



## OFFICE OF THE SELECTMEN

115 Main Street, PO Box 96, Voluntown, CT 06384

### REQUEST FOR PROPOSALS: VOLUNTOWN METHODIST MEETING HOUSE DEMOLITION

The Town of Voluntown is issuing this Request for Proposals for the Demolition of the former Methodist Meeting House, 2 Church St., Voluntown CT.

#### **Bid Proposal Data:**

RFP#: VOL20232/2023-4

Title: Voluntown Methodist Meeting House Demolition

Issue Date: August 24, 2022

#### **Bid Proposals Timeframe:**

RFP Issued: August 24, 2022

Optional Site Visit: Call 860-376-5880 or email to arrange for a site visit.  
John Guskowski, Planning & Development Director  
via email: [planner@voluntown.gov](mailto:planner@voluntown.gov)

RFP Responses Due: Tuesday, September 13, 2022 1:00

p.m. Responses Sent to: First Selectman's Office  
115 Main Street, PO Box 96  
Voluntown, CT 06384

Questions Sent to: John Guskowski, Planning & Development Director  
via email: [planner@voluntown.gov](mailto:planner@voluntown.gov)

## I. Introduction

The Town of Voluntown, acting by and through its Board of Selectmen, is actively seeking proposals for demolition and removal of the former Methodist Meeting House (1841).

The Town will consider all qualified proposals.

## II. PROJECT OVERVIEW

This project is summarized as the demolition of the building and associated work at: **2 Church Street Voluntown, CT 06384.**

The scope of work on this project includes the following:

- a. Protection of the public, grounds, and buildings in the vicinity during this contract from concerns including dust, construction debris, noise, and if applicable, odor control.
- b. Abatement of any hazardous and/or regulated materials within the building.
- c. Confirmation of utility shutoffs or deactivation, followed by disconnection of utilities.
- d. Demolition and proper offsite removal of structure and all building materials.
- e. Sorting and staging of materials, including those specified for salvage or recycling.
- f. Demolition and proper offsite disposal of foundation materials.
- g. Filling of the foundation excavation with approved gravel backfill.
- h. Grading of the site to be compatible with existing grades.
- i. Completion of site cleanup, grading and landscaping. Provision 4 inches of loam, and seed all disturbed areas.
- j. Performance of all other incidental work necessary to fully complete the contract.

## III. THE BUILDING

The former Methodist Meeting House in the village center of Voluntown, Connecticut, is a one-story high-ceilinged wood frame building erected in the Greek Revival style before 1841. Based on documentation, the property began as a meeting house in the early 1800. The 1841 land lease indicated that the building was already in existence as a church. In 1968 the Voluntown Methodist Church merged with the Bethel Methodist Church ending the use of the building as a church. In the years since it was owned by the Voluntown Historical Society, then sold for private use, and is now owned by the Town of Voluntown.

It has clapboarded walls, wide frieze with moldings, and the steeple is currently unattached.

The building currently has no water and sewer hookups. The electrical and heating system

have been disconnected.

#### IV. PROJECT SPECIFIC CONDITIONS

1. The Contractor shall coordinate with the Building Department to ensure that all utility services are disconnected, meters removed, and lines capped or plugged prior to starting demolition.
2. The Contractor shall be responsible for the proper disposal of all building materials in accordance with all applicable Local, State, and Federal laws and regulations.
3. Demolition by blasting will not be permitted. Contractors are required to provide with their bid the method which will be utilized to demolish the building and foundation.
4. The Contractor shall provide approved temporary barriers and other forms of protection as required by site conditions and/or as directed by the Building Department and/or Public Works to protect the public and adjacent properties from injury or damage due to the demolition work.
5. The Contractor shall ensure compliance with any additional reporting required by the State Department of Health and/or the Uncas Health District, including but not limited to, Demolition Notification Form and Requirements for Demolition of a Structure.
6. The Contractor shall provide any necessary traffic control.
7. All foundation walls or slabs shall be removed to a depth of 18 inches below existing grade. Concrete floors in the basement area shall be broken up so water will easily penetrate into the ground. This may be done with a grid of 3" holes no more than 18" apart, or by pulverization.
8. After demolition of the structures has taken place, the foundation area is required to be inspected by the Building Department PRIOR TO BACKFILLING. Any remedial work to protect adjacent property or buildings must be completed prior to backfilling.
9. The entire cellar hole shall be filled and compacted in 12-inch lifts with suitable bank-run gravel, acceptable to the Building Department. Building demolition materials may NOT be used to fill the cellar hole. The fill material shall be suitably graded and stabilized at the direction of the Building Department.
10. The Contractor has salvage rights to the structure and any of its contents. Storage or sale of material on-site shall NOT be permitted. Any persons not employed by the Contractor, or not covered by the Contractor's insurance, shall not be allowed on the site to remove salvage items, or for any other purpose.

