



**REQUEST FOR PROPOSALS**  
ADA-Accessible Ramp Removal and Replacement  
Earthwork for Moisture Control

**SITE LOCATION**  
Old Town Hall  
Sharon Historical Society Building  
24 VT-132  
Sharon, VT

**RFP ISSUANCE**.....February 28<sup>th</sup>, 2023  
**DEADLINE TO SUBMIT QUESTIONS**.....March 14<sup>th</sup>, 2023 5:00PM  
**DEADLINE FOR AMENDMENTS**.....March 16<sup>th</sup>, 2023 5:00PM  
**DEADLINE FOR SUBMITTAL**.....March 29<sup>th</sup>, 2023 9:00AM

**RFP Contact:**  
Nicola Shipman, Selectboard Assistant  
[selectboard@sharonvt.net](mailto:selectboard@sharonvt.net)  
(802) 763-8268

**Prepared by the Town of Sharon**

## GENERAL OVERVIEW

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The Town of Sharon is accepting proposals for the removal of the existing ramp at the Old Town Hall as well as the construction of a replacement ramp.

The Town also needs to regrade the exterior North side of the building to redirect water away from the building which may be submitted as a Bid Alternative.

This Request for Proposals (RFP) includes the Body plus the following attachments incorporated herein:

- Attachment 1 Bid Form
- Attachment 2 Construction Drawings
- Attachment 3 Construction Permit

At its sole discretion, the Town may reject incomplete proposals submittals if, in its judgment, the submittal lacks information needed to effectively evaluate the proposal. Nothing in this Invitation to Bid implies a contractual obligation with any firm, nor will the Town reimburse costs for submittal preparation.

### **Instructions for Submittals**

1. Proposals must be received on or before Wednesday, March 29th, 2023 at 9:00AM.
2. Proposals received after the deadline will be rejected and returned unopened.
3. Proposals may be emailed, mailed or hand delivered. Fax submittals will not be accepted.
4. Email proposals must be in PDF format and sent to [selectboard@sharonvt.net](mailto:selectboard@sharonvt.net)
5. For mailed or hand-delivered proposals
  - a. provide two (2) sealed proposals
  - b. on the outside of sealed envelopes, please print:  
“ADA-Accessible Ramp/Regrading - Old Town Hall “  
Name of Contractor  
Due date and time
  - c. **Mail to:** Town of Sharon Selectboard, PO Box 250, Sharon, VT 05065
  - d. **Deliver to:** Town of Sharon Selectboard, 15 School Street, Sharon, VT 05065

### **Questions? Concerns? Please contact us.**

Nicola Shipman

Selectboard Assistant

Email: [selectboard@sharonvt.net](mailto:selectboard@sharonvt.net)

Phone: (802) 763.8268 ext. 4

## TIMELINE

Item	Deadline
Issuance Date	February 28 <sup>th</sup> , 2023
Deadline for Questions	Tuesday, March 14 <sup>th</sup> , 2023
Deadline for Amendments	Thursday, March 16 <sup>th</sup> , 2023
Bids Due	Wednesday, March 29 <sup>th</sup> , 9:00AM (bid opening to follow)
Award Date	April 3 <sup>rd</sup> , 2023 (anticipated)
Start Date	TBD
Project Completion	November 30 <sup>th</sup> , 2023

## SITE DESCRIPTION

The Old Town Hall is located at 24 VT-132 and is located next to the Congregational Church at the head of the Sharon Town Green.

The historic building is home to the Sharon Historical Society and Museum. The Museum includes a curated collection of Sharon’s Town Historical artifacts. The Sharon Historical Society is most active during the spring, summer and fall. The building is closed in winter due to the lack of heat.

The building is listed on the State Register of Historic Places and is an excellent example of a 1½ story, brick Greek Revival-style Town Hall built in the 1830s.



## SCOPE OF WORK

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### **BASE BID ADA-Ramp Removal and Replacement**

#### Existing Ramp Removal

The work requires removal/disposal of the existing concrete and asphalt ramp while maintaining the integrity of the historic nature of the building. Ideally, work would be completed early spring or late fall to minimize interruption to the Sharon Historical Society events and programming.

- REMOVE EXISTING RAMP, CONCRETE/MASONRY FOOTINGS, AND FOUNDATION WALLS
- DO NOT DAMAGE BRICK FACADE DURING REMOVAL, USE HAND TOOLS IF NECESSARY
- IF ANY DAMAGE OCCURS OR IF MORTAR IS IN NEED OF REPOINTING UPON INSPECTION OF THE AREA AFTER REMOVAL, CONTRACTOR WILL USE HISTORICALLY ACCURATE MATERIALS AND TECHNIQUES FOR RESTORATION AS PER "[NPS Preservation Brief No. 2: Repointing Mortar Joints in Historic Masonry Buildings](#)"
- SALVAGE METAL GUARD AND RAILING FOR REINSTALLATION IF STRUCTURALLY SUITABLE
- SAW CUT EXISTING BITUMINOUS PAVING TO ACCOMMODATE NEW WORK. PROTECT EDGE DURING CONSTRUCTION
- COORDINATE EXACT LOCATION OF ALL DEMOLITION WORK WITH THE PROPOSED DRAWINGS.
- NOTIFY ARCHITECT PRIOR TO REMOVAL IF THERE ARE DISCREPANCIES IN THE DRAWINGS. CONTRACTOR SHALL NOTIFY THE ARCHITECT/OWNER OF ANY DIMENSIONAL DISCREPANCIES, CONDITIONS REQUIRING MODIFICATIONS, OR ADDITIONAL UNANTICIPATED DEMOLITION WORK, BEFORE PROCEEDING WITH THE RELATED WORK
- NOTES REFERENCE GENERAL ELEMENTS FOR SALVAGE OR DISPOSAL. VARIOUS OTHER ITEMS MAY OCCUR & SHOULD BE REMOVED TO ACCOMMODATE THE NEW CONSTRUCTION.
- CONTRACTOR SHALL MAKE AVAILABLE TO THE TOWN ANY MATERIALS OR EQUIPMENT LISTED FOR DEMOLITION, DISPOSAL, REMOVAL, ETCETERA. TOWN SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL SALVAGEABLE ITEMS. OTHERWISE, DISPOSAL IS THE RESPONSIBILITY OF THE CONTRACTOR
- COORDINATE WITH TOWN & SCHEDULE IN ADVANCE INTERRUPTIONS OF ELECTRICAL, MECHANICAL, FIRE PROTECTION, PLUMBING, COMMUNICATION & OTHER SERVICES.

#### Construction of Replacement ADA-Accessible Ramp

In 2021, the Town of Sharon was awarded a matching Robert Sincerbeaux Fund grant from Vermont Preservation Trust to hire Studio Nexus Architects + Planners based in White River Junction Vermont. Studio Nexus Architects + Planners has prepared schematic designs and cost estimates for ADA-approved accessibility improvements to the Old Town Hall. Per the Vermont Arts Council funding requirements, the design has been reviewed by the Division of Historic Preservation, and the Town has received approval to move forward with construction.

The Contractor will commit to following the Studio Nexus design in the construction phase. Should changes be required, the Contractor will notify the Town and the Division of Historic Preservation. Deviation from the Studio Nexus design without approval from the Town is not permitted. All work shall meet the Secretary of the Interior's Standards for Rehabilitation.

