



Town of Sugar Hill

1411 Route 117 P.O. BOX 574 SUGAR HILL, NEW HAMPSHIRE 03586
603-823-8468

Town of Sugar Hill
1411 Route 117 / P.O. Box 574
Sugar Hill, NH 03586
Phone: (603) 823-8468
Fax: (603) 823-8446
<https://www.sugarhillnh.org/>

September 16, 2024

Re: Sugar Hill - NHDOT Project No. 24218
Federal Project No. X-A004(971)
Crane Hill Road Bridge Replacement Project
Sugar Hill, New Hampshire

To Whom It May Concern:

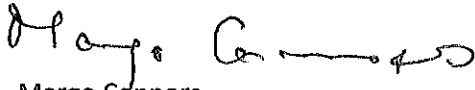
The Town of Sugar Hill, NH, with funding from the NH Department of Transportation (NHDOT) and the Federal Highway Administration (FHWA) proposes to replace the Crane Hill Road Bridge (NHDOT Bridge No. 202/128) that carries Crane Hill Road over the Gale River in Sugar Hill, NH. Based on consultation with the NH State Historic Preservation Officer (NHSPO) and pursuant to regulations (36 CFR Part 800) and Section 106 of the National Historic Preservation Act (54 U.S.C. § 306108), the bridge has been determined to be individually eligible for listing on the National Register of Historic Places. The bridge is also a contributing element to the Gale River Cultural Landscape, a Historic District, that has also been determined to be eligible for listing on the National Register. The Crane Hill Road Bridge media fact sheet, attached, provides additional details regarding the existing bridge, its historic significance, and availability.

The purpose of this letter is to inform you that the Town of Sugar Hill, NH is accepting proposals for the re-use of the existing historic steel Warren truss structure in compliance with 23 USC Section 144 and would appreciate you posting or forwarding this information to potentially interested parties. Proposals will be accepted at the Town offices located at 1411 Route 117, Sugar Hill, NH 03586 until 2:00 PM on October 21, 2024 to the attention of the Town Select Board Chair.

A copy of the Request for Proposals documents is enclosed. All proposals received will be considered confidential and not available for public review until after a proposer has been selected.

We appreciate your efforts towards the potential re-use of the historic Crane Hill Road Bridge. Please feel free to contact me at (603) 823-8468 should you have any questions pertaining to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Margo Connors". The signature is fluid and cursive, with a long horizontal stroke at the end.

Margo Connors
Chair Town of Sugar Hill, Select Board

Cc: Mr. Jamie Sikora, FHWA
Mr. Jon Evans, NHDOT
Mr. Tony Puntin (NHDOT)
Ms. Laura Black, NESHPO

Enclosures

Historic Bridge for Sale

The Town of Sugar Hill, NH announces that the Crane Hill Road Bridge over the Gale River (State Bridge No. 202/128) is available for sale

Details:

- Purpose: for Re-use
- County: Grafton
- Road: Crane Hill Road
- Features Crossed: Gale River



- Other Location Information: 0.5 miles from NH Route 18 and NH Route 116 located at the intersection of Crane Hill Road and Streeter Pond Road
- Latitude/Longitude: 44.247403, -71.773090 (44°14'50.7" N 71°46'23.1" W)
- Structure Number: 24552020012800
- Year Built: 1928

Bridge Information:

- Owner: Town of Sugar Hill
- Type: High Warren Truss bridge
- Length: Overall length of 108'
- Width: 18'-0" wide travel way that accommodates a single 12'-0" wide travel lane and 6'-0" wide shoulder
- Current Live Load Carrying Capacity: Posted with an 8-ton weight limit.
- History of Modifications: 1960 and 1976

The bridge is available for inspection since it is located on public property. This sale is "AS IS, AS SHOWN".

Minimum Bid: \$1.00 and shall include a proposal describing in detail how the bridge would be removed, moved, re-used and preserved.

Bridge History:

The Crane Hill Road Bridge is a single-span high Warren Truss bridge. This bridge is one of three identical bridges built to replace bridges destroyed by the 1927 Flood. Given the unique design of the bridge and the historic significance of its design, this structure has been determined to be individually eligible for the National Register of Historic Places. The Crane Hill Road Bridge is also a contributing element to the Gale River Cultural Landscape, a Historic District. This is an opportunity to own a limited and important, rare resource.