11. The Contractor shall commence within fourteen (14) days of being delivered Notice to Proceed. The Contractor shall perform demolition operations diligently and efficiently, without interruptions (consideration to time lost due to weather or other conditions not under the control of the Contractor will be considered), until all work is completed in accordance with these specifications and conditions. All work must be completed within 30 days of Notice to Proceed. Liquidated damages of \$100 per day shall be assessed for failure to complete the work in the allotted time. The Notice to Proceed will be issued within five (5) days of the execution of the contract. The contract must be executed and required bond furnished within ten (10) days of notice of intent to award.
12. Due to the precarious condition of the church the Town will not allow prospective bidders to walk through the structure. Prospective bidders are encouraged to contact the Selectmen's Office to be accompanied to the site. DO NOT SHOW UP ON SITE WITH OUT ACCOMPANIMENT.
13. The Contractor is responsible for providing and properly maintaining temporary sanitary facilities (porta potty).
14. Payment and Performance Bonds – Simultaneously with his delivery of the executed contract, the Contractor shall furnish a surety bond for faithful performance of the contract and for payment of all materials and services. This bond(s) shall be equal to 100% of the total amount of the contract. All bonds must be from surety companies licensed and approved to do business in the State of Connecticut. The cost of the bonds shall be included in the contract sum.
15. Insurance Requirements:
  - a. The successful bidder must, within (10) days from the date of acceptance of his proposal, file with the Town of Voluntown: Workmen's Compensation; Comprehensive General Liability; Comprehensive Auto Liability; and Certificates of Insurance satisfactory to the Town of Voluntown, in compliance with the law, and in the following form and amount:
  - b. COMPREHENSIVE GENERAL LIABILITY
  - c. Premises – Operations
  - d. Bodily Injury \$2,000,000 Combined
  - e. Property Damage Single Limit
  - f. COMPREHENSIVE AUTOMOBILE LIABILITY
  - g. Bodily Injury \$1,000,000 Combined Single Limit
  - h. Bodily Damage \$ 100,000 Each Occurrence



i. WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY

j. \$100,000 Each Accident

k. The Town of Voluntown shall, by endorsement acceptable to the Town of Voluntown, be named as an additional insured on all of the bidder's liability insurance on a primary and non-contributory basis.

#### V. Examination of Site Conditions

Bidders must satisfy themselves by personal examination of the site and location of the proposed work as to the actual conditions and requirements of the work and inform themselves fully of the conditions relating to the construction and labor under which the work will be performed. No claim because of lack of knowledge by the contractor regarding the site, the proposed work or content of the specifications and drawings will be allowed. Any site visits must be accompanied by a representative from the Selectmen's office. No bidder can enter the site without Town approval.

#### VI. Selection Criteria

Without limiting the ability of the Board of Selectmen to consider and evaluate all responses, the current criteria for selection of the successful proposer includes the following:

- a. Evidence of adequate financial resources to undertake and complete the project.
- b. Project schedule with benchmarks for performance.
- c. Experience and track record of the project proponent.
- d. Financial terms of the proposed purchase

The Town of Voluntown reserves the right to reject any and all bids, to waive any technicalities, and to make such awards, including awards not to the lowest bidder, as it deems in its opinion to be the best interest of the Town of Voluntown. Awards made by the Town of Voluntown shall be final and conclusive and without recourse or appeal by any remaining bidders.

The successful bidder, if any, shall indemnify and hold harmless the Town of Voluntown as set forth in the attached contract.

The successful bidder shall be required to execute the attached AIA A105-2017 agreement without modification, exception or condition.

#### VII. Submittal Requirements

Proposals submitted must include the following information:

1. The name, address, and contact information for the lead respondent and all other

principals on the development team.

2. A description of the acquiring entity along with the resumes of key personnel.
3. A certificate of insurance showing commercial liability coverage of at least \$1,000,000.
4. A summary of the anticipated scope of work for the project.
5. A preliminary project schedule showing key benchmarks for performance.
6. Proposed timeline for payment.

**BID FORM**

**TITLE:    Demolition of Methodist Meeting House 2 Church Street, Voluntown, CT**

We have reviewed the scope of work titled Demolition of Church on 2 Church St Voluntown, CT, and will perform the described work for the prices shown below:

\$ \_\_\_\_\_

Total amount in numerical dollar format

\_\_\_\_\_

Total amount in words

I/WE agree to perform the above work items in accordance with the specifications at the lump sum price quoted above and will complete the project within 45 days of Notice to Proceed.

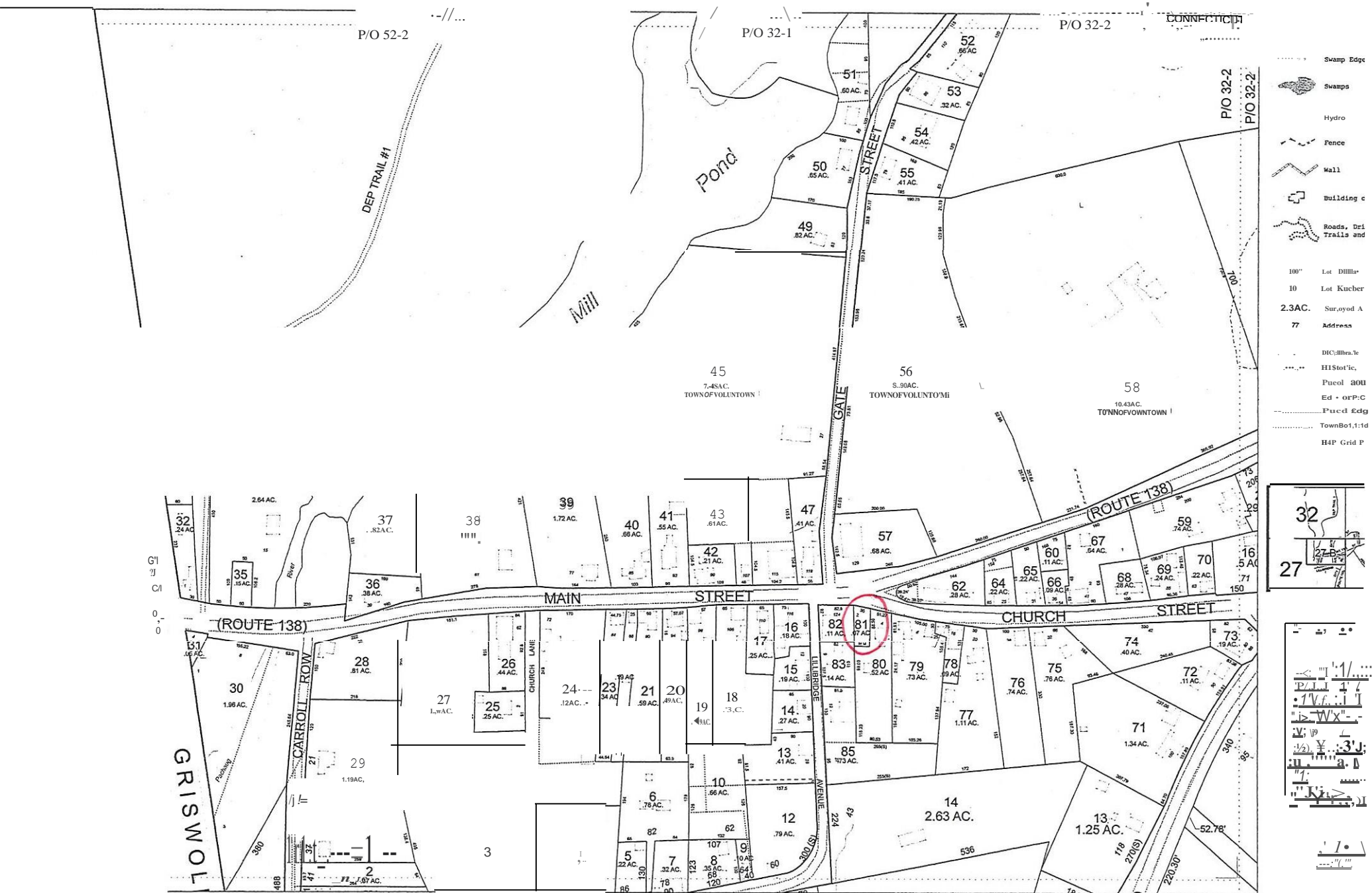
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Contractor Company Name (Print)

