



DEERFIELD TOWNSHIP

HISTORIC GAZEBO RECONSTRUCTION PROJECT

PROJECT MANUAL

Capital Improvement Project No. 2026-01

Historic Deerfield Township Community Common

9151 State Route 224

Located within the Historic Traffic Circle

Intersection of State Route 14 (SR 14), U.S. Route 224 (US 224), and State Route 225 (SR 225)

Insurance-Funded Public Reconstruction Project

BOARD OF TRUSTEES

Tiffany Havens

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Laura Lindberg

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Vaughn Sutcliffe

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Tracey Dean

Fiscal Officer

Architect

Saeger Architectural Services
4956 Eshelman Street
Louisville, Ohio 44641

Project Vision

The Historic Deerfield Township Gazebo has long served as one of the Township's most recognizable landmarks. Located within the Historic Community Common at the center of Deerfield Township, the gazebo has been a gathering place for residents, civic organizations, families, veterans, and visitors for generations.

Following the loss of the original structure, Deerfield Township committed itself not merely to replacing the gazebo, but to reconstructing it in a manner that faithfully preserves its historic appearance while incorporating modern engineering, accessibility, and durable materials.

The Township's vision is simple:

Build a better version of the original.

The completed gazebo shall preserve the character of the original landmark while utilizing construction methods and materials intended to provide decades of reliable public service and become a centerpiece for seasonal decorations, community celebrations, photographs, ceremonies, and public events.

Project Background

The Historic Deerfield Township Gazebo occupied a prominent location within the Historic Community Common situated in the historic traffic circle at the intersection of State Route 14 (SR 14), U.S. Route 224 (US 224), and State Route 225 (SR 225).

The original gazebo was destroyed in a vehicle collision. Funding for this reconstruction project is being provided through insurance proceeds.

The Township intends to reconstruct the gazebo utilizing the existing concrete foundation in accordance with the approved architectural drawings while incorporating durable materials, enhanced lighting, accessibility improvements, and historically appropriate architectural detailing.

Time is of the essence due to insurance claim deadlines.

Project Summary

- Existing gazebo has been demolished.
- Existing concrete slab will remain and be reused.
- Insurance-funded reconstruction.
- Contract awarded to the **Lowest and Best Bidder**.
- 90 calendar days from Notice to Proceed.
- Township will complete final landscaping.
- Existing sidewalks remain.
- ADA-compliant structure.
- Existing electrical service to be utilized.

Design Intent

The completed gazebo shall be immediately recognizable as the historic Deerfield Township gazebo while representing an enhanced version of the original through superior craftsmanship, durable materials, and modern construction practices.

The structure shall serve as the architectural centerpiece of the Historic Community Common and reflect a level of quality appropriate for a permanent municipal landmark.

Historic Preservation

The existing historic cupola shall be inspected by the Contractor.

If determined to be structurally suitable, it shall be restored and reinstalled.

If determined unsuitable for restoration, the Contractor shall fabricate and install a historically accurate replica matching the original in:

- Overall dimensions
- Roof pitch
- Louvers

- Trim
- Finial
- Architectural appearance

The original cupola shall remain the property of Deerfield Township and shall be returned to the Township if not reused.

Base Project Requirements

- White painted gazebo
- Premium exterior paint
- Satin finish
- Matte black 26-gauge standing seam roof
- Approved equal manufacturer
- Existing slab reused
- Existing electrical service utilized
- Hidden conduit for future electrical needs (excluding Wi-Fi)
- Decorative lantern-style fixtures
- Programmable RGBW lighting for seasonal color changes
- Warm white daily lighting
- Wood or composite railings (Township approval)
- Daily cleanup
- Protection of sidewalks and surrounding Community Common
- Two-year workmanship warranty

Contractor Qualifications

Contractors shall demonstrate:

- Minimum five years of experience

- Experience with public construction
- Experience with historic restoration or historically sensitive projects
- Completion of at least three similar projects

Bid Administration

Invitation to Submit Bids

Sealed Bids marked **“Deerfield Township Historic Gazebo Reconstruction Project”** will be received at the Deerfield Township Hall, located at 1450 ST RT 14, Deerfield, Ohio 44411 on Mondays, Wednesdays, or Fridays between the hours of 1:00 pm to 5:00 pm until August 14, 2026. Bids must be submitted no later than 5:00 pm August 14, 2026.

Bid packages may be picked up at the Deerfield Township Hall Mondays, Wednesdays, or Fridays between the hours of 1:00 pm to 5:00 pm or on the official Deerfield Township Webpage <https://www.deerfieldtwpportage.com>.