#### Exclusions

Contractors will notice the Studio Nexus drawings include a description of some interior repair work to remediate damage to the floor and support beams. No interior work shall be included in the scope of work for this project and should not be included in any bids.

**BID ALTERNATE: Earthwork/Regrading for Water Mitigation**

The Town conducted inspections of the exterior of the Old Town Hall building to discover the source of water damage to the interior of the building. Upon inspection, there was visible evidence that the slope of the land has changed over time and dirt has settled. The current conditions are slowly damaging the stone foundation and has allowed water to seep into the building.

The Town is looking for proposals from qualified contractors for how best to regrade the area and redirect water away from the building without negatively affecting adjacent properties.

**PERMITTING:**

The Vermont Division of Fire Safety has issued to the Town a construction permit for the ADA-ramp removal and construction.

**TERMS**

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Contractors shall furnish all supervision, technical personnel, labor, materials, tools, appurtenances, equipment, erosion control, staging, disposal sites and services, mobilization/demobilization, insurance, and services required to perform the Scope of Work as described in this RFP.

The Contractor shall be responsible for verifying and determining all utilities (above and below ground) within the project limits and take necessary precautions to protect utilities during construction.

The Contractor shall be solely responsible for repairing or paying to repair any damage to private or public property sustained during or as a result of construction activities to original condition. It is the Contractor's responsibility to comply with all OSHA and VOSHA requirements, maintain a safe job site, and protect the safety of the public. All work performed by the Contractor shall comply with all federal, state, and local regulations and requirements.

No responsibility is assumed by the Town for omissions or duplications by the Contractor or subcontractors due to real or alleged error in arrangement of matter in specifications or in notes on the Design Plans.

The Town shall decide all questions which may arise as to the quality, quantity, acceptability, fitness and rate of progress of the several kinds of work and materials to be performed and furnished under the contract and shall decide all questions which may arise as to fulfillment of the contract on the part of the contractor. The Towns' determination and decision shall be final and conclusive as to any and all issues which may arise under the contract.

## TYPE OF BID

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### **Firm-fixed-price.**

The Town has a fixed budget for the construction of this project and has been awarded matching grant funding through the Vermont Arts Council and the State of Vermont. There will be no requests made to the Town for extra compensation.

## AWARD

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The Town of Sharon does not obligate itself to accept the lowest or any proposal and reserves the right to reject any or all proposals, and to waive any formalities, informalities, and minor deviations in any proposal. Award will be made to the lowest overall responsive, qualified and responsible bidders.

## INSURANCE REQUIREMENTS

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The Contractor, and any subcontractors if not covered by the Contractor, shall maintain the following minimum coverages for the duration of the contract. The Certificates of Insurance provided to the Town shall name the Town as additionally insured party as its interests may appear. All policies shall be noncancellable without 30 days prior written notice from the insurance carrier to the Town.

Workers' Compensation: Workers' compensation insurance at minimum of \$500,000 for any one occurrence, in accordance with the laws of the State of Vermont and any other state in which it is performing the Contract Scope of Work.

General Liability Insurance: Commercial general liability written on an occurrence form with limits of not less than:

\$1,000,000 Each Occurrence

\$1,000,000 General Aggregate

\$1,000,000 Products/Completed Operations Aggregate

\$50,000 Damages for Premises Rented to You

Commercial general liability insurance shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal and advertising injury, and liability assumed under an insured contract.

Automotive Liability: Automotive liability insurance covering all motor vehicles, no matter the ownership status, used in connection with the contracted project. Limits of coverage shall be in the amount required by any applicable state law.

Indemnification: The Contractor shall defend, indemnify and hold the Town harmless against: any injury, death, loss, suit or claim, including expenses and attorneys' fees arising from any negligent action or omission on the sole part of Contractor and its Subcontractors in connection with the project.

## **CONTRACTING**

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The Contractor, prior to being awarded a contract, shall apply for registration with the Vermont Secretary of State's Office to do business in the State of Vermont, if not already so registered. The registration form may be obtained from the Vermont Secretary of State, 128 State Street, Montpelier, VT 05633-1101, PH: 802-828-2363, Toll-free: 800-439-8683; Vermont Relay Service – 711; web site: <https://www.sec.state.vt.us/>. The contract will not be executed until the Contractor is registered with the Secretary of State's Office. The successful Contractor will be expected to execute sub-agreements for each subcontractor named in the proposal upon award of this contract.

Prior to signing the contract, the Contractor shall provide the Town with a completed W-9 form and provide proof of Insurance Coverage in accordance with this Request for Proposal requirements for the Contractor and any subcontractor. The certificate of insurance coverage shall be documented on forms acceptable to the Town.

If the award of the contract aggrieves any firms, they may appeal in writing to the Town of Sharon Selectboard, P.O. Box 250, Sharon, VT. The appeal must be post-marked within seven (7) calendar days following the date of written notice to award the contract. Any decision of the Town Selectboard is final.

The cost of preparing, submitting, and presenting is the sole expense of the firm. The Town reserves the right to reject any and all proposals received because of this solicitation or to cancel this RFP in part or in its entirety if it is in the best interests of the Town. This Request for Proposals in no way obligates the Town to award a contract.

## **QUALIFIED DISADVANTAGED AND WOMEN OWNED BUSINESSES**

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Qualified disadvantaged (DBE) and women (WBE) owned businesses are encouraged to submit proposals. Sharon is an Equal Employment Opportunity employer.

## **PROPOSAL REQUIREMENTS**

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A responsive submittal must include:

- Completed Bid Form
- Certificate of Insurance
- W-9
- Technical Proposal

### **BASE BID PROPOSAL**

The proposal will include:

- Plan for removal and disposal of the existing ramp
- Implementation timeline, including project start date and completion dates
- Three professional references

- Identify at least two projects with similar historical preservation requirements successfully completed
- Additional photos/narratives/descriptions may be included with the proposal as needed

**BID ALTERNATE PROPOSAL:**

Contractor shall submit a proposal in writing, with sketches/concept drawings, explaining their solution for redirecting water away from the north side of the building.

**PROPOSAL EVALUATION**

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Proposals will be evaluated considering the following weighted criteria:

<b>Criteria</b>	<b>Maximum Points</b>	<b>Weight</b>	<b>Total</b>
Character, integrity, reputation, experience, and performance under previous contracts with municipality and/or elsewhere	5	4	20
Quality of the response in meeting historical specifications and other terms and conditions of the RFP	5	4	20
Ability, capacity, and skill to provide services require and to do so within the time specified	5	4	20
Total cost for removal and installation	5	5	25
Reasonableness of proposed schedule	5	3	15

**BID FORM**

**ADA-Accessible Ramp for the Old Town Hall**

Primary Contact: \_\_\_\_\_

Name of Business: \_\_\_\_\_

Physical Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

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

The undersigned proposes to provide all services necessary to perform all work in accordance with the design provided by Studio Nexus included with this RFP. The undersigned’s proposal for the lump sum price as follows:

**Firm Fixed-Price Base Bid: Ramp Construction**

<b>Removal and Disposal of existing ramp:</b>	\$
<b>Labor (construction):</b>	\$
<b>Equipment (construction):</b>	\$
<b>Materials (construction):</b>	\$
<b>Base Bid Total:</b>	\$

**Firm Fixed-Price Bid Alternate: Regrading**

<b>Labor:</b>	\$
<b>Equipment:</b>	\$
<b>Materials:</b>	\$
<b>Bid Alternate 1 Total:</b>	\$

**DELIVERY DATE AND ACCEPTANCE** If awarded this contract within thirty (30) days after the time set for the opening of bids, Contractor agrees to provide work and materials as proposed without escalation of prices, and to complete installation by November 30th, 2023.

