

CITY OF WOODBURN

REQUEST FOR BIDS

FAÇADE RESTORATION

**WOODBURN MUSEUM AND BUNGALOW THEATRE
455 AND 469 N. FRONT STREET, WOODBURN OR**

BIDS DUE DATE

**Friday – August 16, 2019
3:00 p.m.**

SUBMIT TO

**City of Woodburn Engineering
190 Garfield Street
Woodburn, OR 97071**

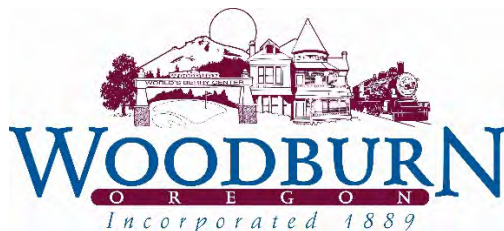
PROJECT CONTACT

Pete Gauthier, Project Engineer

Email: pete.gauthier@ci.woodburn.or.us • Phone: 503-980-2429

Dago Garcia, Project Engineer

Email: dago.garcia@ci.woodburn.or.us • Phone: 503-982-5248



**Statement of Work
Façade Restoration
Woodburn Museum and Bungalow Theatre
455 and 469 N. Front Street, Woodburn OR**

A. GENERAL INFORMATION

1. Title of Project: Façade Restoration of Woodburn Museum and Bungalow Theatre.
2. Scope of Work: The contractor shall provide all materials, labor, equipment, and other resources required for the items described in detail in the General Requirements paragraphs.
 - a. Cleaning buildings façades
 - b. Repair/replace bricks (as needed)
 - c. Tuck point and re-seal joints
 - d. Repair concrete and stone bands and end caps
 - e. Apply clear water repellent/sealant to preserve facade
3. Background: The site is comprised of two historic buildings in the core of historic downtown Woodburn (455 and 469 N. Front Street). Constructed in 1894, the buildings were utilized early on as retail stores. 469 N. Front Street was converted to the Bungalow Theater in 1911 and operated as a movie theater until 1952. The City of Woodburn purchased the buildings in the 1997. Woodburn Museum has operated in 455 N. Front Street since being acquired and 469 N. Front Street (Bungalow Theatre) houses artifacts and memorabilia.

The buildings comprise approximately 4,400 combined square feet (44' x 100'). Though maintained during the City's ownership, there has been no restoration of the brick or exterior façade of the buildings.
4. Performance Period: The contractor shall complete all activities in the Scope of Work within 120 calendar days from notice to proceed.
5. Type of Contract: The contract for this work will be a not to exceed price agreement.

B. PRE-CONSTRUCTION MEETING

The contractor shall commence work after a pre-construction meeting. The contractor and City staff shall attend this meeting.

C. GENERAL REQUIREMENTS

Due to the nature of the repairs, contractors are encouraged to attend a site visit before submitting their offer. The contractor shall provide all materials, labor, equipment, and other resources required to provide the following:

1. Mobilization: To include lifts, scaffolding, and any other equipment needed to perform the required work.
2. Brick Replacement: There are a number of bricks that have been damaged, lost or removed on the façade of the buildings. Contractor will replace missing or damaged bricks. Note – City has a supply of bricks salvaged from roofing project.
3. Tuck-Pointing: Work to be done includes inspecting the facade and re-point areas where problems are found. There are visible areas of cracks, failed mortar, loose bricks, spalled bricks, and other damage. Tuck pointing mortar shall be as recommended by the Contractor to match the existing mortar. Spot repairs are acceptable; however, repairs must match the existing building.
4. Repair Concrete, Stone Bands, and End Caps: Make repairs to concrete cap on parapet wall. Repair stone bands and end caps.
5. Clean Masonry: Clean the exterior of the building with a restoration cleaner. Cleaning shall not take place until after the tuck-pointing is finished and cured. Rinse according to the manufacturer’s recommendations. Cleaning trials of all products should be conducted prior to any widespread application of cleaning products to the building to prevent adverse effects. Acidic products should not be used.
6. Sealing: Apply a clear water repellent/preservation sealant to the exterior masonry and precast surfaces following manufacturer’s recommendations.