The successful bidder shall complete all work for the project no later than 90 calendar days after the day the bid is awarded, unless an extension is granted by the Board of Township Trustees.

Bids will be publicly opened on August 15, 2026 at 9:00 am during a special public meeting of the Deerfield Township Board of Trustees at 1540 ST RT 14, Deerfield, Ohio 44411.

Advertising Notice

This invitation has been published in the print or digital edition of the Record Courier Newspaper on the following dates: July 21, 2026 and July 28, 2026. The second notice will be no later than fourteen (14) days before the bid opening.

The invitation will also be posted on the official website of Deerfield Township at <https://www.deerfieldtwpportage.com>.

The invitation may also be posted at various places throughout the vicinity of the Township.

Contract Requirements

- Lump Sum Contract- Contract Agreement and Signature Page to be executed between Deerfield Township Board of Trustees and the Contractor that bid is awarded to.
- 10% Bid Bond
- 100% Performance Bond
- \$2 Million Commercial General Liability (or other amount determined acceptable by Deerfield Township Trustees)
- Workers Compensation (statutory requirement)
- Commercial Auto Insurance coverage in amounts acceptable to the Deerfield Township Trustees.
- Umbrella Coverage acceptable to the Deerfield Township Trustees.
- Non-collusion affidavit
- ORC 3517.13 Affidavit (concerning no campaign contributions-“pay to play” safeguard- verifying no contributions exceeding statutory limitations)
- Statement of Bidders Experience and Qualifications
- IRS Form W-9
- Full completion of the improvement project shall be within 90 calendar-days from notice of award, unless otherwise extended by the Deerfield Township Board of Trustees.
- \$500/day Liquidated Damages if project not fully completed within 90 days.
- Time is of the essence

DEERFIELD TOWNSHIP RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS.

The Contractor being awarded the project shall indemnify Deerfield Township, the Deerfield Township Board of Trustees and Fiscal Officer, and all officials, employees and agents of Deerfield Township from any all claims, lawsuits or any other action of

any kind or nature whatsoever arising from the Contractor's performance of the project improvement described herein.

The Contractor shall be responsible for ensuring and complying with all applicable state and local regulations that may apply to the improvement project described herein, including without limitation all state prevailing wage provisions (if applicable) as well as all local building regulations and any other applicable local regulations.

Final Acceptance

Before final payment:

- Final walkthrough
 - Punch list completed
 - Site cleaned
 - Warranty documents submitted
 - Manufacturer warranties transferred
 - Final approval by Deerfield Township
-

Planned Divisions

Division 00

Procurement & Contracting Requirements

Division 01

General Requirements

Division 03

Concrete

Division 06

Wood Construction

Division 07

Roofing

Division 09

Painting

Division 26

Electrical

Bid Forms and Contract Documents**Bonds****Insurance****Agreement****Affidavits****Bidder's Qualifications****IRS Form W-9****Fiscal Officer Certification****Appendices**

- Architectural Drawings
- Wage Rates (if applicable)
- Addenda
- Change Orders
- Product Submittals

DEERFIELD TOWNSHIP HISTORIC GAZEBO RECONSTRUCTION PROJECT MANUAL

Capital Improvement Project No. 2026-01

- **Division 01 – General Requirements**
- **01 10 00 Summary of Work**
- **1.01 Description of the Work**
 - Furnish all labor, supervision, materials, equipment, tools, transportation, permits, inspections, and incidentals necessary to reconstruct the Historic Deerfield Township Gazebo on the existing concrete foundation in accordance with the Contract Documents and architectural drawings.
- **1.02 Owner's Objective**
 - Construct a better version of the original gazebo while preserving its historic character, improving durability, providing ADA accessibility, and creating a lasting public landmark.
- **1.03 Scope of Work**
 - Includes mobilization, protection of public property, reuse of the existing slab, framing, finish carpentry, standing seam metal roof, cupola restoration or replication, electrical work, RGBW lighting, painting, cleanup, testing, warranties, and project closeout.
- **1.04 Work Not Included**
 - Final landscaping, seasonal decorations, and routine maintenance after final acceptance.
- **1.05 Contract Time**
 - Notice to Proceed within ten (10) days. Substantial Completion within seventy-five (75) calendar days, full completion within ninety (90) day calendar-days from date bid is awarded. Time is of the essence.