Respectfully Submitted,

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

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

# SHARON HISTORICAL SOCIETY

## Accessibility Improvements



**STUDIO NEXUS**

ARCHITECTS + PLANNERS  
PO Box 275, White River Junction, VT 05001  
802 275 5110 | studionexusarch.com



This work has been funded in part through the Robert Sincerbeaux Fund of the Preservation Trust of Vermont



**ACCESSIBILITY IMPROVEMENTS**

ISSUED FOR: Project Status

Date: FEBRUARY 28, 2022

Scale: 1/4" = 1'-0"

COVER

Project No.: Project Number

**A0-1**

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11/2/2022 10:58:33 AM

### PROJECT TEAM

#### OWNERS

REPRESENTATIVE: SHARON HISTORICAL SOCIETY

CONTACT: SUE SELLOW

SHARON HISTORICAL SOCIETY  
PHYSICAL ADDRESS: QUATION BROOK ROAD  
SHARON, VT 05065  
MAILING ADDRESS: PO BOX 250  
SHARON, VT 05065  
EMAIL: SU.N.ART@OUTLOOK.COM  
PHONE: 802-763-8284

#### ARCHITECT:

**STUDIO NEXUS ARCHITECTS + PLANNERS, LLC**  
PHYSICAL ADDRESS: 46 SOUTH MAIN STREET, SUITE 206  
MAILING ADDRESS: PO BOX 275  
WHITE RIVER JUNCTION, VT 05001

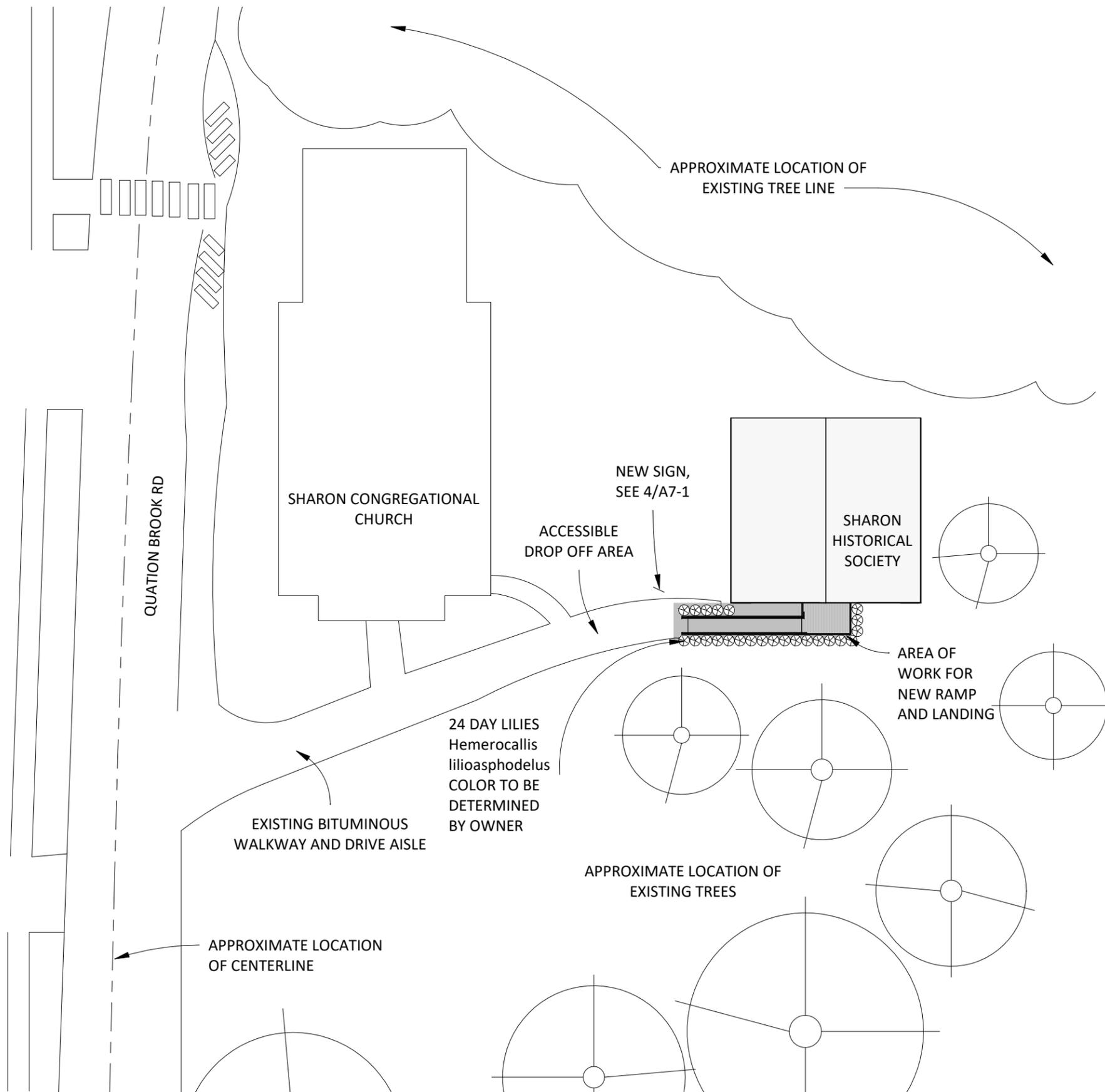
CONTACT: DOUG SONSALLA  
EMAIL: dougs@studionexusarch.com  
PHONE: 802.275.5110 EXT. 102

### DRAWING INDEX

A0-1	COVER
A0-2	ARCHITECTURAL SITE PLAN
A0-3	GENERAL NOTES
A1-D1	DEMOLITION & FIRST FLOOR PLAN
A2-1	FRAMING PLAN
A5-1	BUILDING SECTIONS
A7-1	DETAILS
A7-2	DETAILS
A7-3	Unnamed
A7-4	Unnamed

### DRAWING SYMBOL LEGEND

	ROOM LABEL
	DRAWING LABEL
	ELEVATION LEVEL INDICATOR
	BUILDING/WALL SECTION DETAIL
	ELEVATION INDICATOR
	DETAIL REFERENCE TO PLAN OR SECTION DETAIL ENLARGEMENT
	COLUMN CENTER LINE
	DOOR TYPE INDICATOR
	WINDOW TYPE INDICATOR
	WALL TYPE INDICATOR
<b><u>WALLS</u></b>	
	EXISTING WALL OR COMPONENT TO REMAIN, UNLESS NOTED OTHERWISE
	WALL OR COMPONENT TO BE REMOVED
	NEW WALL OR COMPONENT



**PLANS OF REFERENCE:**

- SHARON HISTORICAL SOCIETY MEASUREMENTS TAKEN ON 9/21/2021
- THIS SITE PLAN IS DIAGRAMMATIC AND THE CHANGES MUST COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SURVEYOR TO OBTAIN PERMITS AND LOCATE ALL NEW SITE IMPROVEMENTS IN COMPLIANCE WITH ALL REGULATIONS AND CALCULATIONS HEREIN.