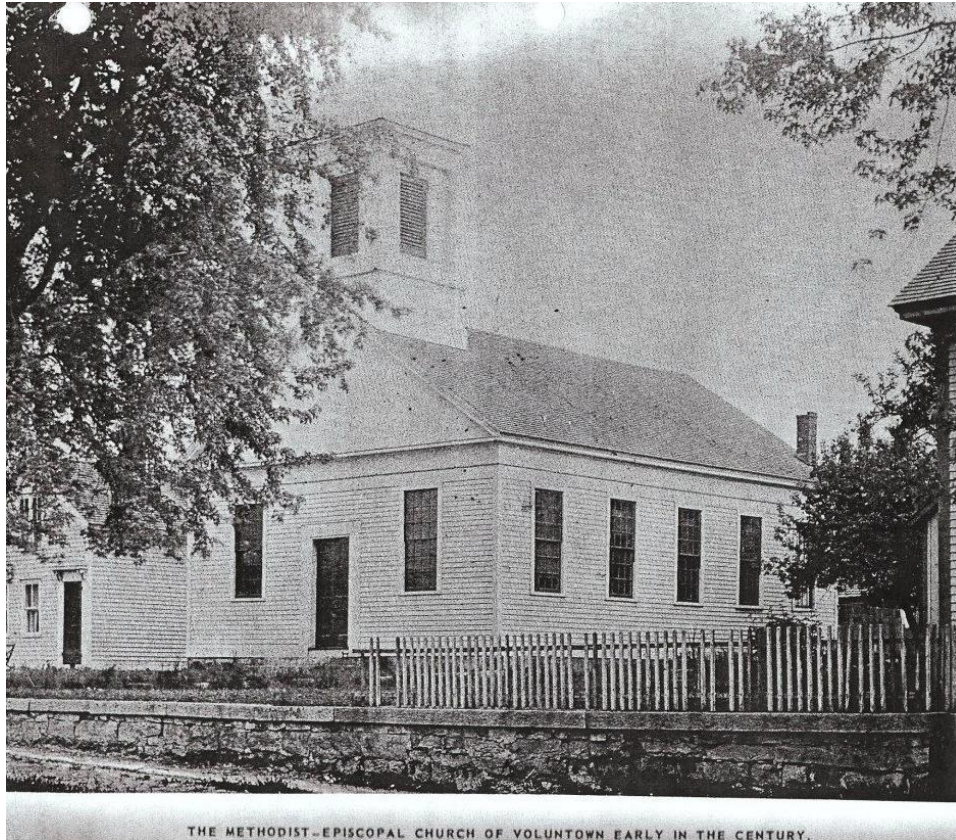
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Date

\_\_\_\_\_  
Signature

VIII. Attachments

- Parcel map
- Historic photographs
- Photographs of existing conditions
- Voluntown Meeting House Renovation and Relocation Committee reports
- Structural evaluation by Cirrus Engineering LLC (The last inspection was done in 2017)



