

Request for Proposals # 2021-0005
Ailey Young House Exterior Painting Project
November 1, 2020

The Town of Wake Forest is soliciting proposals to paint the exterior of the Ailey Young House.

Project Background: The Ailey Young House was designated as a local historic landmark by the Wake Forest Board of Commissioners in 2012. The house was constructed around 1875 and is an important architectural example of Reconstruction-era workers housing. In addition, it is believed to be the childhood home of Allen Young, son of Ailey and Henry Young. Allen Young founded the first school for African American children in Wake Forest.

The Ailey Young House has been vacant since the 1960s and was severely damaged by fire in the 1970s-1980s. The house was overgrown and forgotten until 2008 when it was recorded as part of a local historic resources survey. The house was completely rehabilitated in 2019-2020 to include replacing the roof structure and roof, reconstructing the brick chimney and replacing most fire damaged interior and exterior finish materials, reconstructing windows and shutters. Also in 2020, paint analysis was completed of the exterior of the house to determine the original and subsequent paint colors used on the exterior. That paint analysis report is the basis for this project and is attached as *Attachment A*.

The house is owned by the Town of Wake Forest. The Wake Forest Historic Preservation Commission is overseeing the rehabilitation of the house and is raising money for the project. The ultimate goal for the rehabilitation is to have a heritage site to celebrate the historical significance of the Northeast Community and its residents.

Scope of Services – Provide cost for each item and summary of requirements to execute below (Note – all product applications must following manufacturers recommendations and all safety precautions).

1. Preparation and painting of the metal roof

- A. Provide information about accessing the roof for cleaning and priming, and painting the without denting, damaging the roof.
- B. The traditional metal roof was installed in February 2020. Clean the metal roof. Brushing may be sufficient to ensure dirt-free surface, however, follow primer and paint manufacturers recommendations for cleaning the roof prior to priming. Allow surface to dry thoroughly before applying primer.
- C. Prime the metal roof. The roof must be clean but dry and at the correct temperature for priming (50 to 90 degrees and preferably not in direct sunlight or over frosted or wet surfaces). Primer must be brushed on seams and pushed up into the folds of the seams to ensure coverage. The flats can be rolled or sprayed. In preparation for the paint apply one coat of Sherwin Williams Pro-Cryl Universal Acrylic Metal Primer or equivalent - color gray. Per manufacturers' instructions <https://exteriorcoatings.com/product/universal-acrylic-metal-primer-pro-cryl/> .

- D. Paint the metal roof with one top-coat of Sherwin William Sher-Cryl HPA or equivalent, in Color - Peppercorn (Pending Approval) per manufacturers' instructions (Attachment B) Paint must be brushed on seams and pushed up into the folds of the seams to ensure coverage. The flats can be rolled or sprayed.
 - a. Provide a cost for a second coat top-coat if needed.

2. Preparation and painting of the exposed wood sheathing (exposed under the roof) and roof rafters:

- A. The Historic/Original exposed rafters may be severely burned and not suitable for paint treatment. If not painted they will at minimum receive the consolidation barrier as a means of protection (see 3A for consolidation technique).
- B. Prime the exposed sheathing and exposed roof rafters with one coat of alkyd based universal primer.
- C. Paint the exposed sheathing and exposed roof rafters with one coat to achieve full coverage using Linseed Oil Paint. Note that it is recommended to apply thin coats of Linseed Oil Paint as its coverage is different than modern paint systems. Color to match Sherwin Williams Peppercorn or Benjamin Moore Linen Sand (TBD).
 - a. Provide the price for a second coat of linseed oil paint if needed.
- D. Option: Modern Paint System – Prime the exposed sheathing and exposed roof rafters with one coat of alkyd based universal primer. Top coat with one-coat of acrylic or oil based paint. Color to Match Sherwin Williams Peppercorn or Benjamin Moore Linen Sand. (Color to be determined)
 - a. Provide the price for a second coat of paint if needed.

3. Conservation of the Existing Historic Paint – Original Board-and-batten siding, door and window frames only (BEFORE CLEANING and PRIMING)

- A. Apply two coats of a conservation-grade, non-yellowing consolidant of 10% Paraloid B-72 (formerly Acryloid B-72 in xylene or ethanol applied with an airbrush and/or low-pressure spray gun to consolidate the flaking and remnant paints and provide a protective coating to only the historic board-and-battens, window frames, door frames in addition to fire-damaged exposed rafters described in Number 2 above.
- B. One section of original board-and-batten with good representation of original paint wide will be identified to be consolidated but left unpainted to illustrate the historic paint layers. See Item 4 for the remainder of the exterior. This will likely be next to the chimney under protection of the roof on the rear elevation of the house. See attached photograph detail.