**GRAPHIC LEGEND:**

GRAPHIC SYMBOL	MATERIAL OR COMPONENT
	EXISTING BUILDING
	PROPOSED IMPROVEMENTS
	TREE
	TREE LINE

1 EXISTING ARCHITECTURAL SITE PLAN  
3/64" = 1'-0"



This work has been funded in part through the Robert Sincerbeaux Fund of the Preservation Trust of Vermont



**ACCESSIBILITY IMPROVEMENTS**

ISSUED FOR: Project Status

Date: FEBRUARY 28, 2022

Scale: As indicated

**ARCHITECTURAL SITE PLAN**

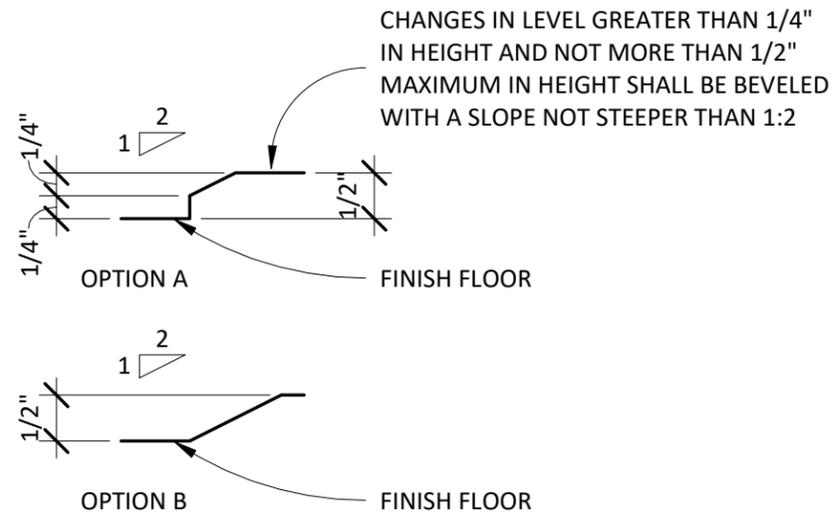
Project No.: Project Number

**A0-2**

**GENERAL NOTES**

- A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING & ZONING CODES AND IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF ALL APPLICABLE CONSTRUCTION STANDARDS IN THE JURISDICTION OF THE BUILDING.
- B. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & ELEVATIONS SHOWN FOR, OR TO EXISTING CONSTRUCTION PRIOR TO FABRICATION OR NEW CONSTRUCTION. DO NOT SCALE DRAWINGS. PLEASE NOTIFY STUDIO NEXUS, ARCHITECTS + PLANNERS OF ANY DIMENSIONAL DISCREPANCIES IMMEDIATELY. ALL EXISTING INTERIOR & EXTERIOR DIMENSIONS ARE TO THE FACE OF FINISHES. ALL NEW INTERIOR & EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
- C. ALL MATERIALS, EQUIPMENT AND COMPONENTS SHALL BE NEW AND OF GOOD QUALITY.
- D. WHERE EXISTING CONSTRUCTION , WALLS, OR FINISHES ARE REMOVED, ALL DISTURBED SURFACES TO REMAIN EXPOSED ARE TO BE PATCHED TO MATCH ADJOINING SURFACES. DISTURBED SURFACES TO BE COVERED WITH NEW FINISHES SHALL BE PATCHED AND PREPARED TO RECEIVE NEW FINISHES.
- E. WHERE EXISTING MATERIALS OR SYSTEMS ARE TO BE REUSED IN NEW CONSTRUCTION OR ARE TO REMAIN IN PLACE, PROTECT SUCH MATERIALS AND SYSTEMS SO THAT THEY MAY BE CONTINUED IN OR RETURNED TO NORMAL SERVICE. RESTORE ANY EXISTING WORK DAMAGED BY THE OPERATIONS OF THE CONTRACTOR TO THE LEVEL OF SERVICEABILITY WHICH EXISTED BEFORE THE DAMAGE OCCURRED.
- F. PROVIDE BLOCKING AND FIRE-STOPPING TO MEET ALL APPLICABLE CODES. PROVIDE SOLID BACKING AND WALLS AND CEILINGS TO RECEIVE MILLWORK, TRIM, LIGHT FIXTURES, PROJECTORS, ACCESSORIES, OR OTHER SURFACE MOUNTED ITEMS.
- G. NOTES AND SYMBOLS ARE TO APPLY AT ALL AREAS OF SIMILAR GRAPHIC REPRESENTATION. SUCH INDICATIONS MAY BE LIMITED TO PROMOTE CLARITY OR AVOID REDUNDANCY. NO LIMITATION OF APPLICATION SHALL BE CONSTRUED WITHOUT SPECIFIC NOTATION.
- H. EQUIPMENT AND APPLIANCES ARE SHOWN FOR REFERENCE ONLY (DASHED OR GRAY), THE GENERAL CONTRACTOR AND DESIGN/BUILD CONTRACTORS SHALL COORDINATE ALL OWNER EQUIPMENT AND APPLIANCE SIZES AND SPECIFICATIONS, PRIOR TO PERFORMING WORK AT THESE AREAS, FOR PROPER INTEGRATION INTO THE ARCHITECTURAL PLANS. PROVIDE SOLID WOOD BLOCKING IN THE WALLS TO ACCOMMODATE ANTICIPATED LOADS. NOTIFY ARCHITECT OF ANY DISCREPANCY WITH THE PLANS BEFORE PROCEEDING WITH THE WORK.
- I. WORK NOT SHOWN ON THE PLANS IS NOT PART OF THE ARCHITECTURAL SCOPE OF WORK. THE CONTRACTOR SHALL COORDINATE SCHEDULING WITH THE OWNER TO ENSURE TIMELY INSTALLATION BY THE OWNER OR OWNER'S VENDOR. INTEGRATE SYSTEMS TO BE CONCEALED AND COORDINATE ROUTING AND CHASES WITH THE ARCHITECT.
- J. REPAIR FINISHES AFFECTED BY INSTALLATION OF THE STRUCTURAL MECHANICAL, ELECTRICAL, PLUMBING. MATCH THE EXISTING ADJACENT SURFACES AND APPEARANCE, REPAIR/REPLACE ANY AND ALL DAMAGED ITEMS.
- K. CHECK ALL DIMENSIONS AND DETAILS FOR OVERALL ACCURACY APPROPRIATE TO THE LOCAL CONDITIONS. THE FINAL SELECTION OR SUBSTITUTION OF MATERIALS CAN CREATE VARIATIONS IN DIMENSIONS AND DETAILS OF THE FINISHED PRODUCT AND MUST BE CAREFULLY COORDINATED. FOR EXAMPLE, IF STANDARD LUMBER JOISTS ARE USED IN PLACE OF ENGINEERED FLOOR JOISTS, THE FLOOR-TO-FLOOR DIMENSION WOULD REQUIRE REVISED STAIR DIMENSION AND FRAMING. CHANGES DUE TO SUBSTITUTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- L. ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, ADJUSTED, OPERATED AND CONDITIONED AS DIRECTED BY THE MANUFACTURERS. ALL MANUFACTURERS' INSTRUCTIONS SHALL BE FOLLOWED TO SUSTAIN AND PRESERVE ALL EXPRESSED OR IMPLIED WARRANTIES AND GUARANTEES.
- M. NAMES OF MATERIALS AND MANUFACTURERS SHOWN ON THE CONSTRUCTION DOCUMENTS DO NOT REPRESENT AN ENDORSEMENT OR RECOMMENDATION BY STUDIO NEXUS, ARCHITECTS + PLANNERS. FINAL SELECTIONS OF MATERIALS ARE THE RESPONSIBILITY OF THE OWNER AND/OR BUILDER, INCLUDING, BUT NOT LIMITED TO PROPER INSTALLATION OF MATERIALS, NAILING, GLUING, CAULKING, INSULATING, FLASHING, ROOFING, WEATHERPROOFING AND MANY OTHER SMALL ITEMS AND DETAILS NOT NECESSARILY INDICATED ON THE CONSTRUCTION DOCUMENTS, AND OVER WHICH STUDIO NEXUS, ARCHITECTS + PLANNERS HAS NO CONTROL OR RESPONSIBILITY.

