

NOTICE TO
CONTRACTORS WITH EXPERIENCE PERFORMING ASBESTOS ABATEMENT OF
HISTORIC PROPERTIES

The Township of South Brunswick seeks experienced Contractors who specialize in or who have subcontractors who specialize in the removal and/or abatement of asbestos containing materials and selective demolition of historic buildings to submit a Qualification Statement for the:

**PRINCETON NURSERIES PROPAGATION HOUSE AND ATTACHED
GREENHOUSES ASBESTOS ABATEMENT AND SELECTIVE DEMOLITION
PROJECT**

**Located in the Mapleton Preserve
South Brunswick, New Jersey**

Qualification Statements must be submitted in triplicate in a sealed envelope clearly marked with the contractor's name and address and **PRINCETON NURSERIES PROPAGATION HOUSE AND ATTACHED GREENHOUSES ASBESTOS ABATEMENT AND SELECTIVE DEMOLITION PROJECT,**

to Purchasing Agent, Township of South Brunswick, Municipal Building, P.O. Box 190, Monmouth Junction, New Jersey 08852 **no later than Tuesday, January 15, 2019, no later than 2:00 p.m.**

**A MANDATORY PRE-BID SITE VISIT IS SCHEDULED FOR
DECEMBER 17, 2018 AT 10:00 AM.**

This property is listed on the National and New Jersey Register of Historic Places. All prospective bidders must demonstrate that they have successfully completed projects of a similar scope and nature that followed the Secretary of Interior's Standards for the Treatment of Historic Properties (Revised 1995), performed to the satisfaction of the Owner.

To request prequalification forms or to ask questions regarding the prequalification process, please contact the Township's Law Department by calling 732-329-4000 ext. 7311. The Project Fact Sheet and Pre-Qualification Regulations can be obtained at www.sbtnj.net.

Bidders are required to comply with the requirements of N.J.S.A. 10:5-31 et seq.

PROJECT FACT SHEET

Complete Name of Project: Princeton Nurseries Propagation House and Attached Greenhouses Asbestos Abatement and Selective Demolition

Location: 145 Mapleton Road, South Brunswick Township, Middlesex County, NJ

Owner: The property is jointly owned by South Brunswick Township and the State of New Jersey. South Brunswick Township is managing the property and is the Owner of record for the Project.
Address: 540 Ridge Road, Monmouth Junction, NJ 08852

Owner's Contact for Project: Donald J. Sears, Director of Law
Phone: (732) 329-4000 ext. 7311
Fax: (732) 329-9026
Email: dsears@sbtnj.net

Owner's Project Manager: Robert Mitchell, Purchasing Agent
Phone: (732) 329-4000 ext. 7304
Fax: (732) 274-8864
Email: bmitchel@sbtnj.net

Project Funding: Mapleton Preserve Endowment Fund administered by the Mapleton Preserve Endowment Committee, South Brunswick Township; funds were received from Non-profit Organizations and Private Donors

Background Information: The nursery operation in South Brunswick Township that was to become Princeton Nurseries began with the purchase of four contiguous farms between 1913 and 1916 by William Flemer, Sr., who was expanding his Springfield, New Jersey F&F Nursery. One of the first buildings constructed at the site in the early 1920s was the Propagation House, the heart of the nursery operation. The surviving eight greenhouses were built in the Dutch style, with permanent glazing.

Cuttings were brought from the fields and planted in beds of sand in the greenhouses. The cuttings were subsequently potted, and eventually field planted. The employees worked at large tables in the Propagation House, while the cuttings developed in the heated greenhouses.

Princeton Nurseries ceased operations at the South Brunswick site in the 1990s. The Mapleton Preserve was subdivided from the Princeton Nurseries site and was acquired in 2004 from Wm Flemer Sons, Inc. by the State of New Jersey and South Brunswick Township. The 52.91 acre site known as the Mapleton Preserve is a portion of the tract of land once owned and operated by Princeton Nurseries and contains the principal buildings of the nursery operation.