- **1.06 Contractor Responsibilities**

- Verify field conditions, protect the public, coordinate inspections, maintain a clean site, and complete all work in accordance with the Contract Documents.

- **1.07 Quality Expectations**

- Provide straight framing, tight joints, uniform trim, smooth paint, aligned railings, concealed wiring where practical, and workmanship appropriate for a permanent municipal structure.

- **01 20 00 Contract Time**

- **Contract Time**

- Begin work within ten (10) calendar days after Notice to Proceed. Substantial Completion in ninety (90) calendar days. Final Completion within fifteen (15) calendar days thereafter.

- **Time is of the Essence**

- Insurance-funded project requiring diligent prosecution of the work.

- **Delays**

- Notify Deerfield Township immediately of potential delays.

- **Liquidated Damages**

- Subject to the amount established in the Bid Documents.

- **01 25 00 Substitution Procedures**

- **General**

- Substitutions are not permitted solely to reduce cost. Proposed substitutions must equal or exceed specified quality, preserve the historic appearance, and receive Township approval.

- **01 30 00 Administrative Requirements**

- **Coordination**

- Coordinate subcontractors, inspections, deliveries, and schedule.

- **Construction Schedule**

- Submit detailed construction schedule within ten (10) calendar days of Notice to Proceed.

- **Progress Meetings**

- Attend meetings requested by Deerfield Township.

- **01 31 50 Historic Preservation**

- **Historic Character**

- Preserve the architectural appearance of the original gazebo.

- **Historic Cupola**

- Inspect existing cupola. Restore if salvageable; otherwise fabricate a historically accurate replica. Original cupola remains Township property.

- **Documentation**

- Photograph and document the cupola before removal.

- **01 33 00 Submittal Procedures**

- **Purpose**

- Submit shop drawings, product data, samples, and color selections before ordering materials.

- **Required Submittals**

- Framing, roofing, railings, cupola, lighting, electrical layout, flashing, paint, and product data.

- **Substitutions**

- Require Township approval and documentation.

- **Mock-Ups**

- Township may require mock-ups for paint, roof, railings, trim, or lighting.

- **Record Documents**

- Maintain approved submittals on site and include in the closeout binder.

- **01 40 00 Quality Requirements**

- **General**

- Workmanship shall reflect a permanent municipal structure.

- **Standards**

- Uniform paint, straight roof panels, aligned trim, concealed wiring where practical, and professional installation throughout.

- **01 45 00 Quality Control**

- **Inspections**

- Township may inspect work at any time.

- **Hold Points**

- Slab, framing, roofing, cupola, painting, lighting, and final walkthrough.

- **01 50 00 Temporary Facilities**

- **Provide**

- Temporary sanitation, waste container, dust control, fencing as required, and temporary utilities as needed.

- **01 57 00 Protection of Public Property**

- **General**

- Protect sidewalks, lawns, utilities, and maintain safe pedestrian access. Repair damage caused by construction.

- **01 60 00 Product Requirements**

- **Materials**

- All products shall be new, first quality, commercial grade where applicable, and suitable for exterior municipal use.

- **01 66 00 Storage and Protection**

- **Storage**

- Protect all materials from weather and damage.

- 01 70 00 Execution and Closeout
- Closeout
 - Complete punch list, demonstrate lighting, deliver warranties, manuals, and maintenance information before final payment.
- 01 77 00 Final Cleaning
- Cleaning
 - Leave the project clean and ready for public use.
- 01 78 00 Closeout Submittals
- Deliverables
 - Provide warranties, manuals, approved submittals, product data, maintenance recommendations, and project photographs.
- 01 79 00 Demonstration and Training
- Training
 - Train Township representatives on lighting controls, RGBW programming, GFCIs, and routine maintenance.

DIVISION 02 – EXISTING CONDITIONS

SECTION 02 41 19 – SELECTIVE DEMOLITION AND SITE PREPARATION

PART 1 – GENERAL

1.01 SUMMARY

The existing gazebo has been demolished prior to this Contract. The Work consists of protecting, inspecting, preparing, and incorporating the remaining site improvements into the reconstruction project. The Contractor shall verify all existing conditions before construction begins.

1.02 EXISTING SITE CONDITIONS

The project is located within the Historic Deerfield Township Community Common in the historic traffic circle at the intersection of SR 14, US 224, and SR 225. Construction shall be performed with consideration for public safety and the highly visible nature of the site.

1.03 EXISTING IMPROVEMENTS

The following shall remain unless otherwise directed: existing concrete foundation, sidewalks, electrical service and nearby breaker panel, existing utilities, and adjacent public lawn areas.