FLOOR AND GRADE TRANSITIONS BETWEEN 1/4" AND 1/2" SHALL BE PROVIDED AS SHOWN BELOW. TRANSITIONS GREATER THAN 1/2" SHALL HAVE THE LEADING EDGE PROVIDED AS SHOWN BELOW AND RAMP NO GREATER THAN 1:12 FOR 6" MAX.



① BEVELED CHANGES IN LEVEL ADA DETAIL  
6" = 1'-0"



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& MUSEUM

**ACCESSIBILITY IMPROVEMENTS**

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Date: FEBRUARY 28, 2022

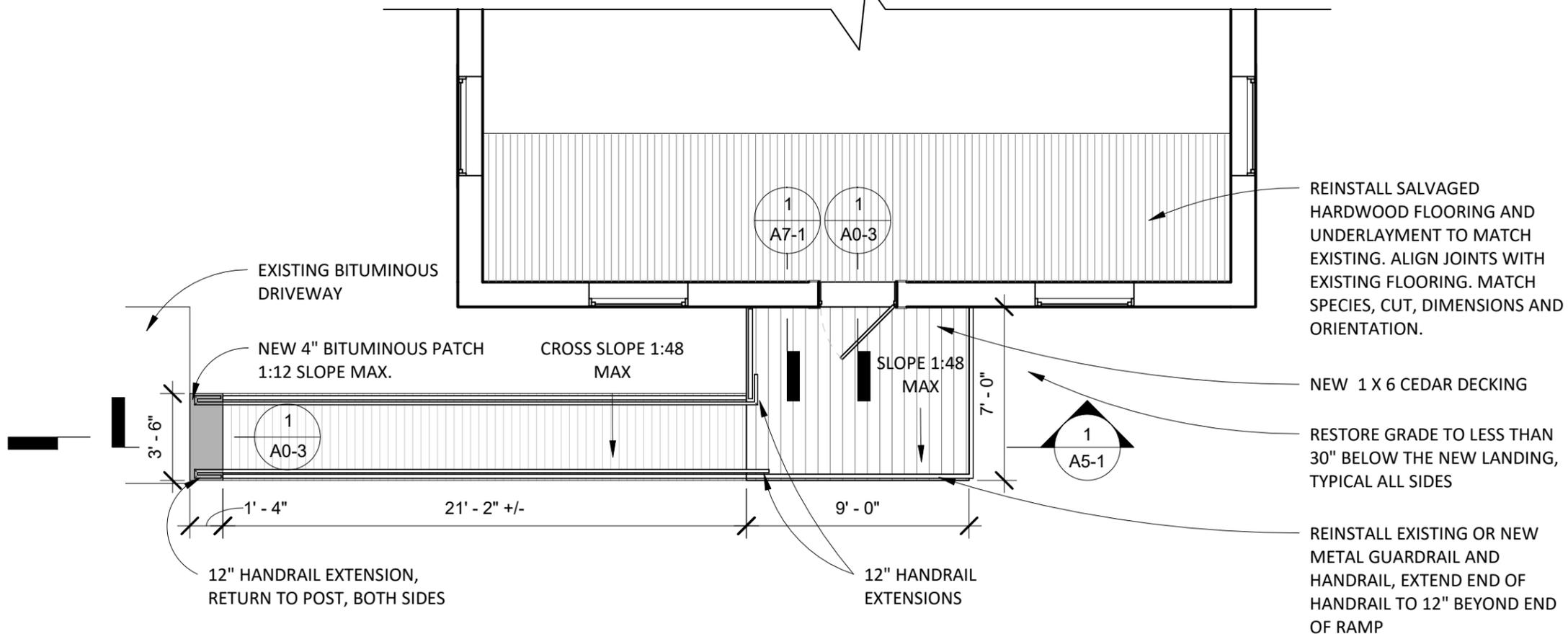
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GENERAL NOTES

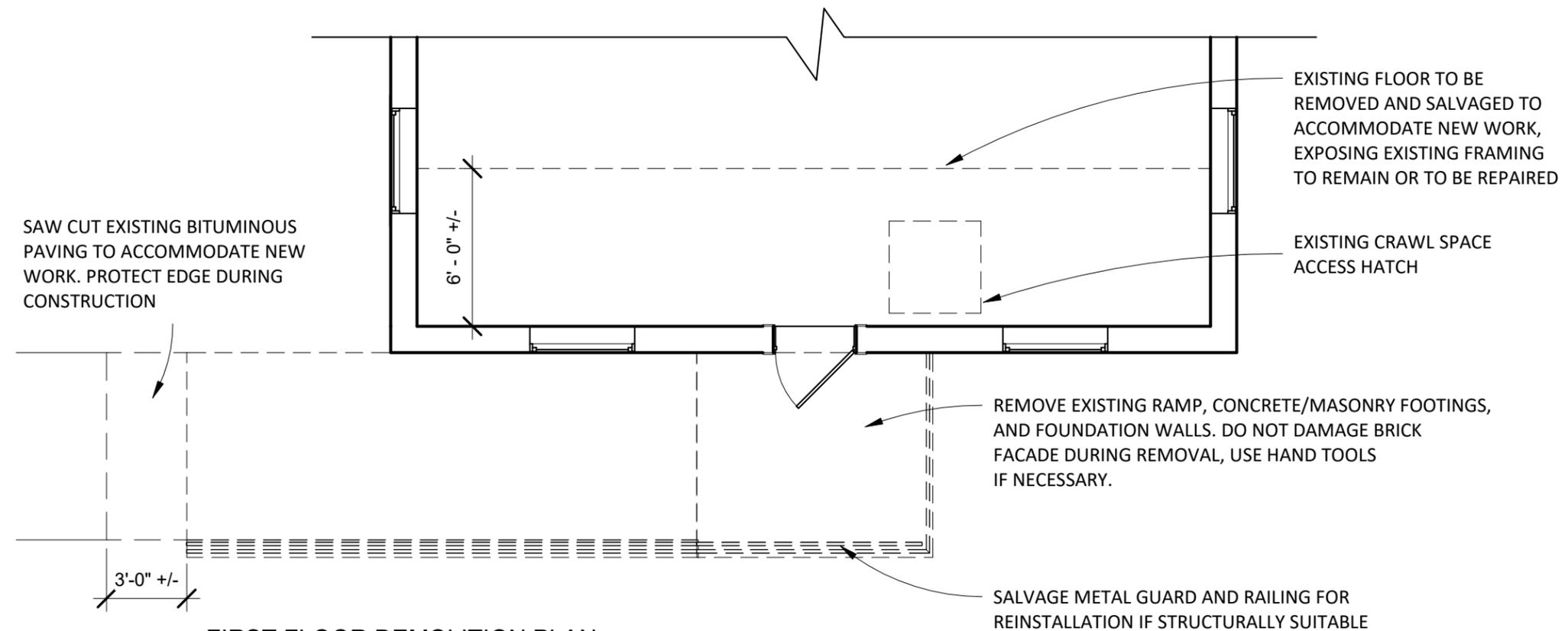
Project No.: Project Number

A0-3

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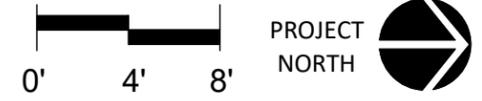
2 FIRST FLOOR PLAN  
3/16" = 1'-0"