Project Background and Objective: Glazing compound in the greenhouses, the interface between the Propagation House and the greenhouses and former greenhouses and the Propagation House was found to have asbestos. Asbestos abatement needs to occur prior to proceeding with the Phase 1b Implementation project: *Princeton Nurseries Propagation House Stabilization*.

Scope of Work: The proper removal and disposal of asbestos containing glazing compound in portions of the greenhouses, the Propagation House and the interface between the Propagation House and the greenhouses and former greenhouses, with selective demolition of portions of the greenhouses.

QUALIFICATION REGULATIONS FOR
PRINCETON NURSERIES PROPAGATION HOUSE AND ATTACHED GREENHOUSES
ASBESTOS ABATEMENT AND SELECTIVE DEMOLITION
SOUTH BRUNSWICK TOWNSHIP
MIDDLESEX COUNTY, NEW JERSEY

STATEMENT OF GENERAL NOTICE

The Princeton Nurseries Propagation House and Attached Greenhouses are located in the Mapleton Preserve in South Brunswick Township, Middlesex County, New Jersey. The Princeton Nurseries Historic District was placed on the New Jersey Register of Historic Places on 22 July 2008 and on the National Register of Historic Places on 21 August 2018. All work done on this project must conform to the Secretary of the Interior's *Standards for the Treatment of Historic Properties (1995)*, be performed by contractors and craftsmen with demonstrated successful experience in working with older buildings and construction materials, and is subject to review by the New Jersey Historic Preservation Office. The scope of work consists of work of a single contract for: general requirements; acquisition of permits and approvals not provided by the owner; laboratory testing services; construction facilities and temporary controls; selective salvage and demolition of designated components; proper removal and disposal of asbestos containing glazing compound and disposal of demolished components not salvaged.

The project is the preliminary step in the first phase of a proposed stabilization/mothballing of the Propagation House and the future full rehabilitation of the Propagation House and select Greenhouses.

The principal activities requiring qualification in this project include:

1. **Project Supervision and Administration of Historic Preservation Projects;**
2. **Removal of Asbestos Containing Glazing Compounds;**
3. **Disposal of Asbestos Containing Products.**

SCOPE OF WORK

The detailed Scope of Work involved in the Project includes the following:

General:

1. A pre-bid site visit is mandatory; a site visit is scheduled for **December 17, 2018 at 10:00 am**; at the discretion of the Township a visit on another date may be arranged if requested.
2. Work shall include all supervision, labor, materials, equipment, scaffolding, tools, supplies, OSHA air monitoring, hauling, disposal services and insurance required for the proper performance of the project in accordance with all Federal, State and local regulations.
3. Use extreme caution when removing the structural framing of the Greenhouses so that it does not disturb the structural integrity of the Propagation House. Design, provide, and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement or collapse of the Propagation House structure.
4. Upon completion, Certify the Propagation House and area within at least six feet of the Propagation House are abated for asbestos.

Part I:

1. Install polyethylene barrier on the interior of the north and south walls of the Propagation House (i.e. the interface between the Propagation House and the greenhouses and, in the eastern portion, former greenhouses.)

Part II:

1. Greenhouses:
 - a. Carefully abate (remove) and dispose of all glazing compound. Salvage: dismantle and place in storage (at the D&R Canal State Park Maintenance Facility at 625 Canal Road, Somerset, NJ) glazing and wood parts

sufficient for five rows (of 3 panes each) of greenhouse glazing, 6 rafters and associated rafter caps, 10 linear feet each of ridge, gutter, and internal gutter.

- b. Remove and dispose of all other glazing and wood parts (except as noted in 1a above and in 2a below) and the masonry walls above grade as well as any vegetation for a distance of 6 to 10 feet from the Propagation House. Do not disturb pipes.