Preservation and Sale Information:

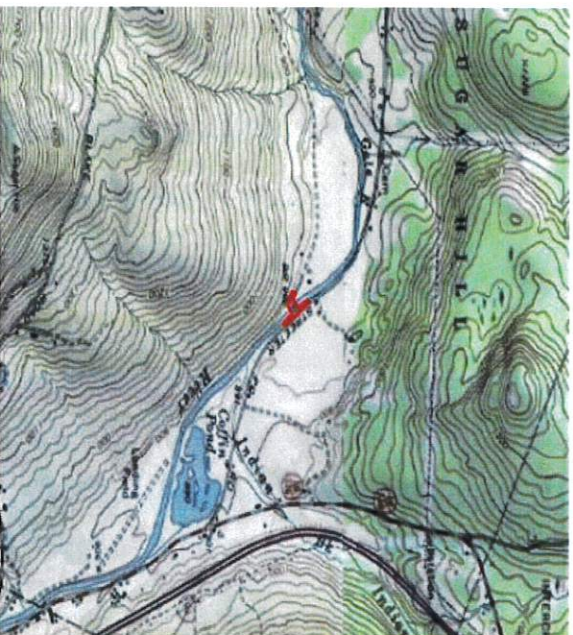
Ownership transfer for the re-use of the bridge will require the use of restrictive preservation and maintenance covenants lasting for ten years to ensure the long-term protection of the character-defining features of the bridge. The award will not be dependent on the highest bid but will be based on the applicant's

plan for moving the historic bridge and the future use that most satisfactorily meets the Secretary of the Interior's "Standards for rehabilitation and Guidelines for Rehabilitating Historic Buildings." If there are no offers or proposals for use of the Crane Hill Road Bridge by bid due date specified herein, final bid and construction documents will be completed to specify demolition and disposal of the bridge in its entirety.

The Town of Sugar Hill, NH will accept proposals at the at the Town offices located at 1411 Route 117, Sugar Hill, NH 03586 until 2:00 PM on October 21, 2024 to the attention of the Town Select Board Chair. Please forward any questions or inquiries to Margo Connors, Town Select Board Chair, (603) 823-8468.

Bids will be publicly opened and read aloud. The Town and State will not accept responsibility for any reason if the bid items are not received by the specified time and date. The Town and State will not determine the successful bidder until all submitted proposals are reviewed. All bidders will be notified of results within two (2) weeks after bid opening.

Project Location:



Bridge Photos:





Town of Sugar Hill

1411 Route 117 P.O. BOX 574 SUGAR HILL, NEW HAMPSHIRE 03586
603-823-8468

TOWN OF SUGAR HILL

Request for Proposals

**For the Sale for Re-Use
of the Crane Hill Road Bridge over the Gale River**

**Town of Sugar Hill
1411 Route 117 / P.O. Box 574, Sugar Hill, NH 03586**

PURPOSE:

The purpose of this REQUEST FOR PROPOSAL (RFP) is to secure a proposal for the Town of Sugar Hill for the sale for Re-Use of the Crane Hill Road Bridge over the Gale River.

PROJECT SUMMARY:

The Town of Sugar Hill, NH, with funding from the NH Department of Transportation (NHDOT), and the Federal Highway Administration (FHWA) proposes to replace the Crane Hill Road Bridge (NHDOT Bridge No. 202/128) that carries Crane Hill Road over the Gale River in Sugar Hill, NH. Based on consultation with the NH State Historic Preservation Officer (NHSHPO) and pursuant to regulations (36 CFR Part 800) and Section 106 of the National Historic Preservation Act (54 U.S.C. § 306108), the bridge has been determined to be individually eligible for listing on the National Register of Historic Places. The bridge is also a contributing element to the Gale River Cultural Landscape, a Historic District, which has also been determined to be eligible for listing on the National Register. In compliance with 23 USC 144: National bridge and tunnel inventory and inspection standards the Town hereby places available for sale the Crane Hill Road Bridge for the purposes of re-use.