1 FIRST FLOOR DEMOLITION PLAN  
3/16" = 1'-0"

**DEMOLITION PLAN GENERAL NOTES**

- A. COORDINATE EXACT LOCATION OF ALL DEMOLITION WORK WITH THE PROPOSED DRAWINGS. NOTIFY ARCHITECT PRIOR TO REMOVAL IF THERE ARE DISCREPANCIES IN THE DRAWINGS. CONTRACTOR SHALL NOTIFY THE ARCHITECT/OWNER OF ANY DIMENSIONAL DISCREPANCIES, CONDITIONS REQUIRING MODIFICATIONS, OR ADDITIONAL UNANTICIPATED DEMOLITION WORK, BEFORE PROCEEDING WITH THE RELATED WORK.
- B. NOTES REFERENCE GENERAL ELEMENTS FOR SALVAGE OR DISPOSAL. VARIOUS OTHER ITEMS MAY OCCUR & SHOULD BE REMOVED TO ACCOMMODATE THE NEW CONSTRUCTION.
- C. CONTRACTOR SHALL MAKE AVAILABLE TO THE OWNER ANY MATERIALS OR EQUIPMENT LISTED FOR DEMOLITION, DISPOSAL, REMOVAL, ETCETERA. OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL SALVAGEABLE ITEMS.
- D. COORDINATE WITH OWNER & SCHEDULE IN ADVANCE INTERRUPTIONS OF ELECTRICAL, MECHANICAL, FIRE PROTECTION, PLUMBING, COMMUNICATION & OTHER SERVICES.



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**SHARON HISTORICAL SOCIETY & MUSEUM**  
**ACCESSIBILITY IMPROVEMENTS**

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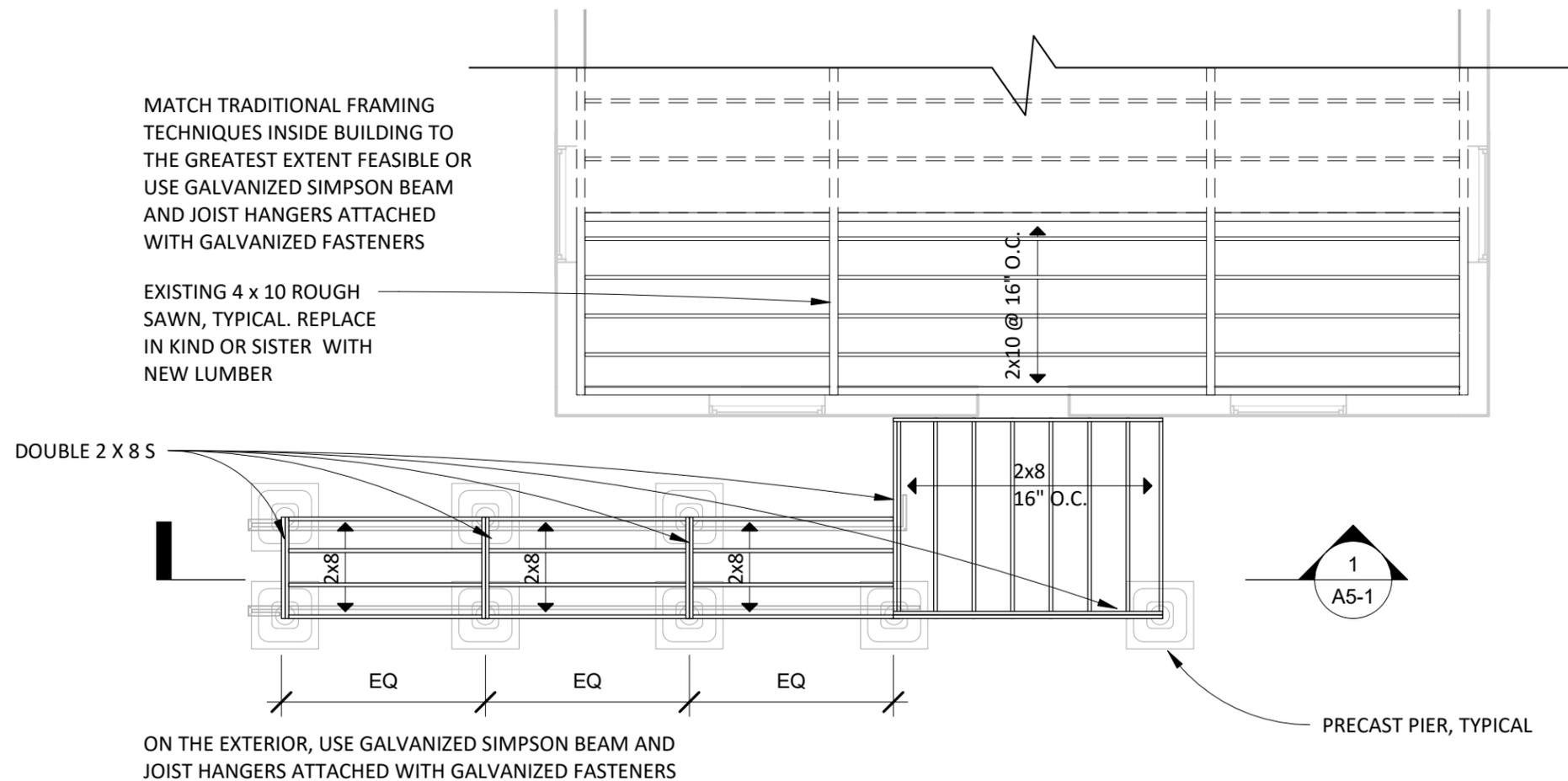
**DEMOLITION & FIRST FLOOR PLAN**

Project No.: Project Number

**A1-D1**

**WOOD FRAMING AND SHEATHING  
GENERAL**

1. UNLESS OTHERWISE SPECIFIED, EACH PIECE OF LUMBER SHALL BEAR THE GRADE MARK, STAMP, OR OTHER IDENTIFYING MARKS INDICATING GRADES OF MATERIAL, AND RULES OR STANDARDS UNDER WHICH PRODUCED.
2. PROTECT LUMBER AND OTHER PRODUCTS FROM DAMPNESS BOTH DURING AND AFTER DELIVERY AT THE SITE.
3. NOMINAL SIZES ARE INDICATED EXCEPT AS SHOWN BY DETAIL DIMENSIONS.
4. MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19%.
5. MATCH EXISTING GRADE, SPECIES, DIMENSIONS, AND CUT TO THE GREATEST EXTENT FEASIBLE
6. SEE FLOOR PLAN FOR DIMENSIONS
7. ALL EXTERIOR FRAMING SHALL BE PRESSURE TREATED