2. First floor of the Propagation House:

- a. Carefully abate (remove) and dispose of all glazing compound and glazing in the following locations:
 - The interface between the Propagation House and the greenhouses including doors, the greenhouse rafters immediately adjacent to the interface and 8 inches of ridge immediately adjacent to the interface.
 - Any windows and transom lights.

3. Second floor of the Propagation House:

- a. Remove and salvage one of each type of window sash and carefully abate (remove) and dispose of glazing compound, and place in storage (at the D&R Canal State Park Maintenance Facility at 625 Canal Road, Somerset, NJ.) sash from Windows 2-2 and 2-13.
- b. Remove and dispose of all other remaining window sash.

4. Basement of the Propagation House:

- a. Carefully abate (remove) and dispose of glazing compound, in all windows.

5. Salvaged items shall be tagged and placed in storage (at the D&R Canal State Park Maintenance Facility at 625 Canal Road, Somerset, NJ.)

6. Remove polyethylene barrier on the interior of the Propagation House upon completion of work.

List of Drawings:

The Plans are included only to give a general sense of the project. Bids shall be based on the bidder's visit to the site.

- SK-1.0 Vicinity and Location Maps
- SK-1.1 Propagation House and Greenhouse: First Floor Plan
- SK-1.2 Propagation House: First Floor Plan
- SK-1.3 Propagation House Second Floor and Basement Plans

Photographs:

The photographs are included only to give a general sense of the project. Bids shall be based on the bidder's visit to the site.

List of Photographs:

1. A greenhouse as viewed from the Propagation House.
2. View of a greenhouse from the second floor of the Propagation House.
3. View from inside the Propagation House showing part of the interface between the Propagation House and the greenhouses.
4. Exterior view (from south-west) of Propagation House and a greenhouse.
5. Exterior detail view of interface between the Propagation House and a greenhouse previously removed. Note: greenhouse rafter adjacent to, and attached to, interface wall remains as does a short section of the greenhouse ridge member.
6. Exterior detail view of interface between the Propagation House and a greenhouse previously removed. Note: greenhouse rafter adjacent to, and attached to, interface wall remains as does a short section of the greenhouse ridge member.

BIDDING REQUIREMENTS

A Fact Sheet describing the project and scope of work is included. All prospective bidders are required to visit the site.

The funding stipulations for the Garden State Historic Preservation Trust Fund require that all Prospective Bidders must submit a completed Bidder's Qualifications Statement as set forth herein. Complete Qualification Statements shall be submitted in triplicate to the Township of South Brunswick, P.O. Box 190, 540 Ridge Road, Municipal Building, Monmouth Junction, NJ, 08852, Tel. (732) 329-4000, by **Tuesday, January 15, 2019 at 2:00 pm**. Failure to substantially complete the Bidder's Qualification Statement could result in disqualification of the Prospective Bidder.

The Township of South Brunswick, with input from the New Jersey Historic Preservation Office and the Mapleton Preserve Commission, will review the Prospective Bidders' Qualification Statements received from Prospective Bidders according to the Evaluation Criteria set forth herein. Prospective Bidders whose Qualification Statements are determined to be acceptable will be identified as Qualified Bidders.

The Owner will notify, in writing, the Prospective Bidders whether or not they have been determined to be Qualified Bidders. The Owner will issue bid proposal forms, plans and specifications only to Qualified Bidders. Only bids received from Qualified Bidders will be opened.

The successful Qualified Bidders must submit with the bid the name or names of **all** subcontractors to whom the bidder will subcontract and evidence of performance surety for themselves as well as all subcontractors. The Township of South Brunswick will submit to the New Jersey Historic Trust for its review and approval the qualifications of all the subcontractors who will be used on the project.

This project will be funded by the Township of South Brunswick through the Mapleton Preserve Endowment Fund, administered by the Mapleton Preserve Endowment Committee and funded by Private Donors.

CRITERIA FOR EVALUATING PROSPECTIVE BIDDERS

The following five (5) criteria will be used for evaluating the qualifications of prospective Bidders to complete the project in a timely and appropriate manner. The evaluation will be based on information in the Qualifications Statement provided by prospective Bidders as well as information supplied by the Bidders' references.