1.04 FIELD VERIFICATION

Verify slab dimensions, elevations, utilities, electrical service, sidewalk elevations, and grades. Report discrepancies to Deerfield Township before proceeding.

1.05 REQUIRED INSPECTIONS

The Contractor shall schedule and obtain all inspections required by the Portage County Building Department, including but not limited to:

- Footing/Foundation inspection (if applicable)
- Framing inspection
- Electrical inspection
- Final Building inspection

The Contractor shall coordinate inspection scheduling and shall notify Deerfield Township at least forty-eight (48) hours prior to each inspection.

Copies of all approved inspection reports shall be provided to the Township before Final Acceptance.

PART 2 – EXISTING FOUNDATION

2.01 INSPECTION

Inspect the slab for settlement, cracking, spalling, drainage concerns, anchor locations, and overall suitability for reuse.

2.02 ACCEPTANCE

No structural framing shall begin until the existing slab has been reviewed and accepted by Deerfield Township.

2.03 PROTECTION

Protect the slab from damage. Contractor-caused damage shall be repaired at no additional cost to the Township.

PART 3 – HISTORIC ELEMENTS

3.01 HISTORIC CUPOLA

Inspect, photograph, and document the existing cupola. The Contractor shall determine

whether restoration is practical. If restoration is not feasible, fabricate a historically accurate replica matching the original in dimensions, roof pitch, louvers, trim, finial, and appearance.

Historic Cupola Restoration or Replication

The Contractor shall inspect the existing historic cupola prior to submitting a bid. The cupola will be made available by Deerfield Township for examination during the bidding period upon request. The cupola will be housed at the Deerfield Township Garage 1450 State Route 14, Deerfield, OH 44411. You may reach out to our Maintenance Supervisor at 330-675-9460 between the hours of 7:00 am to 2:30 pm Monday through Friday.

The **Base Bid** shall include all labor, materials, equipment, and incidentals necessary to **evaluate, restore, and reinstall the existing historic cupola**, if the Contractor determines restoration is structurally feasible.

In addition to the Base Bid, each bidder shall provide an **Alternate Price** for the fabrication and installation of a historically accurate replica cupola should the Contractor determine, and the Township concur, that the original cupola cannot be restored in a practical or structurally sound manner.

The replica cupola shall match the original in overall dimensions, roof profile, louvers, trim, finial, architectural detailing, and overall appearance.

The determination of whether the existing cupola is suitable for restoration shall be made by the Contractor based on professional judgment and documented findings. Deerfield Township reserves the right to review the Contractor's recommendation prior to authorizing construction of a replica.

Any original cupola components not incorporated into the reconstructed gazebo shall remain the property of Deerfield Township and shall be returned to the Township upon completion of the Project.

3.02 SALVAGED MATERIALS

All original components not reused shall remain the property of Deerfield Township and shall be delivered to the Township.

PART 4 – ELECTRICAL

Verify the condition and suitability of the existing electrical service and breaker panel before beginning electrical work.

PART 5 – SITE PROTECTION

Maintain safe pedestrian access where practical. Provide barricades, warning signs, and temporary fencing as necessary. Keep the site clean and orderly and remove debris daily.

PART 6 – PROJECT RECORD PHOTOGRAPHS

Photograph the existing slab, sidewalks, electrical service, cupola, site conditions, and adjacent improvements before construction. These photographs become part of the Project Record.

DIVISION 03 – CONCRETE

SECTION 03 01 00 – EXISTING CONCRETE FOUNDATION

PART 1 – GENERAL

1.01 SUMMARY

This Section establishes requirements for inspection, protection, preparation, repair (if required), and reuse of the existing concrete foundation supporting the Historic Deerfield Township Gazebo.

1.02 RELATED DOCUMENTS

Coordinate with the Architectural Drawings, Division 01 General Requirements, and Division 02 Existing Conditions.

1.03 DESIGN INTENT

Preserve the existing slab wherever practical while providing a structurally sound foundation for the reconstructed gazebo.

1.04 REFERENCES

Comply with the Ohio Building Code, ACI 301, and ACI 318.

PART 2 – PRODUCTS

Repair Materials: Non-shrink repair mortar, epoxy anchoring adhesive, bonding agent, polymer-modified repair material, or approved equal.

Anchors: Hot-dip galvanized or stainless-steel anchor bolts in accordance with the structural drawings.

Grout: Non-shrink grout beneath bearing plates where required.