ON THE EXTERIOR, USE GALVANIZED SIMPSON BEAM AND JOIST HANGERS ATTACHED WITH GALVANIZED FASTENERS

① **FRAMING PLAN**  
3/16" = 1'-0"



**STUDIO  
NEXUS**

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**ACCESSIBILITY  
IMPROVEMENTS**

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Scale: 3/16" = 1'-0"

**FRAMING PLAN**

Project No.: Project Number

**A2-1**

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# STUDIO NEXUS

ARCHITECTS + PLANNERS  
PO Box 275, White River Junction, VT 05001  
802 275 5110 | studionexusarch.com



This work has been funded in part through the Robert Sincerbeaux Fund of the Preservation Trust of Vermont



## ACCESSIBILITY IMPROVEMENTS

ISSUED FOR: Project Status  
Date: FEBRUARY 28, 2022  
Scale: 3/8" = 1'-0"

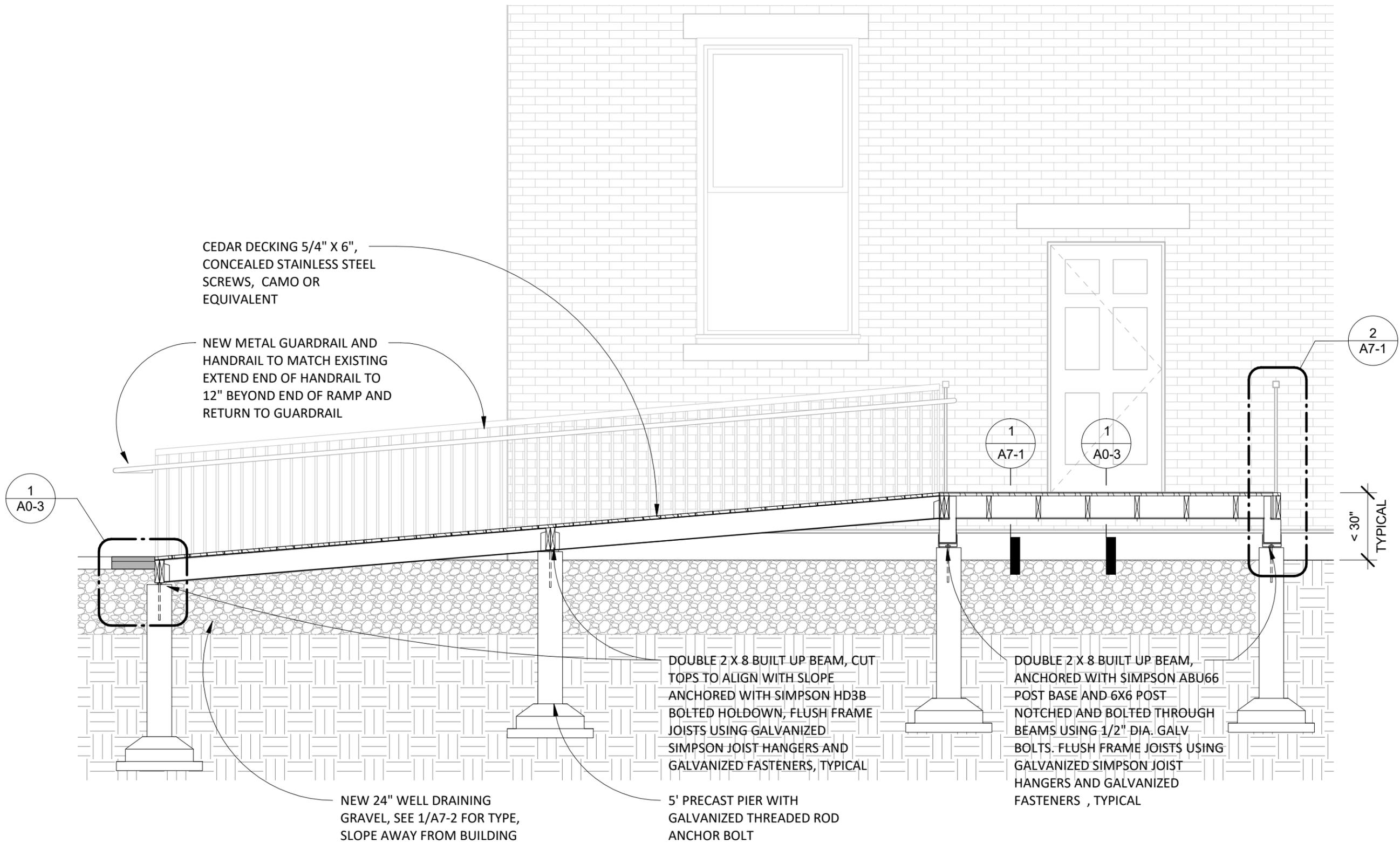
## BUILDING SECTIONS

Project No.: Project Number

# A5-1

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11/2/2022 10:58:35 AM



1 RAMP SECTION  
3/8" = 1'-0"





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& MUSEUM

## ACCESSIBILITY IMPROVEMENTS

ISSUED FOR: Project Status

Date: FEBRUARY 28, 2022

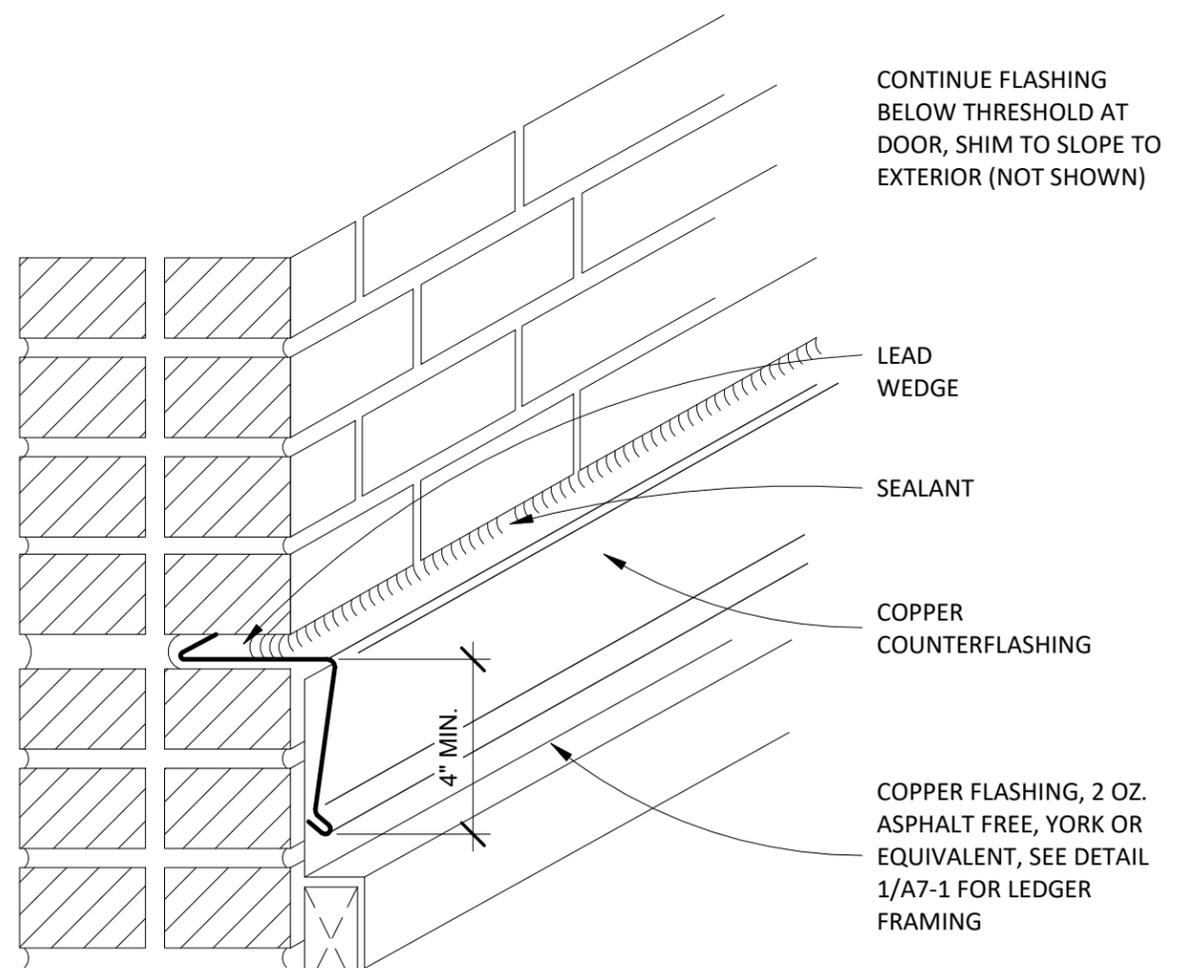
Scale: 1" = 1'-0"

### DETAILS

Project No.: Project Number

## A7-2

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1 FLASHING AT DETAIL  
1" = 1'-0"

11/2/2022 10:58:35 AM



VERMONT DEPARTMENT OF PUBLIC SAFETY
DIVISION OF FIRE SAFETY

Office of the State Fire Marshal, State Fire Academy and State Haz-Mat Team

www.firesafety.vermont.gov



CONSTRUCTION PERMIT LETTER & POSTER

Modification & Renovations under \$200,000.00

Table with Project Information, Project Summary, and Project Contacts sections. Includes details like Site Number, Project Name, Building Address, Applicants Name, and Project Description.

The application and submittals for the above project have been reviewed, and the permit is Approved. This approval applies only to the information listed on the drawing and specifications that have been submitted, and does not apply to any violations found on site during field inspections. The project may proceed provided the work is done in compliance with the 2015 Vermont Fire and Building Safety Code, the plans submitted to this office, and the following CONDITIONS: (Boxes with check marks)

- List of conditions with checkmarks: [X] The 2015 NFPA 1 Fire Code, 2015 NFPA 101 Life Safety Code and 2015 Vermont Fire and Building Safety Code will apply to this project. [X] Structures undergoing construction, alteration, or demolition operations... [X] The building must meet or exceed the accessibility standards... [X] The 2017 Vermont Electrical Safety Rules apply to this project... [X] The 2015 Vermont Plumbing Rules will apply to this project... [X] All existing fire protection systems shall have current TQP inspection... [X] See page two of this permit for other conditions of construction.

Summary table with 3 columns: Site Number (106677), Project Number (484196), Permit Number (2084814)



## CONSTRUCTION PERMIT LETTER & POSTER

Modification & Renovations under \$200,000.00

### Conditions

- 1 Work shall comply with NFPA 1, Safeguards for construction.
- 2 The new ramp shall be constructed in accordance with the plans submitted for review.
- 3 Any new electrical will require a VT licensed electrician who has filed an Electrical Work Notice.

**This Construction permit shall be posted at the building site in a conspicuous location open to public view.**

This permit does not include any of the additional required permits as listed above, such as plumbing, electrical, etc., which are required to be submitted by the respective trades. It is the responsibility of the permit applicant to see that all subcontractors have their respective work notices.