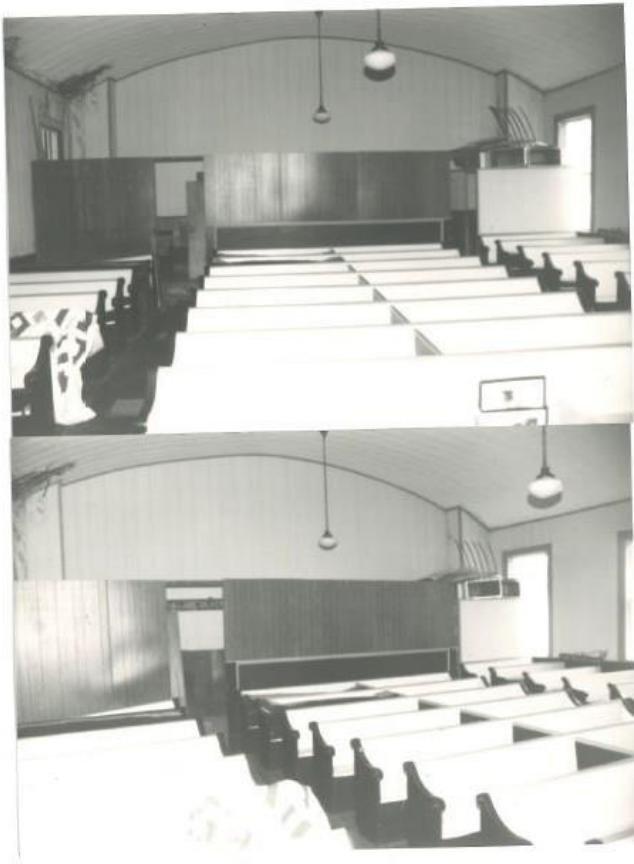


Early 1900s

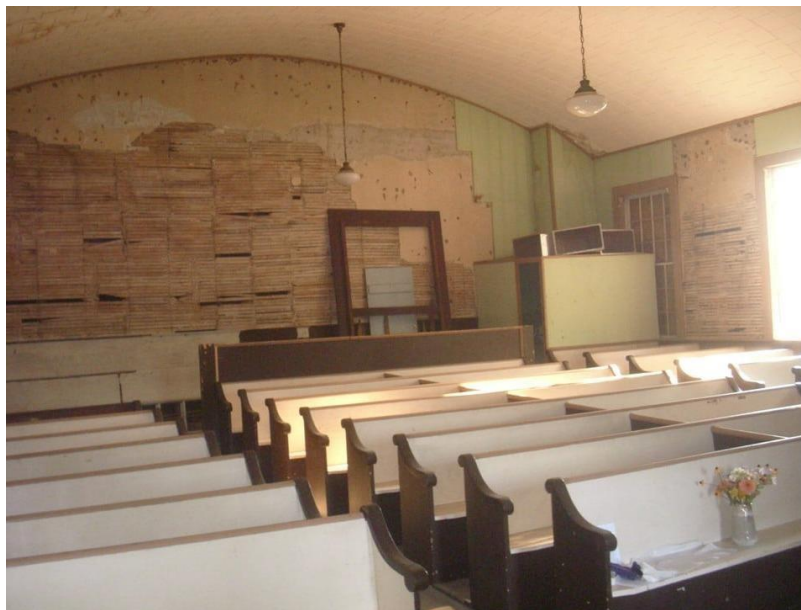


Circa 1930s-40s





No date on photos, maybe 1980s-90s



Interior from 2014

Methodist Meeting House – Voluntown CT – Existing Conditions photos 6/15/2022









































































10/27/14

**To: Voluntown Selectmen**

**From: The Voluntown Meeting House Committee-**

*Jack Wesa, Greg Gardella, Doug Forrest, Peggy Morningstar, Rachel Ricard & Ty Cool*

**Re: Voluntown Methodist Church Committee Estimated Cost Analyses**

We have completed our collection and compilation of estimated moving/renovation costs addressing three options regarding the disposition of the Church Street Meeting House. The three options are:

1. Fixing the building at its current location.
2. Moving the building to a new location.
3. Tearing the building down.

Options 1 and 3, although not requested by the Selectmen, were evaluated as a reference and comparison to option 2.

It was suggested by our Selectmen that the use of the renovated Methodist Church facility be primarily used as an extension of our current town's meeting facilities with a secondary use of housing a museum and other community activities. It was with this in mind that we pursued this undertaking.

It is our **recommendation** that the structure's use be that of a **Community Meeting House and Museum**. It would be available for community use for variety of events such as;

- a museum for Voluntown historic artifacts, pictures, story, famous citizens, and records.
- for use for small events and shows/fairs (flower, quilt, wellness-holistic/health, antique, chamber music, Sacred Art Show, etc.).
- be used for town group meetings such as Scouts, Recreation Committee functions movies, plays, yoga classes, cooking classes.
- It could serve also as a Welcome Center, helping to promote the Voluntown area as a destination; explaining Voluntown's historic past and present attraction for exploring Connecticut's largest State Forest-the Pachaug State Forest with its Lakes, Ponds, river and streams providing (boating, fishing swimming), and numerous old hiking trails and Colonial Roads with both State and private Campgrounds.

In order to arrive at credible cost estimations the Committee gathered input from several qualified sources, all experts in their related fields. As a baseline for restoration estimations the Committee used the Gilley Report, provided by Gilley Design & Architects summarizing the costs for the building's restoration with input from Beth Acly of Cirrus Structural Engineering. Estimated costs for additional construction initiatives were provided by Tim Pahl of Heritage Building & Design, Al Dawley of A. Dawley Excavating, and Jody Grenier, Chief of the Voluntown Fire Dept. Estimated costs for moving the building to a new location across the street to the green on the east side of the town hall were provided by Ray Barnes of Eastman Building Movers and the Road Foreman for the Town of Voluntown, James Crider. Cost information on utility requirements was collected by Greg Gardella, a committee member, included (moving wires – CL&P, AT&T, Comcast cable) and traffic control. We conversed with the Town Sanitarian, Mr. Al Goselin, regarding the septic and water requirements. We received survey estimate from John Faulise, of Boundaries LLC.

As previously mentioned, the Committee made numerous references to the initial 'Estimate of Probable Construction Cost Voluntown Methodist Church' report by Mr. Roy Gilley of Gilley Design Associates & Architects 8-14-12.