- (1) The prospective Bidder, acting as general contractor, will be required to demonstrate verifiable, successful experience in **Project Supervision and Administration** of Historic Preservation Projects. This experience shall meet the following requirements:
 - a. at least two (2) projects involving separate historic buildings or sites **and of similar activities and scope of work as the subject project, particularly asbestos removal and proper disposal**. All projects shall be completed in compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* within the past five (5) years preceding the date of the execution of this qualifications statement. At least one of the listed projects must have been reviewed by a State Historic Preservation Office, the New Jersey Historic Trust, or the historic review body of a county or local municipal authority.
 - b. preference will be given to prospective Bidders who are listed on the New Jersey Department of the Treasury, Division of Property Management and Construction pre-qualified list for Asbestos Abatement/Treatment.
- (2) The prospective Bidder's proposed on-site project supervisor will be required to demonstrate verifiable, successful experience in Project Supervision and Administration of Historic Preservation Projects. This experience shall meet the following requirements:
 - a. at least two (2) projects involving separate historic buildings or sites **and of similar activities and scope of work as the subject project, particularly asbestos removal and proper disposal**.

All projects shall be completed in compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* within the past five (5) years preceding the date of the execution of this qualifications statement. At least one of the projects must have been reviewed by a State Historic Preservation Office, the New Jersey Historic Trust, or the historic review body of a county or local municipal authority.

- (3) The prospective Bidder must have not wrongfully defaulted on a contract or had work terminated for non-performance within the past five (5) years.
- (4) The prospective Bidder must not have been denied a consent of surety, a bid bond, or a performance bond within the past twelve (12) months, based on the bidder's inability to meet the surety's reasonable underwriting standards.
- (5) The prospective Bidder must demonstrate satisfactory performance on all current projects in progress.

South Brunswick Township
State of New Jersey

QUALIFICATION STATEMENT

This statement must be substantially completed and submitted by Prospective Bidders who wish to be considered for this work. Failure to substantially complete the Qualification Statement will result in disqualification of the Prospective Bidder. **THIS STATEMENT MUST BE FILLED OUT; DO NOT SUBSTITUTE ANOTHER FORMAT FOR THIS STATEMENT.**

1. GENERAL CONTRACTOR:

Provide information regarding firm.

Name and address of firm: _____

Under what other name(s) has your business operated?

Business form (corporation, partnership, etc.):

Date of formation: _____

Principal location: _____

Names of Officers of Corporation, or Partners: _____

Has your firm or any predecessor firm defaulted on a contract or had work terminated for non-performance within the past five (5) years? If so, on a separate sheet describe the project, owner, date and circumstances/reasons.

No ___

Yes ___

Has your firm or any predecessor firm been denied a consent of surety, a bid bond, or a performance bond within the past twelve (12) months? If so, on a separate sheet describe the circumstances/reasons.

No ___

Yes ___

Is your firm listed on the current New Jersey Department of the Treasury, Division of Property Management and Construction pre-qualified list for Asbestos Abatement/Treatment?

No ___

Yes ___

GENERAL CONTRACTOR

Provide evidence of successful experience on at least two (2) projects involving separate historic buildings or sites **involving similar activities and of similar scope as the subject work, particularly asbestos removal and disposal**, and completed in compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties (1995)* with the past five (5) years preceding the date of the execution of this qualification form. At least one of these projects must have been reviewed by a State Historic Preservation Office, the New Jersey Historic Trust, or the historic review body of a county or local municipal authority.