BRIDGE SPECIFICATIONS:

The bridge is located approximately 0.5 miles from NH Route 18 and NH Route 116 at the intersection of Crane Hill Road and Streeter Pond Road in Sugar Hill, New Hampshire. This bridge, constructed in 1928, carries Crane Hill Road over the Gale River. The bridge, with an overall length of 108' long is a single span high Warren Truss bridge with an 18'-0" travel way width and 12'-0" vertical clearance. The bridge deck consists of a set of parallel running boards centered on the wood deck.

The Crane Hill Road Bridge is a single-span riveted high truss highway bridge on concrete abutments. It carries Crane Hill Road in an easterly direction over Gale River to connect with Streeter Pond Road. A total of five high Warren truss bridges were built to replace bridges destroyed by the 1927 Flood. All were designed/specified by New Hampshire Highway Department (NHHD) engineer Harold E. Langley and ordered at the same time from American Bridge Company. The bridge was rehabilitated in 1960 and 1976.

Details of the 1960 rehabilitation are unknown. According to NHDOT records the bridge rehabilitation work in 1976 included painting the superstructure, installing a new 2' x 6' laminated wood deck, adding a steel W-type guardrail, repairing and epoxy-coating abutments and paving the approaches.

The bridge is posted with an 8-ton weight limit due to its deteriorated condition.

INSTRUCTIONS TO PROPOSERS:

Interested parties (Proposers) can submit a proposal(s) for the re-use as noted below:

Re-use of the single-span high Warren truss bridge. Ownership transfer will require the use of preservation covenants or other instruments to ensure the long-term protection of the character-defining features of the Crane Hill Road Bridge.

Proposers can submit a proposal on any individual section or all of the sections of the bridge noted above.

This Request for Proposals is for the single-span high warren truss bridge and does not include any other associated structures or improvements. The bridge is available for inspection since it is located within the public right-of-way.

MINIMUM PROPOSAL:

\$1.00 and shall include a detailed proposal describing how the bridge would be removed, relocated, re-used and preserved, including the location of where the bridge will be moved to as well as a time schedule for the bridge removal and site cleanup. This sale is "AS IS, AS SHOWN."

Only one (1) proposal dollar amount can be accepted from each Proposer. All proposals must be in conformance with NHDOT Standard Specifications for Road and Bridge Construction, approved and adopted in 2016, with all applicable revisions.

The schedule for the Crane Hill Road Bridge Replacement Project includes advertising the project in Fall of 2024 with an approximate May 2025 construction start-up. It is anticipated that the existing truss bridge would be available after June 2026. The successful Proposer will be required to obtain all permits needed for the movement and placement of the existing bridge at its new location.

The successful proposal will be the one that most satisfactorily meets the established evaluation criteria, including:

- *The overall quality, and feasibility of the proposal (20%)*
- *Articulation of how the bridge would be dismantled and moved including the project schedule, site cleanup, and overall project cost (20%)*
- *Articulation of how the bridge will be preserved and reused, including the proposed bridge setting, and long-term maintenance provisions (40%)*
- *Understanding and applicability of "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (20%)*

SCOPE OF SERVICES:

The Proposer has the option to remove the bridge structure in its entirety for re-use. Funds up to the estimated cost of demolishing the structure up to one hundred fifty thousand dollars (\$150,000) are available for moving and reconstruction of the bridge.

The award of this historic bridge is not dependent on the bid amount. The successful proposal will be the one that most satisfactorily meets the historic preservation requirements as outlined in "The Secretary of the Interior's Standards for the Rehabilitation Guidelines for Rehabilitating Historic Buildings". The successful proposal will be required to include how the bridge would be removed, relocated, re-used, and preserved, including the location to be moved to as well as a schedule for the installation and associated site cleanup. The Proposer shall also detail his/her experience, qualifications and record of satisfactory performance (provide at least three (3) detailed current references to include points of contact and phone numbers) involving similar projects. Proposals will be forwarded to the NNSHPO, NHFHWA, and NHDOT; a follow up meeting

will be scheduled of all parties to review against the Secretary's Standards and accepted professional practices. Based on the outcome of the written record and meeting, the NHSHP, NHFHWA, NHDOT, and the Town of Sugar Hill will approve, reject or require additional information from the proposer.