This report includes eighteen detailed spreadsheets for the renovation of the complete building in-situ. The estimated cost of this work was \$250,000. The Committee now estimates this cost to be **\$311,525 as OPTION 1.**

In developing cost estimates for **Option 2** (relocate the building to the Town green between Gate Street and the Town Hall parking lot), Mr. Ray Barnes of Eastman Building Movers was consulted and spoke with Ty Cool and met on-site with Mr. Greg Gardella. Because of telephone pole obstruction Mr. Barnes indicated that the best course for moving the building is across 138 to Constitution Field and moved across that expanse to its final location next to the Town Hall. He indicated that a temporary ramp would need to be built off 138 to the field in order to accommodate the move.

In consideration of the Selectmen's directive to make recommendations, I, as Chairman of the Voluntown Methodist Church Committee, believe it a significant recommendation to indicate that the costs associated with Option 2 should logically be understood as having two parts. The first part would include the prep, foundation, move, utilities, traffic control and landscape repair estimated at **\$209,185.00** inclusive of line items #2,4,5,11,13,14, and 15% contingency of \$27,285.00 as indicated on the attached spread sheet 'VOLUNTOWN MEETINGHOUSE OPTIONS ESTIMATES' Oct 30, 2014 update.

After the move, part two, of the estimated costs to complete the restoration project are as indicated on lines #18, 23, 24, 26,27,28,29,34,36,and 37, with a 15% contingency (excluding Line 23) of \$10,050.00, would total \$327,050.00.

**Option 2** then totals \$536,235.

It is my **recommendation** that the restoration covered by the \$327,050.00 be addressed in phased increments over a 5 year + time span to allow for the acquisitions of funds through grants and other fund raising programs. The current structural soundness of the building has been validated for this time period by Beth Acly's (PE Structural Engineer, Cirrus Structural Engineering) report to the Selectmen after completion of recommended repair work by Heritage Building & Design.

The final **recommendation** is that it should be noted that there are some divergent opinions among Committee members regarding utilities costs and the cost of building a ramp utilizing Constitution Field as the route for moving the church to its new location. More information should be gathered to validate the estimates associated with these steps as listed below:

1. AT&T cost needs Selectmen approval of \$190 fee for their estimate \$25,000.
2. CL&P's cost at \$40,000.
3. The ramp cost estimate \$25,000.

Finally **OPTION 3**, the estimated cost to tear down the building is \$29,900.



XIS·X

**STRUCTURAL ENGINEERING**

16 October 2013, updated 31 May 2017

Bob Sirpenski, First Selectman  
Town of Voluntown  
PO Box 96  
Voluntown, CT 06384

Reference: Voluntown Methodist Church - Cursory Structural Conditions Assessment, 2017 Update

Dear Bob:

It is a pleasure to update the cursory structural conditions assessment of the Voluntown Methodist Church in Voluntown, CT, in the following report. The assessment was initially performed in 2013 and has been updated to reflect 2017 conditions in the following paragraphs.

### **Executive Summary**

**2017 Update:** It has been approximately 3-1/2 years since the "make safe" shoring was installed in response to the observations made in our initial 16 October 2013 report. At that time, shoring was added below the tower (S-3) and cable added at the eaves of each interior truss (S-4); however, shoring in the south-east corner was not installed (S-2). Deterioration of the framing has continued from exposure to precipitation due to breaches in the building envelope, most prevalent at the north and south elevations. Without structural intervention, I do not have confidence that the north and south ends of the building could support snow, hurricane or seismic loads, and with continued deterioration may not be able to support their own dead loads. The areas in the middle of the building, not exposed to precipitation, remain in good condition; however, the sills (S-1) have continued to deteriorate.

*2013: Much of the structure in this historic timber frame building is in excellent condition; however, breaches in the siding and roof due to many years of deferred maintenance have compromised the integrity of a few part of the building. The compromised areas should be temporarily supported before the winter and snow. Longer term repairs will include sill replacements, as well as local member replacements in the south-east corner and below the tower. Although outside the scope of this report, making the building water tight and directing roof run-off away from the building are imperative to maintaining the integrity of the building as a whole.*

### **General Description**

**2017 Update:** We visited the site on 4/May/2017 to review the condition of the existing building and shoring.

*2013: We visited the site on 4/October/2013 to perform a cursory survey of the existing building, assess its structural integrity and make recommendations of ways to stabilize and I or repair it.*

For the purposes of this report Main Street runs in the east/west direction with the main entrance being located on the north elevation.

## **Building Description**

The Voluntown Methodist Church building is a timber frame ecclesiastical structure dating from pre-1841 and constructed in the Greek Revival style. The gable roof is oriented in the north-south direction with the former tower, taken off in 2012, situated at the north end. The meeting hall is single story and open plan with a cove ceiling. The floor framing sits atop granite ashlar foundations surrounding a crawlspace.

Timber frame scissor-trusses span in the east-west direction and divide the building into 5 bays each centered on the side-facing windows. Purlins at the eave, ridge and mid-slope connect the trusses and support common east-west spanning rafters. At the first floor framing, the building is divided into 4 bays with beams dividing each and supported by brick piers. The floor framing slopes toward the north/ pulpit end of the building.