This letter has been sent to the applicant only. It is the responsibility of the applicant to ensure that a copy of this letter is distributed to all applicable parties, as well as ensure that a copy be available at the job site. It is the applicant's responsibility to coordinate inspections with the respective trades. Appointments with the inspector listed below shall be made prior to occupying, or reoccupying any building, or portion of any building, or use of any fixed equipment affected by the work permitted above. At the time of the final inspection and prior to the issuance of a certificate of occupancy, the field inspector will verify that the proper permits and work notices have been obtained.

This permit does not satisfy the requirements of local municipalities. You must contact local authorities to determine those requirements. Any change to the project, such as change orders or addendums, must be submitted to this department for approval. This permit expires after twelve (12) months unless commencement of the project has begun and remained continuous.

Jay Moody - Assistant State Fire Marshal

1/23/2023

Jay Moody

Site Number	106677	Project Number	484196	Permit Number	2084814
Project Name:	Renovations				



# FINAL CONSTRUCTION VALUATION

**This form shall be completed and any returned to the below Division of Fire Safety regional office with any additional payment, prior to requesting a final inspection. A final inspection is required prior to occupying, or reoccupying any building, or portion of any building, or use of any fixed equipment affected by the work approved by the associated construction permit**

The Division of Fire Safety Springfield Regional office, 100 Mineral Street, Suite 307 - Springfield, VT 05156

Project Name:	Renovations	
Building Address:	24 Route 132	Permit Date: 1/23/2023

Final Construction Valuation		
<p>The Permit Fee is based on the total valuation of new construction or rehabilitation work for which the permit is being obtained. - For projects involving volunteer labor and donated material, the valuation of construction work is based on the value of the volunteer labor as well as the donated materials when calculating the permit fee.</p> <p>The current fee is \$8.00 per \$1,000 (0.008) of construction valuation for all construction and rehabilitation work.</p>	a. Site work	\$
	b. Valuation of building construction	\$
	c. Fixed equipment	\$
	d. Electrical	\$
	e. Plumbing	\$
	f. Elevator, LULA, Lift	\$
	g. Heating, Ventilation, Air Cond.	\$
	h. Consulting Services	\$
	i. Other	\$
	j. Sprinkler System	\$
	k. Other fire Suppression Systems	\$
l. Fire Alarm System	\$	
<b>TOTAL FINAL VALUATION</b>		\$

Fee Calculation	
[Line 1] Total Final Valuation (from above)	\$
[Line 2] Initial Estimated Construction Valuation (from Permit Application)	\$ 36,500.00
[Line 3] Construction Valuation Difference (Line 1 - Line 2)	\$
[Line 4] Additional Fee Owed (Line 3 x \$0.008)	\$
<b>The amount on line 4 is the additional fee owed to the Division of fire Safety</b>	

**I hereby attest by my signature under 13 V.S.A. 3016 (filing a FALSE CLAIM with a department or agency of the state) that the information contained within this form is correct and accurate to the best of my knowledge:**

**Signature of Applicant:** \_\_\_\_\_ **Date:** \_\_\_\_\_

\* \* For office use only below this line \* \*

Site#	Project#	Permit#	Received Date	Check #	Amount
106677	484196	2084814			