Permanent restrictive covenants lasting for ten years regarding the preservation and maintenance of this structure will be required for re-use and must be executed by the successful Proposer at closing.

If there are no offers or proposals for use of the Crane Hill Road Bridge by the bid due date specified herein, final bid and construction documents will be completed to specify demolition and disposal of the bridge in its entirety.

ADDITIONAL PROJECT REQUIREMENTS:

SITE VISITATION: Site visits may be scheduled directly with the Sugar Hill Town Select Board Chair directly at (603) 823-8468.

ADDITIONAL INFORMATION: Technical questions regarding the bid are to be asked in writing and sent to the Town Select Board Chair at selectmen@sugarhill.org. Include "Crane Hill Road Bridge RFP" in the header for the e-mail.

PRE-QUALIFICATIONS: The Town reserves the right to make a written request for additional information in writing from a Proposer to assist in understanding or clarifying a Bid Proposal.

The Town reserves the right to accept or reject any or all of the proposals.

The award will be based on the proposal that best meets the needs of the Town of Sugar Hill. Factors included will be the cost, completeness of the proposal, quality of the technology provided, and experience.

All local, state and federal regulations are to be followed. Any fines assessed to the Town of Sugar Hill due to the lack of these regulations being followed will be the responsibility of the successful Proposer.

The Proposer awarded the work is also to submit information as required under RSA-21, I section 81. This requires the Proposer provide timely information on subcontractor identity and workers compensation insurance coverage for all subcontractors, all tiers, including the General Contractor.

CONTRACT TERM: The term of any resulting contract shall end on December 31, 2026.

The Town of Sugar Hill shall have the right to terminate the contract at any time by giving the Proposer a thirty (30) day written notice.

PAYMENT AND COMPENSATION: Payment terms: due within 30 days after satisfactory completion of work invoiced, receipt of the invoice, approval, and acceptance by the Town of Sugar Hill or progress payments on a monthly basis.

INSURANCE: The vendor awarded the contract will need to furnish an insurance certificate per the following:

The Proposer shall, at its sole expense, obtain and maintain in force, and shall require any subcontractor or assignee to obtain and maintain in force, both for the benefit of the Town, the following insurance:

Commercial General Liability

General Aggregate	\$2,000,000
Products-Completed Operations Agg.	\$2,000,000
Personal and Advertising Injury	\$1,000,000
Bodily Injury and Property Damage—Each Occurrence	\$1,000,000
Fire Damage (Any One Fire)	\$ 50,000

Medical Expense (Any One Person)	\$ 10,000
<u>Commercial Automobile Liability</u>	
Combined Single Limit	\$1,000,000
<u>Workers Compensation</u>	
NH Statutory including Employer's Liability	
- Each Accident/Disease-Policy Limit/Disease-Each Employee	\$100,000/\$100,000/\$100,00
<u>Commercial Umbrella</u>	
May be substituted for higher limits required above	\$1,000,000
<u>Other</u>	
Environmental – Pollution Liability	\$1,000,000

The Town of Sugar Hill shall be listed as additionally insured. The policies described above shall be the standard form employed in the State of New Hampshire, issued by underwriters acceptable to the State, and authorized to do business in the State of New Hampshire.

SUBMISSION OF PROPOSALS:

Proposals are due on October 21, 2024 by 2:00 PM prevailing time. Proposals must be submitted on the forms provided in a sealed envelope and clearly marked:

PROPOSAL FOR THE SALE OF THE CRANE HILL ROAD BRIDGE, SUGAR HILL, NH

And mailed to the address below:

*Crane Hill Road Bridge Sale
Attention: Town of Sugar Hill Select Board Chair
1411 Route 117 / P.O. Box 574
Sugar Hill, New Hampshire 03586*

*E-mail is **not** an accepted form of submission of the bid. The Town is not responsible for proposals not received due to equipment failure, mail delays, etc. To ensure your proposal was received please verify by calling the Town Select Board Office at (603) 8468. The Town of Sugar Hill reserves the right to accept and reject any or all of the proposals.*

WITHDRAWAL OF BIDS:

Proposals may be withdrawn prior to the opening date and time upon written request of the Proposer to the Town Select Board Chair. Negligence on the part of the Proposer in preparing this proposal shall not constitute a right to withdraw a proposal subsequent to the proposal opening. Proposals may not be withdrawn for a period of sixty (60) calendar days after the date of opening indicated herein or as modified by addenda.