## **Noted Building Conditions and Repair Recommendations**

The following conditions were noted at the site, and are accompanied by our *recommendations*. Photographs further describing the conditions are included in the appendices of the report. *This is intended to be a list of general structural conditions and is not considered comprehensive.*

- S-1** Deteriorated sills. 2017 Update: We observed additional sill deterioration and termite damage on both walls adjacent to the north-east corner. 2013: The sill appears to be in a varying state of deterioration along the perimeter of the building. In addition to the area noted in item S-2 below, an outward rotation of the top of several of the granite foundation stones is indicative of deterioration of the outer half of the bottom face of the sill causing rotation of the wall above and foundation below. Deterioration often affects the bottoms of the posts and studs attached to the sill. *All deteriorated sills should be replaced with rot-resistant white oak timbers. In order to better define the scope of sill, post and stud damage, the sill should be further studied and consideration given to exposing it for investigation in certain locations. See below for discussion of immediate make-safe repair recommendations.*
- S-2** South-east corner deterioration. 2017 Update: Shoring was not performed in this area and still remains compromised. 2013: Severe deterioration is evident in the south-east corner due to a breach in both the siding and cornice / roof in this area. There is very little integrity left in the sill or post-base, and eave beam and connecting rafters also appear to be compromised. The roof load in this corner has been shed to the adjacent studs; *however the sill, post, braces and possibly eave beam and rafter tails in this area must be replaced to restore full integrity. See below for discussion of immediate make-safe repair recommendations.*
- S-3** Deterioration below tower. 2017 Update: Shoring was installed in early 2014. Deterioration of the framing has continued due to roof and siding breaches

creating additional areas of limited ability to support the end bay of the roof and north wall. Without structural intervention, there is no guarantee that this area can support snow, hurricane or seismic loads, and with continued deterioration this area may lose its ability to support its own dead loads. 2013: The roof and wall framing on the north elevation that once supported the tower has seen severe deterioration due to breaches in the roofing and siding. The raking end rafters have severed where the mid-slope purlin frames in on both east and west sides. The west side remains unsupported and the east side is shored with a temporary, but undersized, stud. The wind girt running at eave level is also severely compromised. *We recommend that all compromised members be replaced. Should a comprehensive restoration plan include resetting the tower, the former tower posts should all be assessed for condition and integrity. See below for discussion of immediate make-safe repair recommendations.*

**S-4** Scissor truss separation. 2017 Update: Eave to eave cables were installed in early 2014. We were not able to evaluate whether lateral thrust loads are currently being supported by existing truss joinery at the eaves, or if joinery failures have occurred causing thrust loads to be transferred to cables. 2013: By nature scissor trusses have a tendency to spread due to the indirect orientation of the eave restraint, as opposed to direct eave to eave restraint typical of other truss types. In this case, I observed some minor separation at the scissor cross as well as some bowing at the eave on the east wall. I was not able to assess the integrity of the eave joint. *The truss should be more closely studied during a comprehensive restoration program to determine whether the joints require reinforcement. See below for discussion of immediate make-safe repair recommendations.*

**S-5** Purlin Connection Splitting. 2017 Update: We did not observe any change in this condition. 2013: Horizontal splits are evident in the purlin at the connection to the trusses. The splits are evidence of a shear stress concentration where the purlin end is reduced into the mortise. *There are a number of joint reinforcement details that could be employed to address this problem during a comprehensive restoration project.*

**S-6** Breaches in Weatherproofing and Absence of Gutters. 2017 Update: No progress has been made to address breaches in the building envelope and further deterioration of the structure has occurred. 2013: Although outside the direct scope of structural observations, the breaches in weatherproofing and lack of gutters at the eave have allowed water into the structure causing much of the deterioration noted above. *We recommend that weatherproofing and management of roof run-off be addressed as high priority to prevent further deterioration of the structure.*

### **Make-Safe Repair Recommendations**

2017 Update: In 2014, shoring was installed to support the north elevation and cables installed at the eaves of the trusses. Shoring was not constructed in the south-east corner. 2013: We recommend that temporary support be added as soon as possible to ensure the stability of the building in the upcoming winter/ snowy months. Cables should be constructed to connect the east and west eave beams beneath each of the interior trusses; these should be made snug-tight with a turnbuckle but not tensioned. Temporary support should be added



to the south-east corner and at the failed members below the former tower on the north elevation, particularly the currently unsupported roof purlins.

It has been a pleasure to perform this assessment. If you have any questions regarding this report, please do not hesitate to contact this office.

Respectfully Yours,  
Cirrus Structural Engineering, LLC

A stylized handwritten signature in black ink, consisting of a large capital 'A' with a diagonal slash through it, followed by three horizontal dashes.