D. CHANGES TO THE STATEMENT OF WORK

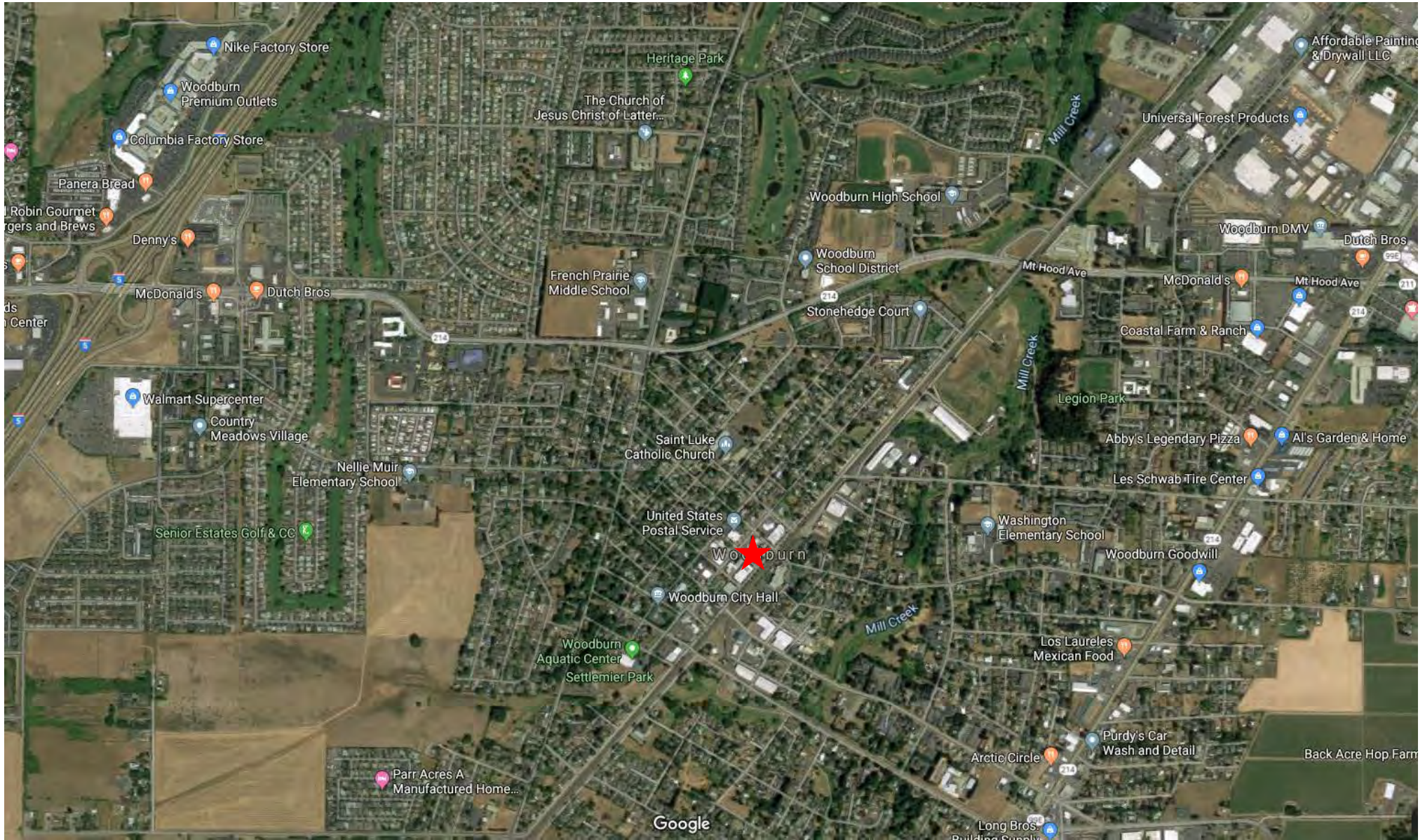
Any work that is not addressed by the contract and is considered a change order shall be immediately brought to the attention of City staff. No “out-of-scope” or additional work shall be executed by the contractor prior to approval.


E. ATTACHMENTS:

1. Location aerial and current photos
2. Rendering identifying improvements

Woodburn Museum and Bungalow Theatre

455 and 469 N. First Street, Woodburn



 Museum Location

Woodburn Museum and Bungalow Theatre

455 and 469 N. First Street, Woodburn



Current View

DAMAGED SANDSTONE CAP
AND CAP FLASHING

EFFLORESCENCE

CRACKED STONE BAND

MISSING BRICKS

BROKEN STONE BAND

EXFOLIATED STONE
CAPS (TYP.)