4. Preparation and Painting the Exterior of the House (OPTION 1- Traditional Linseed Oil Paint)

Note: Please compare the coverage of linseed oil paint vs. acrylic paint, it is not unusual for one quart of linseed oil paint to cover the same amount as a gallon of acrylic or oil paint. Carefully follow all manufacturers' recommendations.

- A. After consolidation of the historic painted board and batten. Clean the old (unpainted) and new board and batten, shutters, doors, new window frames, and windows following Linseed Oil Paint manufacturers' instructions with a cleaner to remove any mildew. Allow to dry.

- B. Apply a copper-based preservative (carefully following manufacturers' instructions and safety precautions) to the old unpainted and new wood including exposed ends of board-and-batten, shutters, doors, window frames. Allow to dry for at least 24 hours.
- C. Apply two coats of an oil-based pre-primer following Linseed Oil Paint manufacturers' instructions. Allow to dry between coats and overnight before step D below.
- D. Prime the new wood board and batten siding (including exposed ends), historic board and batten after consolidation, window and door surrounds, windows, doors and shutters with one coat of a slow-drying alkyd based universal primer following manufacturers' instructions for primer and linseed oil paint to ensure sound paint film.
- E. Paint by brushing the new board and batten siding (including exposed ends), window and surrounds, windows, doors, and shutters with two, thin coats following manufacturers' instructions for Linseed Oil Paint in a color to match Benjamin Moore Linen Sand.

5. Preparation and Painting the Exterior of the House (OPTION 2 – Modern Paint)- Carefully follow all manufacturers' recommendations.

- A. After consolidation of the historic painted board and batten. Clean the new board and batten, shutters, doors, new window frames following Paint manufacturers' instructions with a cleaner to remove any mildew. Allow to dry.
- B. Apply one coat of oil-based Copper Naphthenate solution to the unpainted old wood and new wood only (including exposed ends) of board and batten, window and door surrounds, doors, and shutters before priming following Manufacturers' Specifications and safety protocols.
- C. Prime the new wood board and batten siding (including exposed ends), historic board and batten siding, window and door surrounds, windows, doors and shutters with one coat ensuring full coverage of a slow-drying alkyd-based universal primer. If using spray as application method, it must be back brushed to ensure suitable coverage and appearance of top coat. Allow to dry.
 - a. Provide a cost for a second coat of slow-drying, alkyd-based universal primer.
- D. Paint the new board and batten siding (including exposed ends), window and door surrounds, windows, doors, and shutters with one coat of oil-based or acrylic paint in a color to match Benjamin Moore Linen Sand. If using spray as application method, it must be back brushed to ensure suitable coverage and appearance.
 - a. Provide a cost for a second coat of oil-based or acrylic paint.

6. Additional Services: The project manager shall communicate with the Senior Planner (Historic Preservation) giving a minimum notice of 3 business days to schedule work so that she can be on site during the consolidation portion of the work. The contractor's project manager will communicate immediately if there are any changes required in the project scope. All changes require a multiple approval process that can take up to 2 weeks. Additional activities necessary for satisfactory completion shall include leaving the work site clean and neat at all times. Any debris of construction materials or other items will be removed. The worksite will be maintained in a neat and safe manner ensuring that no hazardous or flammable materials are left unsupervised. Note: flammable materials must be removed from the worksite daily and are not to be left inside, under or around the house. The worksite must be secured daily. If the contractor proposes to bring in a dumpster please include that cost in your estimate. Please note that access to the site is challenging. Only one construction vehicle is permitted on the site at a time. Under

no circumstances are vehicles to enter from or exit through the cemetery. Cranes and bucket trucks can ONLY enter using the sewer easement from Spring Street. Any other employee vehicles can be parked in parking lot in the cemetery or on Spring Street and employees walk to the site.

7. Donations: The Town of Wake Forest and the Wake Forest Historic Preservation Commission are currently soliciting donations for the Ailey Young House Rehabilitation Project. If the contractor wishes to make a donation of all or part of this scope of work, please indicate that donation in your proposal.

8. Insurance Requirements: The Town of Wake Forest requires that “eligible contractors” maintain the following insurance requirements: Worker’s Compensation, Commercial General Liability, Business Auto Liability, Umbrella/Excess Liability as per the “Eligible Contractors” Memorandum of Understanding. Further, the contractor agrees to protect, defend, indemnify and hold the Town of Wake Forest and its officers, employees, and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees or other expenses or liabilities of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character in connection with or arising directly or indirectly out of this agreement and/or the performance hereof and caused by the negligence of the contractors. The contractor further agrees to investigate, handle, respond to, provide defense for, and defend any such claims, etc. at his sole expense and agrees to bear all other costs and expenses related thereto, even if (claims, etc.) is groundless, false, or fraudulent.