Elizabeth Acly, PE  
Principal

**Appendices:**

Photographs - pages 6 to 10

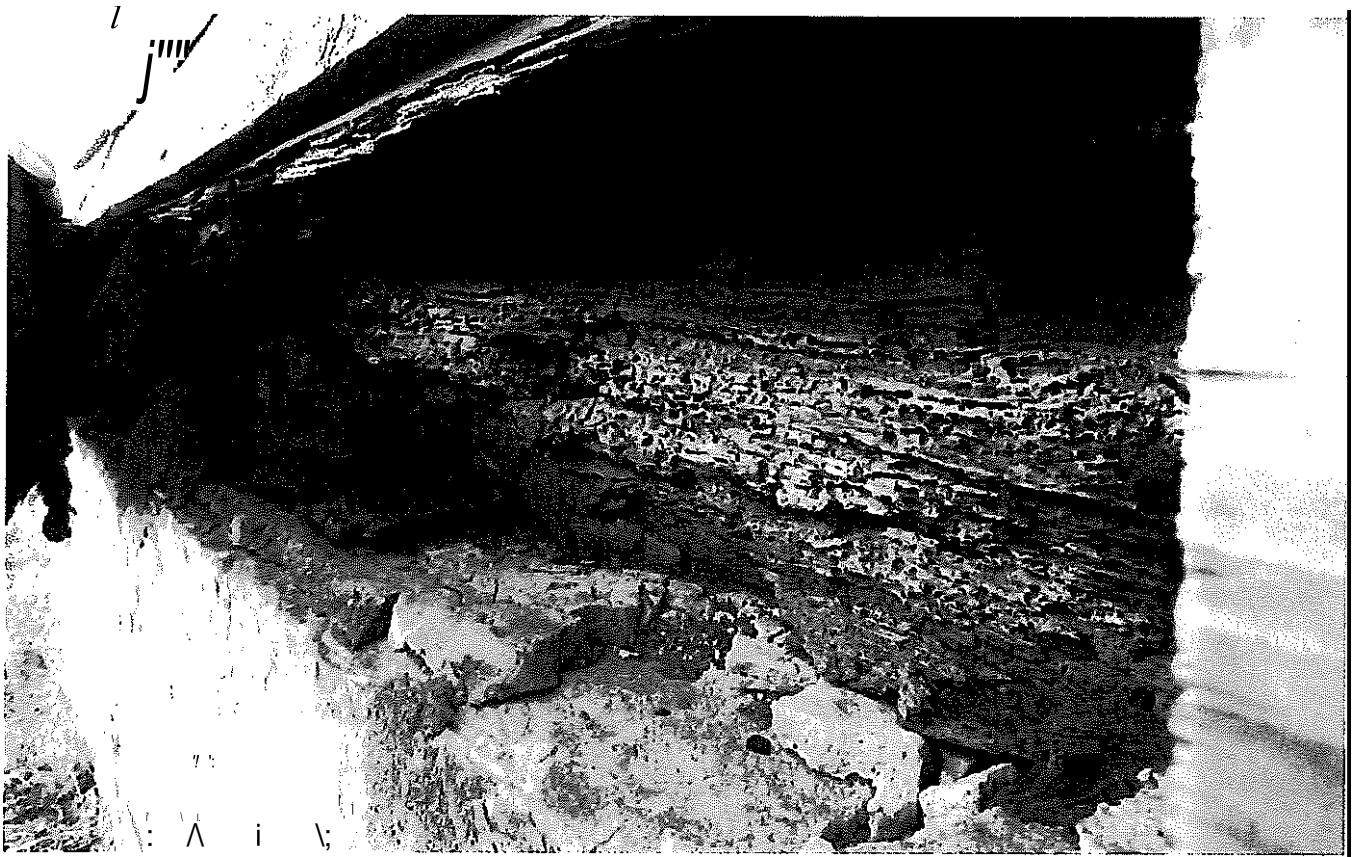


**North and East Elevations (2013)**



**S-1** Deteriorated sill, north-east corner (2017)





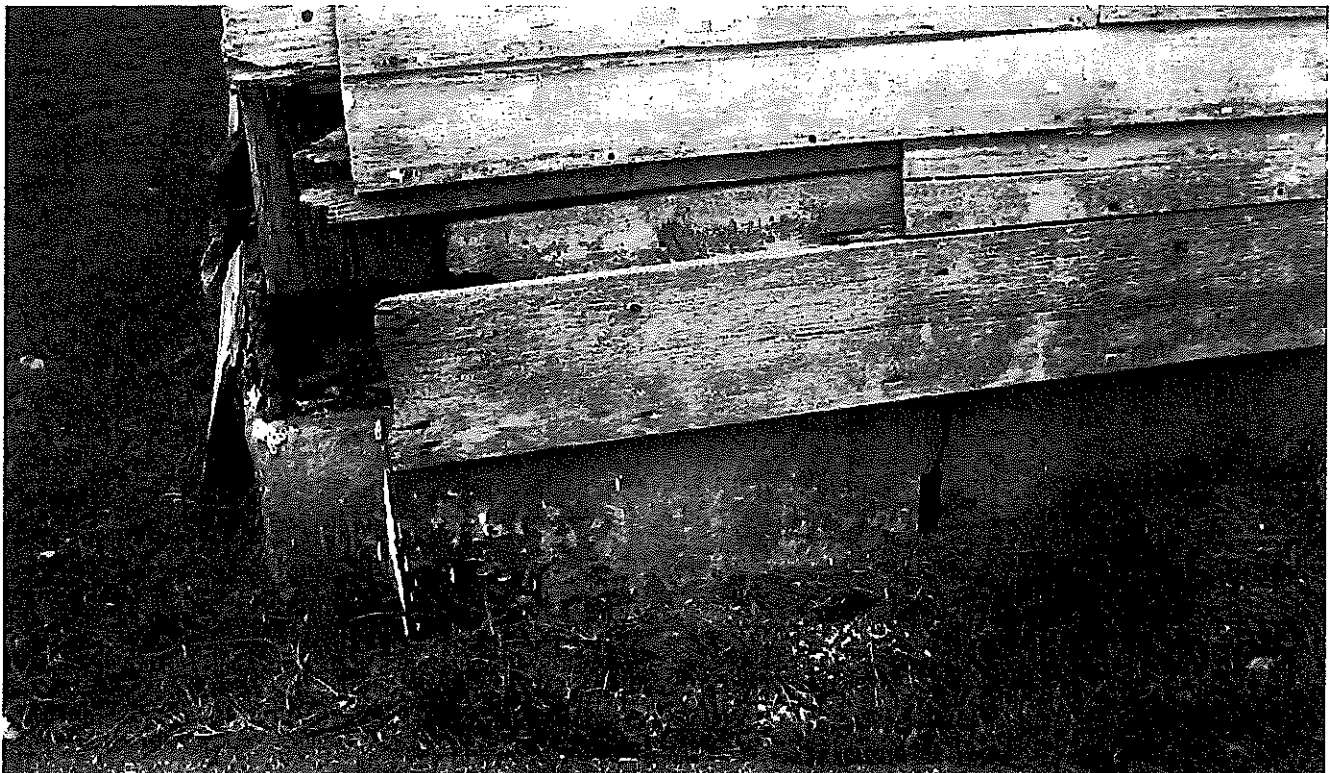
S-1 Deteriorated sill, east side (2017)



