

## **Invitation to Bid – Frame repair**

### NOTICE TO CONTRACTORS INVITATION TO BID

Gray Photography Studio, Inc.  
St. John, KANSAS

FRAME REPAIR – The scope of work within bid request includes reinforcing roof framing, reinforcing framing under the sill of the large north studio window, reinforcing framing of the roof in the area of the north studio window, and adding headers over all doors.

Bids will be received by Gray Photography Studio, Inc Board of Directors, 997 NE 10<sup>th</sup> Ave., St. John, KS Kansas 67576 until 12:00 on November 19, 2021 for the work noted above according to plans approved by the Kansas State Historic Preservation Office. This structure is listed on the National Register of Historic Places. All work must comply with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

Sealed bids will be publicly opened at 12:00 noon on November 19, 2021 at 311 Broadway, St. John, KS.

All inquiries about this Invitation to Bid and requests for copies of the full scope of work / plans may be directed to Carol Long, President, Gray Photography Studio at 620-617-4038. Bids will be received on a total bid price basis and will include a sum to cover the cost of all items of the contract, including insurance, materials, and performance bonds. A pre-bid meeting will be held at Gray Photography Studio, 116 N. Main, St. John, KS, 2021 at 9:00 am November 5, 2021. Contractors interested in attending by Zoom should email [cdunn@stafforddecodevo.com](mailto:cdunn@stafforddecodevo.com) for a link.

Proposals received after the date and time indicated above for opening will be considered late, and therefore will not be considered for award. The Bid will be awarded on the basis of cost and performance; to the Bidder who, in the Owner's judgment, is the lowest, most qualified, responsible and responsive Bidder. Owner reserves the right to reject any and all Bids and to reject the Bid of any Bidder if the Owner believes it would not be in the best interest of Owner to make an award to that Bidder. The successful Bidder must deliver to the Owner certificates of insurance, performance and materials payment bonds as security for faithful performance and the payment of all bills and obligations arising from the contract. The successful firm will be required to comply with all applicable laws and statutory regulations. No Bidder will in any way, directly or indirectly, discriminate against any person because of age, race, color, handicap, sex, national origin or religious creed.

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, U. S. Department of the Interior, National Park Service, 1849 C Street, N.W., Washington, DC 20240.

## Scope of Work

Gray Photography Studio, Inc.  
**Scope of Work – Number 2**

### Project Description:

Reinforce roof framing, reinforce framing under the sill of the large north studio window, reinforce framing of the roof in the area of the north studio window, and add headers over all doors

### Building Description:

Gray Photography Studio is a structure built in the late 1800s and is a single story wood-framed building with a mezzanine style second level at the west end of the building that houses an apartment. Repairs to the roof, framing, windows, exterior, and electrical/plumbing are necessary to save the building and in order for it to serve a purpose as a community arts center.

### Detail of Work:

- The steel angle and vertical steel plates at the north studio light should be removed and replaced with a horizontal 3 ½"x3 ½" 2.0E Parallam PSL window sill spanning to new 3 ½"x3 ½" 2.0E Parallam PSL king studs at each end. The sill member should be placed under the existing 2x4 sill and be connected at each end to the king studs with Simpson brackets. The existing studs below the sill member should be trimmed to allow for the installation of the sill member and then connected to it. The king studs should be nailed to the existing top and bottom plates with 16d nails and Simpson brackets.
- The existing ceiling joists at the east and west ends of the ceiling opening at the north studio light should be replaced with (3) 1 ¾" x 11 ¼" 1.9E Microllam LVL's at each side of each joist. These should be nailed together along the length of the members per the manufacturer's recommendations. The new joists should bear on the existing top plates of the north and south walls and a 3 ½" x 3 ½" 2.0E Parallam should be used as a trimmer stud under their bearing.
- The existing ceiling beam spanning N-S between the joists reinforced in the bullet point above should be replaced with (2) 1 ¾" x 11 ¼" 1.9E Microllam LVL's. The existing joists should be tied into this new beam with Simpson connectors and the new member should be connected to the newly reinforced joists with Simpson joist hangers.
- The existing 2x4 roof rafters should have a 2x4 collar tie added to match the existing intermittent collar ties.

- The existing 2x4 roof rafter and 2x6 ceiling joists should have 2x4 braces added at each rafter to match the configuration of the existing intermittent braces.
- Double 2x10 headers should be added over any door or window openings (other than the north studio light) that are over 4'-0". All openings under 4'-0" should receive a double 2x8 header. Trimmer studs should be added under the ends of the new headers and the headers should be installed above the existing flat 2x4's where they exist.

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.

Project Administrator:

Carolyn Dunn  
311 N. Broadway St.  
St. John, KS 67576