PROPOSAL RESULTS:

All proposals received shall be considered confidential and not available for public review until after a vendor has been selected. All proposals shall be subject to negotiations prior to the award of a contract.

NO TELEPHONE REQUESTS FOR RESULTS WILL BE ACCEPTED OR GIVEN.

TIE PROPOSALS:

The award will not be dependent on the highest bid but will be based on the Proposer's plan for moving the historic bridge and the future use that most satisfactorily meets the Secretary of the Interior's "Standards for rehabilitation and Guidelines for Rehabilitating Historic Buildings." Should identical Proposals be received, award may be made by the toss of a coin, with the following exception: When a tie proposal exists between a local (a business establishment within Town limits) Proposer and an out-of-town Proposer, preference will be given to the local Proposer. Any Proposer who has a local agent who is a bona fide resident of the Town is considered a local Proposer. If a tie proposal exists between two local Proposers, or two out-of-town Proposers, the decision may be made by the toss of a coin.

LIMITATIONS:

This Request for Proposals (RFP) does not commit the Town to award a contract, to pay any costs incurred in the preparation of a response to this request, or to procure or contract for services or supplies. The Town reserves the right to accept or reject any or all Proposals received as a result of this request, or to cancel in part or in its entirety this RFP, if it is in the best interest of the Town to do so.

PROPOSAL EVALUATION:

In an attempt to determine if a Proposer is responsible, the Town, at its discretion, may obtain technical support from outside sources. Each proposer will agree to fully cooperate with the personnel of such organizations.

AWARD OF CONTRACT:

Any contract entered into by the Town shall be in response to the proposal and subsequent discussions. It is the policy of the Town that contracts are awarded, among other considerations, only to responsive and responsible Proposers. In order to qualify as responsive and responsible, a prospective vendor must meet the following standards as they relate to this request:

- Have adequate financial resources for performance or have the ability to obtain such resources as required during performance;*
- Have the necessary experience, organization, technical and professional qualifications, skills and facilities;*
- Be able to comply with the proposed or required time of completion or performance schedule;*
- Have a demonstrated satisfactory record of performance; and*
- Adhere to the specifications of this proposal and provide all documentation required of this proposal*

The contract will be awarded to a responsive and responsible Proposer based on the evaluation criteria detailed herein.

The Town reserves the right to reject any proposal considered non-responsive or non-responsible and any or all proposals or any part thereof, to accept the proposal considered to be in the best interest of the Town, or to purchase on the open market if it is considered in the best interest of the Town to do so. Failure to submit all information as detailed herein is sufficient reason to declare a proposal as non-responsive and subject to disqualification.

All proposals are advertised, at the Town's discretion, in various publications and are posted publicly in the following locations:

- 1) The Town of Sugar Hill website: <https://www.sugarhillnh.org/>*
- 2) The New Hampshire Union Leader: <http://www.unionleader.com/>*
- 3) The Associated General Contractors, Bid House: <http://www.agcny.org/>*
- 4) The Construction Summary of NH, Maine and Vermont, Bid House: <http://www.constructionsummary.com/>*
- 5) New England Construction News, Bid House: <http://www.cdcnews.com>*



Town of Sugar Hill

1411 Route 117 P.O. BOX 574 SUGAR HILL, NEW HAMPSHIRE 03586
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For the Sale for Re-Use of the Crane Hill Road Bridge over the Gale River