S-2 Shifting at foundation below sill, north-west corner (2013)



S-2 Deterioration at south-east corner (2017)



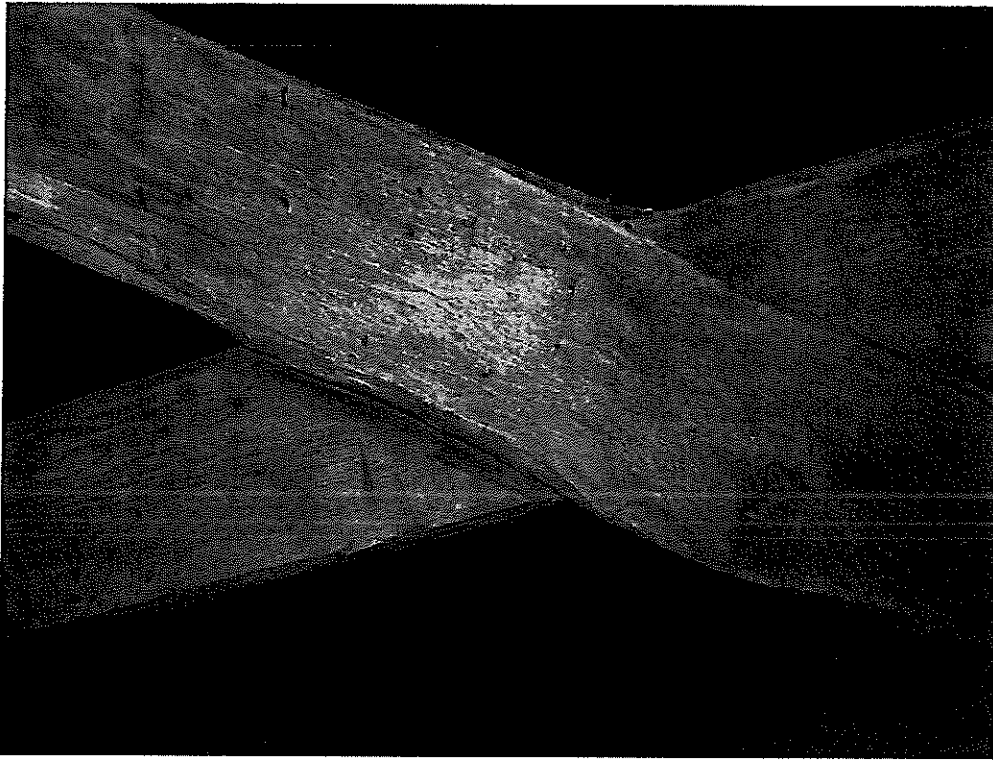
S-2 Deterioration at south-east corner (2013)



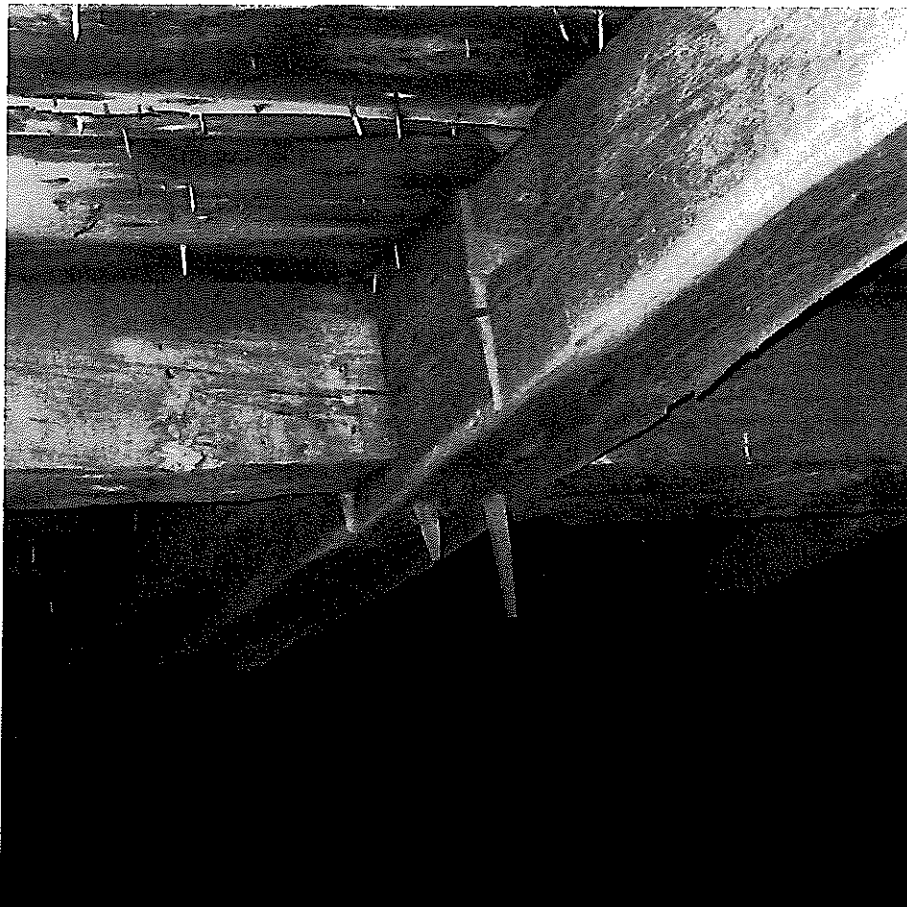
**S-3** Deteriorated rafter and purlin connection on east slope of north wall with shoring (2017)



**S-3** Deteriorated rafter and purlin connection on west slope of north wall (2013)



S-4 Joint opening at east eave end of scissor-cross (2013)



S-5 Horizontal shear split in purlin end (2013)