

Town of South Thomaston Re-siding Little Red School House

The Town of South Thomaston is soliciting a contractor(s) or individual(s)* to re-side the exterior (or some sections) of the so-call “little red schoolhouse” located at 8 Dublin Road in South Thomaston, ME.

A. Scope of Work:

In general, the work will involve removing existing wood shingle siding, installing new pre-dipped wood shingles and some minor painting and carpentry work. This could include the entire project or contractors could do a single section depending on their time commitments.

More specifically:

1. Removing and disposing of existing wood shingles.
2. Replacing and re-nailing existing sheathing.
3. Replacing rotting or damaged trim.
4. Replacing at least one window in the front wall.
5. Installing building wrap over the entire sections to be re-shingled.
6. Installing pre-dipped wood shingles, with appropriate fasteners, matching the existing “to the weather exposure”; unless exposure changes are otherwise agreed to by the Town, Society and the Contractor.
7. Applying paint to new and existing trim in accordance with the following:
 - Priming replacement trim on all six sides and sealing it with Bin (or similar product) in any areas which may bleed through surface finish, prior to affixing it.
 - When surface and ambient temperatures are within the temperature ranges required by the product manufacturer and/or when adverse weather conditions will not cause moisture or dust problems.
 - Removing any loose, flaking or chalking existing paint by scraping and/or sanding.
 - Removing any dirt or mildew by scrubbing with bleach or other appropriate product, and rinse with clean water and allow surface to dry.

8. Removing any electrical plates, signs or other hardware and reinstalling them upon completion.

B. Equipment, Materials and Supplies

The Town and/or the Historical Society will supply all materials. The wood shingles have already been donated by Lowe's and have been pre-dipped by volunteers. Equipment requirements, such as rental of lifts and generators shall be negotiated.

C. Compensation

Initial thinking is to compensate for the work conducted on a time basis, as opposed to fixed price, as hopefully volunteers may assist with tasks such as clean up, old shingle disposal, etc., although any arrangement will be considered.

D. Requirements

The contractor(s) must:

1. Comply with all Federal OSHA and Maine Department of Labor Safety regulations at all times.
2. Maintain the following types of insurance with the depicted limits:
 - Employers Liability-\$1,000,000 each accident and \$1,000,000 per disease,
 - General Liability-\$1,000,000/\$2,000,000 aggregate.
 - Worker's compensation for all employees in accordance with State requirements.
 - Furnish to the town a current certificate of insurance naming the town as an adaptational insured attesting to the above requirements.
3. Only use subcontractors with the prior approval of the Town.
4. Maintain MSDS sheets for each product on site and be familiar with and follow manufacturer's safety instructions.

The Historical Society will provide access to the building provide and access to electrical power, water, and a toilet.

*The Town may be willing to hire one or more individuals as employees and pay them an hourly rate for all or some of the work. Individuals hired as employees would not be subject to the requirements above numbered D, 2,3 and 4.

The Town reserves the right to negotiate with any contractor and engage any contractor or individual it may choose.

If you are interested in helping out with this project (or more information) , perhaps even a small section please contact Terri Baines at terri@souththomaston.me or 207.596.6584.