PART 3 – EXECUTION

3.01 PRE-CONSTRUCTION INSPECTION

Inspect the slab for settlement, cracking, scaling, spalling, drainage, anchor locations, and structural suitability. Notify the Township of deficiencies.

3.02 SURFACE PREPARATION

Remove dirt, vegetation, loose concrete, debris, and unused anchors. Clean all bearing surfaces.

3.03 REPAIRS

Repair minor defects with approved materials. Major repairs require Township authorization.

3.04 NEW ANCHORAGE

Install anchor bolts accurately, plumb, and to the required embedment depth.

3.05 PROTECTION

Do not chip, overload, or damage the slab. Repair any contractor-caused damage.

3.06 CLEANING

Remove residue, debris, metal shavings, and adhesives at completion.

Additional Requirements

3.07 PRE-DRILL INSPECTION

Notify Deerfield Township at least 48 hours before drilling or coring. Mark anchor locations for review before installation.

3.08 CORE DRILLING

Use methods that minimize cracking and spalling. Repair any damage caused by drilling.

3.09 FIELD DIMENSIONS

Verify all field dimensions before fabrication.

3.10 WEATHER PROTECTION

Do not perform repairs during freezing temperatures, heavy rain, or outside manufacturer recommendations.

3.11 EXISTING UTILITIES

Protect existing utilities and repair any damage at no cost to the Township.

3.12 FOUNDATION ACCEPTANCE

The Township shall verify slab condition, repairs, anchors, and elevations before structural framing begins.

SECTION 03 30 00 – CAST-IN-PLACE CONCRETE (IF REQUIRED)

Applies only if additional concrete work becomes necessary. Provide 4,000 PSI concrete, Grade 60 reinforcing steel where required, proper curing, and protection from weather and traffic.

SECTION 03 60 00 – GROUTING

Provide non-shrink grout beneath column base plates, bearing plates, and structural supports. Completely fill all voids and remove excess grout after curing.

QUALITY STANDARD

The finished foundation shall support the gazebo without visible movement, provide accurate alignment, preserve the existing slab wherever practical, and present a neat, professional appearance.

DIVISION 02 – EXISTING CONDITIONS

SECTION 02 41 19 – SELECTIVE DEMOLITION AND SITE PREPARATION

PART 1 – GENERAL

1.01 SUMMARY

The existing gazebo has been demolished prior to this Contract. The Work consists of protecting, inspecting, preparing, and incorporating the remaining site improvements into the reconstruction project. The Contractor shall verify all existing conditions before construction begins.

1.02 EXISTING SITE CONDITIONS

The project is located within the Historic Deerfield Township Community Common in the historic traffic circle at the intersection of SR 14, US 224, and SR 225. Construction shall be performed with consideration for public safety and the highly visible nature of the site.

1.03 EXISTING IMPROVEMENTS

The following shall remain unless otherwise directed: existing concrete foundation, sidewalks, electrical service and nearby breaker panel, existing utilities, and adjacent public lawn areas.

1.04 FIELD VERIFICATION

Verify slab dimensions, elevations, utilities, electrical service, sidewalk elevations, and grades. Report discrepancies to Deerfield Township before proceeding.

PART 2 – EXISTING FOUNDATION

2.01 INSPECTION

Inspect the slab for settlement, cracking, spalling, drainage concerns, anchor locations, and overall suitability for reuse.

2.02 ACCEPTANCE

No structural framing shall begin until the existing slab has been reviewed and accepted by Deerfield Township.

2.03 PROTECTION

Protect the slab from damage. Contractor-caused damage shall be repaired at no additional cost to the Township.

PART 3 – HISTORIC ELEMENTS

3.01 HISTORIC CUPOLA

Inspect, photograph, and document the existing cupola. The Contractor shall determine whether restoration is practical. If restoration is not feasible, fabricate a historically accurate replica matching the original in dimensions, roof pitch, louvers, trim, finial, and appearance.

3.02 SALVAGED MATERIALS

All original components not reused shall remain the property of Deerfield Township and shall be delivered to the Township.

PART 4 – ELECTRICAL

Verify the condition and suitability of the existing electrical service and breaker panel before beginning electrical work.

PART 5 – SITE PROTECTION

Maintain safe pedestrian access where practical. Provide barricades, warning signs, and temporary fencing as necessary. Keep the site clean and orderly and remove debris daily.

PART 6 – PROJECT RECORD PHOTOGRAPHS

Photograph the existing slab, sidewalks, electrical service, cupola, site conditions, and adjacent improvements before construction. These photographs become part of the Project Record.

