



REQUEST FOR PROPOSALS (RFP)
HISTORIC RESTORATION & EXTERIOR WATER MITIGATION
James Merrill House | 107 Water Street, Stonington, CT

DATE OF ISSUANCE: October 1, 2026
BID SUBMISSION DEADLINE: November 9, 2026, 5:00 pm
MANDATORY PRE-BID SITE WALK: October 27, 2026, 10:00 am

1. PROJECT SUMMARY & BACKGROUND

The James Merrill House, LLC located at **107 Water Street, Stonington, CT**, is soliciting competitive sealed bids from qualified, historic preservation-certified contractors to perform critical water mitigation, structural masonry, and exterior conservation work.

This project is supported in part by a Historic Restoration Fund (HRF) grant administered by the Connecticut State Historic Preservation Office (CT SHPO).

All proposed work and construction techniques must adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

2. DETAILED SCOPE OF WORK SUMMARY

The selected contractor shall supply all labor, materials, equipment, insurance, and supervision necessary to perform the historic preservation and water management scope in accordance with the drawings and specifications as detailed in the bidding documents prepared by QA+M Architecture. Contractors should review all project requirements, specifications, warranty provisions, insurance and bonding obligations, and submission requirements as outlined in the bid package. Construction Documents, including drawings and specifications, will be on file **on Tuesday, September 15** at Advanced Reprographics, 50 Corporate Ave., Plainville, CT 06062, and on the Advanced Reprographics website:

<https://www.advancedplanroom.com/jobs/public>

and on the State of Connecticut Department of Administrative Services website

<https://portal.ct.gov/DAS/CTSource/BidBoard>

A summary of the work includes but is not limited to:

1. Water Mitigation & Stormwater Management:

- Excavation/trenching and installation of piping to tie building rainwater run-off to the street connecting to the municipal storm water system.
- Associated sidewalk removal, repaving, and restoration work complying with municipal standards.

2. Roof, Deck, & Flashing Replacements:

- Complete repair/replacement of exterior deck areas and specified roof sections per the contract documents.
- Installation of flashing and rain leaders.

3. Masonry & Chimney Repairs:

- Repointing, brick replacement, and structural repairs to historic brick chimney using historic-grade, soft lime-based mortar (Type K or N as specified).

4. Property protection

- The James Merrill House is more than a historic building; it is a living museum filled with unique and irreplaceable items from the life of Mr. Merrill. Contractors shall

note this unique circumstance and take special precautions to protect the building contents during construction.

3. CONTRACTOR QUALIFICATION REQUIREMENTS

Bidders who meet the Secretary of the Interior's Professional Qualification Standards for Historic Preservation Projects and have experience with historic masonry and roofing will be given preference.

Bidders must submit:

- Evidence of a minimum 5 years of experience executing historic restoration projects in Connecticut/New England.
 - Documentation of at least three (3) successfully completed projects of similar scope on historic properties.
 - Qualifications and resumes of the on-site supervisor/foreman assigned to this project.
 - Questions regarding the bidding documents must be submitted in writing to Kent McCoy (kmccoy@qamarch.com) and to the James Merrill House representative Peter Chomowicz (pchomowicz@gmail.com) no later than 5:00 pm, November 1, 2026. Responses and any necessary clarifications will be distributed to all registered bidders through formal addenda.
-

4. MANDATORY PRE-BID SITE VISIT

- A mandatory pre-bid walkthrough will be conducted on October 27, 2026 at 10:00 am at the project site: 107 Water Street, Stonington, CT 06378.
 - Proposals will NOT be accepted from contractors who fail to attend this walkthrough.
-

5. PROPOSAL SUBMISSION & REQUIRED CONTENTS

Sealed proposals must be received electronically (PDF) or by physical mail by the deadline specified above to:

James Merrill House RFP Selection Committee

Email: pchomowicz@gmail.com

Mailing Address: 107 Water Street, Stonington, CT 06378

Submissions must include:

1. Form of Proposal / Lump-Sum Fixed Price Bid with detailed Schedule of Values.
2. Each bid shall be accompanied by a Certified Check or Bid Bond in the amount of Ten (10%) of the amount of the bid.
3. DAS Pre-Qualification required: In accordance with Connecticut State Statutes: Please note: No firm may bid on a contract which is estimated to cost more than \$500,000 unless the firm is prequalified with the State of Connecticut. (C.G.S. 4b-91 as amended) Each bid submitted for a contract must include a copy of the bidder's prequalification certificate, issued by the DAS, showing that the bidder has the prequalification classification for General Construction, as well as for Mechanical and Electrical sub-contracts; and aggregate work capacity rating required under such contracts. All lower tier subcontractors with contracts in excess of \$500,000 must be pre-qualified in the applicable classification at the time of performance of their work. In addition to the documents required in the bid, an update statement MUST be included. Failure to supply these documents will result in rejection of the bid.
4. Statement of Work Approach & Schedule (Targeting early Spring 2027 Construction Start).
5. Historic Preservation References (minimum 3 recent projects with owner contact info).
6. List of Subcontractors (e.g., masonry, roofing, plumbing/stormwater).
7. Certificate of Insurance (COI) demonstrating \$1,000,000 Commercial General Liability, Workers' Compensation, and "Hold Harmless" endorsement for CT SHPO and the James Merrill House, LLC.

6. SELECTION CRITERIA & AWARD PROCESS

Selection will not be based solely on the lowest cost bid. Criteria include:

- Historical preservation experience and quality of reference projects (35%)
- Methodology and compliance with Secretary of the Interior's Standards (30%)
- Proposed Price & Schedule of Values breakdown (25%)
- Capacity to meet project timeline (as discussed at the pre-bid walkthrough) and state compliance requirements (10%)

Final contract award is contingent upon approval of the selected bidder by the Connecticut State Historic Preservation Office (CT SHPO).