Project #1:

Project Name: _____

Location: _____

Approximate Construction Date of the Historic Building: _____

Construction Cost: _____ Completion Date: _____

On-Site Project Supervisor: _____

Scope of Work and Nature of Project:

Owner: _____

Owner's Contact Person: _____

Phone: _____ Fax: _____

Architect: _____

Architect's Contact Person: _____

Phone: _____ Fax: _____

Reviewed by (name of Historic Review Body):

Project #2:

Project Name: _____

Location: _____

Approximate Construction Date of the Historic Building: _____

Construction Cost: _____ Completion Date: _____

On-Site Project Supervisor: _____

Scope of Work and Nature of Project:

Owner: _____

Owner's Contact Person: _____

Phone: _____ Fax: _____

Architect: _____

Architect's Contact Person: _____

Phone: _____ Fax: _____

Reviewed by (name of Historic Review Body):

2. PROPOSED ON-SITE PROJECT SUPERVISOR

Provide evidence of successful **full-time on-site supervision** experience on at least two (2) projects at a historic building or site **involving similar activities and of similar scope as the subject work, particularly asbestos removal and disposal**, and completed in compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties (1995)* within the past five (5) years preceding the date of the execution of the qualifications statement. At least one of these projects must have been reviewed by a State Historic Preservation Office, the New Jersey Historic Trust, or the historic review body of a county or local municipal authority. The site project supervisor shall be present on the site at all times work is taking place.

Name of Proposed On-Site Project Supervisor: _____

Address of Proposed On-Site Project Supervisor: _____

Years of On-Site Project Supervision Experience, Itemized by Firm:

Project #1:

Project Name: _____

Location: _____

Approximate Construction Date of the Historic Building: _____

Construction Cost: _____ Completion Date: _____

On-Site Project Supervisor: _____

Scope of Work and Nature of Project:

Owner: _____

Owner's Contact Person: _____

Phone: _____ Fax: _____

Architect: _____

Architect's Contact Person: _____

Phone: _____ Fax: _____

Reviewed by (name of Historic Review Body):

Project #2:

Project Name: _____

Location: _____

Approximate Construction Date of the Historic Building: _____

Construction Cost: _____ Completion Date: _____

On-Site Project Supervisor: _____

Scope of Work and Nature of Project:

Owner: _____

Owner's Contact Person: _____

Phone: _____ Fax: _____

Architect: _____

Architect's Contact Person: _____

Phone: _____ Fax: _____

Reviewed by (name of Historic Review Body):

3. GENERAL CONTRACTOR

Provide the following information on all current projects in progress:
(Use additional sheets as necessary)

Current Project #1:

Project Name:

Location:

Owner: _____

Owner's Contact Person: _____

Phone: _____ Fax: _____

Architect: _____

Architect's Contact Person: _____

Phone: _____ Fax: _____

Contract Amount: _____

Scheduled Completion Date: _____

Current Project #2:

Project Name:

Location:

Owner: _____

Owner's Contact Person: _____

Phone: _____ Fax: _____

Architect: _____

Architect's Contact Person: _____

Phone: _____ Fax: _____

Contract Amount: _____

Scheduled Completion Date: _____

Current Project #3:

Project Name: _____

Location: _____

Owner: _____

Owner's Contact Person: _____

Phone: _____ Fax: _____

Architect: _____

Architect's Contact Person: _____

Phone: _____ Fax: _____

Contract Amount: _____

Scheduled Completion Date: _____

Current Project #4:

Project Name:

Location:

Owner: _____

Owner's Contact Person: _____

Phone: _____ Fax: _____

Architect: _____

Architect's Contact Person: _____

Phone: _____ Fax: _____

Contract Amount: _____

Scheduled Completion Date: _____

CERTIFICATION

I (we), the undersigned, certify the truth and correctness of all statements and answers contained herein.

Date:

Name of Bidder:

Address of Bidder: _____

Phone: _____ Fax: _____

By: (signature, no stamp):

(Print/type name and title)

Witnessed: (If a Corporation, by a Secretary of the Corporation)

By: (signature, no stamp):

(Print/type name and title)

Subscribed and sworn to before me

Notary Public of the State

Of _____

My commission expires:

This _____ day of _____ 2018

(Signature and Seal)