DIVISION 03 – CONCRETE

SECTION 03 01 00 – EXISTING CONCRETE FOUNDATION

PART 1 – GENERAL

1.01 SUMMARY

This Section establishes requirements for inspection, protection, preparation, repair (if required), and reuse of the existing concrete foundation supporting the Historic Deerfield Township Gazebo.

1.02 RELATED DOCUMENTS

Coordinate with the Architectural Drawings, Division 01 General Requirements, and Division 02 Existing Conditions.

1.03 DESIGN INTENT

Preserve the existing slab wherever practical while providing a structurally sound foundation for the reconstructed gazebo.

1.04 REFERENCES

Comply with the Ohio Building Code, ACI 301, and ACI 318.

PART 2 – PRODUCTS

Repair Materials: Non-shrink repair mortar, epoxy anchoring adhesive, bonding agent, polymer-modified repair material, or approved equal.

Anchors: Hot-dip galvanized or stainless-steel anchor bolts in accordance with the structural drawings.

Grout: Non-shrink grout beneath bearing plates where required.

PART 3 – EXECUTION

3.01 PRE-CONSTRUCTION INSPECTION

Inspect the slab for settlement, cracking, scaling, spalling, drainage, anchor locations, and structural suitability. Notify the Township of deficiencies.

3.02 SURFACE PREPARATION

Remove dirt, vegetation, loose concrete, debris, and unused anchors. Clean all bearing surfaces.

3.03 REPAIRS

Repair minor defects with approved materials. Major repairs require Township authorization.

3.04 NEW ANCHORAGE

Install anchor bolts accurately, plumb, and to the required embedment depth.

3.05 PROTECTION

Do not chip, overload, or damage the slab. Repair any contractor-caused damage.

3.06 CLEANING

Remove residue, debris, metal shavings, and adhesives at completion.

Additional Requirements

3.07 PRE-DRILL INSPECTION

Notify Deerfield Township at least 48 hours before drilling or coring. Mark anchor locations for review before installation.

3.08 CORE DRILLING

Use methods that minimize cracking and spalling. Repair any damage caused by drilling.

3.09 FIELD DIMENSIONS

Verify all field dimensions before fabrication.

3.10 WEATHER PROTECTION

Do not perform repairs during freezing temperatures, heavy rain, or outside manufacturer recommendations.

3.11 EXISTING UTILITIES

Protect existing utilities and repair any damage at no cost to the Township.

3.12 FOUNDATION ACCEPTANCE

The Township shall verify slab condition, repairs, anchors, and elevations before structural framing begins.

SECTION 03 30 00 – CAST-IN-PLACE CONCRETE (IF REQUIRED)

Applies only if additional concrete work becomes necessary. Provide 4,000 PSI concrete, Grade 60 reinforcing steel where required, proper curing, and protection from weather and traffic.

SECTION 03 60 00 – GROUTING

Provide non-shrink grout beneath column base plates, bearing plates, and structural supports. Completely fill all voids and remove excess grout after curing.

QUALITY STANDARD

The finished foundation shall support the gazebo without visible movement, provide accurate alignment, preserve the existing slab wherever practical, and present a neat, professional appearance.

DIVISION 05 – METALS

SECTION 05 05 23 – FASTENERS AND ANCHORS

Provide all structural anchors, bolts, fasteners, washers, nuts, and connectors necessary for a complete installation. All exposed hardware shall be stainless steel where practical. Concealed structural hardware shall be hot-dip galvanized or stainless steel and compatible with pressure-treated lumber.

Fasteners shall be corrosion-resistant, properly sized, and installed in accordance with manufacturer recommendations. Electroplated fasteners are not permitted.

SECTION 05 12 00 – STRUCTURAL METAL SUPPORTS

Provide fabricated steel brackets, post base connectors, bearing plates, hurricane ties, and structural connectors as required by the Contract Documents.

All fabricated steel shall be galvanized or otherwise protected from corrosion. Welds shall be smooth and free from defects.

SECTION 05 50 00 – METAL FABRICATIONS

Custom metal components, if required, shall match the architectural design, be suitable for exterior municipal use, and receive a durable corrosion-resistant finish.

QUALITY STANDARD

All metal components shall be installed plumb, securely fastened, and free from sharp edges, excessive weld spatter, or visible defects. Hardware shall present a clean, professional appearance.