Contractor shall maintain insurance policies at all times with minimum limits as follows:

<u>Coverage</u>	<u>Minimum Limits</u>
Workers’ Compensation	Statutory Limits
Employers’ Liability	\$1,000,000
General Liability	\$1,000,000
Automobile Liability	\$500,000
Professional Liability (E & O)	\$1,000,000 (If Required)

Contractor shall provide the Client with a Certificate of Insurance for review prior to the issuance of any contract. All Certificates of Insurance will require thirty (30) days written notice by the insurer or contractor’s agent in the event of cancellation, reduction or other modifications of coverage. In addition to the notice requirement above, Contractor shall provide the Town of Wake Forest with immediate written notice of cancellation, reduction, or other modification of coverage of insurance. Upon failure of the Contractor to provide such notice, Contractor assumes sole responsibility for all losses incurred by the Town of Wake Forest for which insurance would have provided coverage. The Town of Wake Forest shall be listed as Certificate Holders on the Certificate of Insurance with an “A” rated insurance company. Both shall be added as an Additional Insured, under General Liability, as evidenced by an endorsement attached to the certificate. Failure to maintain the required insurance in force may be cause for contract termination. In the event that the contractor fails to maintain and keep in force the insurance herein required, the Town of Wake Forest has the right to cancel and terminate the contract

without notice. Any subcontractors hired by the Contractor must carry the same insurance amounts.

Contractor shall provide a Drug-Free Workplace and that all drivers meet DOT/CDL licensing requirements. All those doing business with the Town of Wake Forest must have a current Privilege License issued by the Town of Wake Forest.

9. Compliance with Law. In performing all the Work, the Contractor shall comply with all applicable laws and regulations.

10. Town Policy. THE TOWN OPPOSES DISCRIMINATION ON THE BASIS OF RACE AND SEX AND URGES ALL OF ITS CONTRACTORS TO PROVIDE A FAIR OPPORTUNITY FOR MINORITIES AND WOMEN TO PARTICIPATE IN THEIR WORK FORCE AND AS SUBCONTRACTORS AND VENDORS UNDER CITY CONTRACTS.

a) EEO Provisions. During the performance of the Contract the Contractor will agree as follows:

- (1) The Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, political affiliation or belief, age, or handicap. The Contractor shall take affirmative action to ensure that applicants are employed and that employees are treated equally during employment, without regard to race, color, religion, sex, national origin, political affiliation or belief, age, or handicap. The Contractor shall post in conspicuous places available to employees and applicants for employment, notices setting forth these EEO provisions.
- (2) The Contractor in all solicitations or advertisements for employees placed by or on behalf of the Contractor, shall state all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, political affiliation or belief, age, or handicap.

11. OSHA Regulations. During the performance of the contract, the contractor shall observe and comply with all OSHA regulations. The contractor will assume all responsibility for any actions that are in violation of OSHA regulations and will assume the responsibility for any penalties that may be incurred due to any violations.

12. Hold Harmless: To the extent permitted by law, the Consultant/Contractor agrees to defend, pay on behalf of, indemnify, and hold-harmless the Town of Wake Forest, its elected and appointed officials, employees, agents, and volunteers against any and all claims, demands, fault, actual liabilities, assertions of liability, expenses, suits, or losses, including all costs connected therewith, which may be asserted, claimed, or recovered against or from the Town of Wake Forest, its elected or appointed officials, employees, agents, and volunteers by reason of personal injury, including bodily injury or death and/or property damage, including loss of use thereof resulting from the negligence of the Consultant/Contractor.

13. Work Completed: Please provide a timeline including proposed start and finish to complete the work in the proposal.

14. Site Visit: A pre-bid site inspection is scheduled for Thursday, November 19, 2020 at 3:00 pm at the Ailey Young House Site, 320 N. White Street, parking is available in the Town Cemetery parking lot just north of the Ailey Young House or along Spring Street. Due to COVID-19 social distancing and masks are required. Participants will be required to sign-up and provide phone number and email. A list of questions and answers will be provided to all site visit participants via email by close of business on Monday, November 23, 2020.

15. Proposals Due: The Town of Wake Forest will be accepting proposals for this scope of work until 5:00 pm on Monday, November 30, 2020. Examples of work or references that illustrate experience with historic buildings and painting are required. Please send, email or deliver your proposal to the following address:

Town of Wake Forest
301 S. Brooks Street
Wake Forest, NC 27587
Attn: Michelle Michael, Senior Planner (Historic Preservation)
Email: mmichael@wakeforestnc.gov
Please reference **RFP # 2021-0005 – Ailey Young House Exterior Painting Project** on the submittal.

Photographs of the Ailey Young House



A section will be identified to consolidate but leave unpainted to illustrate the historic paint finish. An optional location is near the entrance on the front of the house. Approximately two feet in width.