



**INVITATION FOR BIDS**

**COURTHOUSE PORTICO ROOF REPLACEMENTS**

**ATCHISON COUNTY COMMISSIONERS**

DISTRICT #1  
JACK BOWER

DISTRICT #2  
ERIC NOLL

DISTRICT #3  
CASEY QUINN

**ATCHISON COUNTY MAINTENANCE SUPERVISOR**

BRIAN OSWALT

**ATCHISON COUNTY COURTHOUSE**

423 NORTH 5TH STREET  
ATCHISON, KS 66002

## NOTICE TO CONTRACTORS

Atchison County is soliciting bids for replacing the roof on the two porticos on the Atchison County Courthouse. The bids shall include all materials, labor, equipment, tools, safety plan and one year guarantee of materials and workmanship along with appurtenances and accessories for Atchison County, Kansas Roof Replacement Project. Before commencing work and within ten days from the date of award, the contractor shall submit a Good and Sufficient Performance Bond, Materials Payment Bond and Certificate of Insurance. Included is the Invitation for Bids.

Sealed paper bids must be delivered to the Atchison County Clerk, Michelle Phillips, either in person or by US Postal Service, to her office at the Atchison County Courthouse, 423 North 5th Street, Atchison, Kansas, or placed in the drop box labelled "Atchison County Courthouse Drop Box) on the North side (Parallel Street entrance) of the Courthouse until 12:00 pm local time, on the **thirtieth (30th) day of November, 2021** and will be opened and publicly read on the **thirtieth (30th) day of November, 2021** during the Atchison County Commissioner's meeting room (or Zoom call) at the Atchison County Emergency Operations Center, 10443 US Highway 59, Atchison, KS 66002.

Atchison County reserves the right to accept or reject any and all bids.

### Scope of Work

#### Project Description:

Repair roofing and flashing on two masonry entry porticos with parapets to include replacement of roofing membranes, installation of appropriate flashings, and address drains all per a scope and plans approved by the Kansas State Historic Preservation Office.

#### Building Description:

The Atchison County Courthouse, located at the southwest corner of 5th and Parallel Streets in Atchison, is the seat of government of Atchison County, Kansas. The stone courthouse was built from 1896 to 1897 and replaced the county's first courthouse, which had been built in 1859. County officials wanted the courthouse to resemble the Franklin County Courthouse in Ottawa, so they hired that building's architect, George P. Washburn, to design the new courthouse. Washburn designed the building in the Romanesque Revival style.

The Courthouse design features four corner towers, including a seven-story clock tower. The main entrance to the courthouse has a porch within a large arch; the doorway is contained in a smaller arch. The building has a hip roof with intersecting gable dormers; the towers have pyramidal roofs. The east portico roof is approximately 236 square foot while the north portico roof is approximately 253 square foot totally a project area of 489 square foot.

#### Detail of Work:

- Prepare jobsite and surrounding area for installation of white 60 mil Mule-Hide TPO roof system.
- Install 6 mil polyethylene sheeting ASTM D4397 over roof deck area and partially up parapet walls.
- Install new mechanically fastened 60 mil Mule-Hide TPO as specified by the manufacturer.
- Install roofing membrane up parapet walls with edge detail as shown on CAD.
- Install custom made and/or prefabricated flashings over all roof penetrations.

- Install new drain flashings per manufacturer specifications and re-use existing bulb strainers.

General Conditions:

- All work to be in accordance with the Secretary of the Interior's *Standards for Rehabilitation* - <http://www.nps.gov/history/hps/tps/tax/rehabstandards.htm>..
- Certificates of insurance, performance, and materials payment bonds are required as security for faithful performance and the payment of all bills and obligation arising from the contract.
- Storage and handling of all materials must be in a manner, which prevents additional loss, deterioration, and damage; storage area to be designated by project administrator.
- Construction schedule to be itemized with headings related to the breakdown in payment requests.
- All work is subject to review by the Kansas State Historical Society throughout the duration of the project.
- Compliance with all applicable laws and statutory regulations is required.

The successful bidder will be expected to execute a CONTRACT FOR COURTHOUSE PORTICO ROOF REPLACEMENTS PROJECT – 2021 in substantially the same form as proposed within one week of notification of award of the bid.

This project has been financed in part with federal funds from the National Park Service, a division of the United States Department of the Interior and administered by the Kansas Historical Society. The contents and opinions, however, do not necessarily reflect the view or policies of the United States Department of the Interior or the Kansas Historical Society

Regulations of the U. S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, United States Department of the Interior, National Park Service, 1849 C Street, N.W., Washington, DC 20240

Any questions regarding project specific details shall be in writing and must be received by **Wednesday November 24, 2021** in the Atchison County Maintenance Office.

Contact information is as follows: Mr. Brian Oswalt, 423 North 5th Street, Atchison, KS 66002. Phone (913) 804-6035 Email: boswalt@atcoks.org

Proposals shall be made on unaltered PROPOSAL forms attached hereto. Faxed or emailed PROPOSALS are not acceptable. PROPOSALS shall be submitted sealed. The outside package should clearly identify COURTHOUSE PORTICO ROOF REPLACEMENTS, and name of bidder.

The County reserves the right to reject any or all bids and any part of a bid; to waive informalities, technical defects and minor irregularities in bids received; and to award the bid on an item-by-item basis, by specific groups of items or to consider bids submitted on an “all or nothing” basis if the bid is clearly designated as such or when it is determined to be in the best interest of the County.

ATCHISON COUNTY, KANSAS  
JACK BOWER – CHAIRMAN  
ATCHISON COUNTY COMMISSIONERS

**COURTHOUSE PORTICO ROOF REPLACEMENTS**

**PROPOSAL**

To the Chairman and County Commissioners  
Atchison County, Kansas

I, We, the undersigned have carefully examined the INVITATION FOR BIDS, NOTICE TO CONTRACTORS, the quotation package, proposal, scope of work, plans and specifications and also having examined the site, hereby propose to do the portico roof replacements at the Atchison County Courthouse with all appurtenances and accessories, and complete in a workmanlike manner, furnishing all necessary materials, equipment, and labor therefore, all in accordance with the plans and specifications on file with the County for the Atchison County Roof Replacement Project. Said work to be done in strict conformity to the plans and specifications subject to acceptance of the Atchison County Commissioners at the unit prices following:

**PROJECT TOTAL**      \$\_\_\_\_\_

Signed:

\_\_\_\_\_

Printed name: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

VENDOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

## **The Secretary of the Interior's Standards for Rehabilitation**

The most common of the four treatments outlined in the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, the Secretary of the Interior's *Standards for Rehabilitation* are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs.

The Standards (**36 CFR Part 67**) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

*The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.*

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. [Schools become apartments, homes become B & B's, etc.]
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**For a clearer, illustrated explanation, please visit the National Park Service website.**

<http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>