DIVISION 07 – THERMAL & MOISTURE PROTECTION

SECTION 07 41 13 – STANDING SEAM METAL ROOFING

Provide a complete standing seam metal roofing system including roof panels, underlayment, flashings, trim, fasteners, accessories, and workmanship required to provide a weather-tight roof.

Roof panels shall be minimum 26-gauge steel with a factory-applied matte black finish and concealed fastener system. Approved Equal manufacturers are permitted.

Provide high-temperature synthetic underlayment compatible with standing seam roofing.

Install factory-fabricated flashings at eaves, rakes, ridge, cupola, and roof penetrations.

Roof panels shall be installed square, straight, uniformly aligned, and free from dents, scratches, and visible defects.

Provide custom flashing around the historic cupola to maintain a weather-tight installation while preserving the historic appearance.

Remove metal shavings and construction debris daily. Clean and touch up the completed roof prior to Final Acceptance.

Provide manufacturer's roofing warranty and Contractor's two-year workmanship warranty.

SECTION 07 62 00 – SHEET METAL FLASHING & TRIM

Provide sheet metal flashing and trim matching the roof color and finish. Install neatly in accordance with manufacturer recommendations and SMACNA practices. Seal joints as required to produce a weather-tight installation.

QUALITY STANDARD

The completed roof system shall present a uniform appearance, provide long-term weather protection, require minimal maintenance, and preserve the historic architectural character of the gazebo.

INSPECTION HOLD POINT

Before decorative trim and painting begin, Deerfield Township shall inspect roof panel alignment, flashings, ridge installation, cupola flashing, and overall workmanship.

DIVISION 09 – FINISHES

SECTION 09 91 13 – EXTERIOR PAINTING

Provide all labor, materials, equipment, preparation, priming, painting, and touch-up required to produce a complete, durable, and uniform exterior finish for the Historic Deerfield Township Gazebo.

The gazebo shall be painted white with a premium exterior paint system consisting of primer and finish coats. Final color selection shall be made by Deerfield Township.

Approved manufacturers include Sherwin-Williams, Benjamin Moore, PPG, or approved equal.

Finish shall be satin, UV resistant, mildew resistant, and suitable for long-term exterior municipal use.

Prepare all wood by sanding, filling nail holes, repairing minor imperfections, priming bare wood, and caulking exposed joints before painting.

Completed work shall be free from runs, sags, brush marks, overspray, visible repairs, or inconsistent sheen.

Protect roofing, concrete, lighting fixtures, sidewalks, landscaping, and adjacent improvements during painting.

After all construction activities are complete, inspect and touch up any scratches, scuffs, or paint damage prior to final acceptance.

The paint system shall be durable enough to withstand routine installation and removal of seasonal decorations using non-destructive attachment methods approved by the Township.

Wood Moisture Content

Finish painting shall not begin until the exposed wood framing and finish carpentry have reached a moisture content acceptable for finish painting in accordance with the paint manufacturer's recommendations.

The Contractor shall allow adequate time for the lumber to acclimate and dry following installation.

Deerfield Township reserves the right to delay finish painting if excessive moisture is present.

No additional compensation shall be allowed for normal drying time.

DIVISION 26 – ELECTRICAL

SECTION 26 05 00 – COMMON WORK RESULTS FOR ELECTRICAL

Provide all labor, supervision, materials, equipment, conduit, wiring, devices, controls, lighting fixtures, testing, and incidentals necessary for a complete electrical installation.

Coordinate work with Divisions 03, 06, 07, and 09. Conceal conduit and wiring wherever practical to preserve the historic appearance of the gazebo.

Use new UL-listed materials. Copper conductors only. Weather-resistant GFCI receptacles with in-use covers shall be provided where indicated.

SECTION 26 27 26 – WIRING DEVICES

Provide commercial-grade weather-resistant GFCI receptacles for seasonal decorations, community events, maintenance activities, and temporary equipment. Label all circuits within the panel.

SECTION 26 50 00 – LIGHTING

Provide decorative coach-style LED lantern fixtures that complement the historic architectural character of the gazebo.

Provide concealed RGBW LED architectural lighting capable of displaying static colors, smooth transitions, adjustable brightness, and warm white daily illumination.

Lighting controls shall provide automatic scheduling, holiday programming, manual override, individual color selection, and multiple preset scenes.

A selection of lighting options should be presented to the Deerfield Board of Trustees for approval prior to purchase and installation.

SECTION 26 56 00 – EXTERIOR LIGHTING CONTROLS

Program the controller with presets for Warm White, Independence Day, Memorial Day, Veterans Day, Christmas, Halloween, Easter, and one Township-custom color scene.

