, title, name of entity, and appropriate phone numbers. References from municipalities preferred. Please add additional paper if needed.

1. _____
2. _____
3. _____
4. _____
5. _____

THIS FORM MUST BE SIGNED AND RETURNED WITH YOUR BID

CERTIFICATIONS:

The undersigned hereby certifies that he/she is able to furnish labor that can work in harmony with all other elements of labor employed or to be employed on the work and that he/she will comply fully with all laws and regulations applicable to awards made subject to section forty-four A.

The undersigned further certifies under the penalties of perjury that this bid is in all respects bona fide, fair, and made and submitted in good faith and without collusion or fraud with any other person. As used in this subsection, the word "person" shall mean any natural person, joint venture, partnership, corporation, or other business or legal entity.

The undersigned further certifies under penalty of perjury that the said undersigned is not presently debarred from doing public construction work in the Commonwealth under the provisions of section twenty-nine F of chapter twenty-nine, or any other applicable debarment provisions of any other chapter of the General Laws or any rule or regulation promulgated thereunder.

Pursuant to Massachusetts General Law Chapter 62C Section 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

(Signature of Bidder)

(Printed Name of Person Signing Bid and Title)

(Business Address)

(City and State)

(Date)

(Phone Number)

Social Security
or Federal Identification Number

THIS FORM MUST BE SIGNED AND RETURNED WITH YOUR BID

PUBLIC CONTRACTS - DEBARMENT

Chapter 550, Acts of 1991

The undersigned certifies under penalties of perjury that the said undersigned is not presently debarred from doing public construction work in the Commonwealth of Massachusetts under the provisions of Section 29F of Chapter 29 of the General Laws, or any other applicable debarment provisions of any other Chapter of the General Laws, or any Rule or Regulation promulgated thereunder.

Date: _____

Name of Bidder: _____

By: _____

Signature

Print Name & Title of Person Signing

Address

City, State, Zip

THIS FORM MUST BE SIGNED AND RETURNED WITH YOUR BID