Township personnel shall be able to modify schedules and colors without specialized software or subscription services.

Provide owner training covering lighting operation, scheduling, controller programming, manual override, maintenance, and troubleshooting.

TESTING & WARRANTY

Test all receptacles, GFCI devices, lighting fixtures, RGBW controls, timers, and panel labeling prior to Final Acceptance.

Provide manufacturer's warranties together with a two-year Contractor workmanship warranty.

Provide one lockable weatherproof control enclosure for lighting equipment and use commercially available replacement parts readily obtainable within the United States.

DEERFIELD TOWNSHIP HISTORIC GAZEBO RECONSTRUCTION PROJECT

Chair's Letter

Dear Prospective Bidder,

Thank you for your interest in the Historic Deerfield Township Gazebo Reconstruction Project.

The gazebo is more than a public structure. For generations it has served as a gathering place for community celebrations, memorial observances, photographs, seasonal events, and civic pride. Its location within the Historic Deerfield Township Community Common makes it one of the Township's most recognizable landmarks.

The original gazebo was lost following a vehicle collision. After several years of planning, architectural design, insurance coordination, and regulatory review, Deerfield Township is pleased to move forward with its reconstruction.

The Township seeks a contractor who shares our commitment to quality workmanship, professionalism, and historic preservation. We encourage bidders to carefully review the Contract Documents and submit proposals that reflect the level of craftsmanship this project deserves.

We appreciate your interest in helping restore this important community landmark.

Sincerely,

Tiffany Havens, MSN, APRN, FNP-C
Chair, Board of Trustees
Deerfield Township

Owner's Vision Statement

Deerfield Township's goal is not simply to replace a gazebo. Our goal is to build a lasting public structure that honors our community's history while serving future generations. Every material selected and every detail constructed should contribute to a landmark that reflects the pride of our residents.

Contractor Acknowledgement

The undersigned Contractor acknowledges that this is a historic municipal project and agrees to perform the Work in accordance with the Contract Documents, giving careful attention to workmanship, durability, safety, and preservation of the gazebo's historic character.

Contractor: _____

Authorized Signature: _____

Date: _____

Ribbon Cutting & Project Dedication Checklist

- ☐ Final Inspection Complete
- ☐ Final Cleaning Complete
- ☐ Lighting Demonstration Complete
- ☐ Warranties Received
- ☐ Board Acceptance
- ☐ Insurance Claim Closed
- ☐ Ribbon Cutting Scheduled
- ☐ Press Release Issued
- ☐ Community Dedication Completed

Alternate Bid Item – Bronze Dedication Plaque

The Township may elect to accept an Alternate Bid for furnishing and installing a bronze dedication plaque.

Suggested wording:

Historic Deerfield Township Gazebo

Originally Constructed: _____

Reconstructed: 2026

Deerfield Township Board of Trustees

Chair – Tiffany Havens

Vice Chair – Laura Lindberg

Trustee – Vaughn Sutcliffe

Final Acceptance Certificate

Project: Historic Deerfield Township Gazebo Reconstruction

The undersigned certify that the Work has been inspected and accepted, subject only to any approved punch list items.

Chair: _____

Vice Chair: _____

Trustee: _____

Fiscal Officer: _____

Date: _____

Contractor Performance Evaluation

Evaluation Item	Rating / Comments
Communication	
Scheduling	
Quality of Work	
Cleanup	
Professionalism	
Safety	
Overall Satisfaction	

Order of Precedence and Interpretation

The Contract Documents, including the drawings and written specifications, are intended to complement one another. If the Contractor discovers any discrepancy, omission, or conflict, the Contractor shall request clarification from Deerfield Township before proceeding.

The Contractor is responsible for verifying field dimensions and existing conditions. Review of submittals by the Township does not relieve the Contractor of responsibility for compliance with the Contract Documents.

Historical Record

Upon completion, Deerfield Township is encouraged to retain photographs, dedication materials, Board acceptance documents, and project records as part of its permanent historical archive.

End of Project Manual

Historic Deerfield Township Gazebo Reconstruction Project

Prepared for the Deerfield Township Board of Trustees by the Chair, Tiffany Havens, MSN, APRN, FNP-C.

This Project Manual has been developed to assist Deerfield Township in procuring a high-quality reconstruction of one of its most significant historic landmarks.

The Township appreciates the professionalism and interest of all bidders participating in this Project.