EXHIBIT A

PROPOSAL FORM

Company Name: _____

Address: _____

Telephone Number: _____

Contact Person: _____

E-mail: _____

Fax Number: _____

THE UNDERSIGNED HEREBY OFFERS TO PURCHASE AND REMOVE THE CRANE HILL ROAD BRIDGE, AS DETAILED BY AND IN ACCORDANCE WITH THE TERMS, CONDITIONS AND SPECIFICATIONS OF THE REQUEST FOR PROPOSALS, FOR THE LUMP SUM PRICE OF:

BID TOTAL _____	DOLLARS	\$ _____
WRITTEN		FIGURES

THE UNDERSIGNED ACKNOWLEDGES:

1. THAT HE/SHE IS AN AUTHORIZED AGENT OF THE VENDOR SUBMITTING THIS BID
2. THE RECEIPT OF THE FOLLOWING ADDENDA _____
3. THE FIRM SUBMITTING THIS BID HAS NEVER DEFAULTED ON ANY MUNICIPAL, COUNTY, STATE, FEDERAL OR PRIVATE CONTRACT.

SIGNATURE: _____

DATE: _____

This bid must be signed by a person authorized to legally bind the bidder.

END OF EXHIBIT A

The Town will also advertise the sale to the New Hampshire NH Department of Natural and Cultural Resources, as well as the Ammonoosuc Conservation Trust (ACT), the New England Mountain Bike Association (NEMBA) Franconia Area Chapter, the Society for the Protection of New Hampshire Forests, and the New Hampshire Snowmobile Association.

PAYMENT:

Payment in full is required within five (5) days of the written Notice of Award from the Town. The bridge must be removed from the premises no later than August 14, 2026, or payment may be forfeited.

PRICING:

Unless otherwise specified all prices listed are firm for sixty (60) days from the date the proposals are due and opened.

GUARANTEES & WARRANTY:

All items offered for sale are to be sold as is, as shown, where is and without any warranty or guaranty, either expressed or implied, whatsoever.

END OF SECTION



Town of Sugar Hill

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For the Sale for Re-Use of the Crane Hill Road Bridge over the Gale River

EXHIBIT B

CONTRACTOR PRE-QUALIFICATION FORM

*THIS FORM IS TO BE SUBMITTED WITH THE BID.
PLEASE MAKE ADDITIONAL COPIES FOR EACH ADDITIONAL REFERENCE PROJECT.*

Qualifications to perform the work:

NAME OF FIRM SUBMITTING BID

NAME OF REFERENCE PROJECT(S)

Location of Project(s)

Date Work Performed

Name of Owner

Description of Project

Approx. Contract Value

Address

Contact Information

END OF EXHIBIT B

Historic Bridge for Sale

The Town of Sugar Hill, NH announces that the Crane Hill Road Bridge over the Gale River (State Bridge No. 202/128) is available for sale

Details:

- Purpose: for Re-use
- County: Grafton
- Road: Crane Hill Road
- Features Crossed: Gale River
- Other Location Information: 0.5 miles from NH Route 18 and NH Route 116 located at the intersection of Crane Hill Road and Streeter Pond Road
- Latitude/Longitude: 44.247403, -71.773090 (44°14'50.7" N 71°46'23.1" W)
- Structure Number: 24552020012800
- Year Built: 1928

Bridge Information:

- Owner: Town of Sugar Hill
- Type: High Warren Truss bridge
- Length: Overall length of 108'
- Width: 18'-0" wide travel way that accommodates a single 12'-0" wide travel lane and 6'-0" wide shoulder
- Current Live Load Carrying Capacity: Posted with an 8-ton weight limit.
- History of Modifications: 1960 and 1976

The bridge is available for inspection since it is located on public property. This sale is "AS IS, AS SHOWN".

Minimum Bid: \$1.00 and shall include a proposal describing in detail how the bridge would be removed, moved, re-used and preserved.

Bridge History:

The Crane Hill Road Bridge is a single-span high Warren Truss bridge. This bridge is one of three identical bridges built to replace bridges destroyed by the 1927 Flood. Given the unique design of the bridge and the historic significance of its design, this structure has been determined to be individually eligible for the National Register of Historic Places. The Crane Hill Road Bridge is also a contributing element to the Gale River Cultural Landscape, a Historic District. This is an opportunity to own a limited and important, rare resource.

Preservation and Sale Information:

Ownership transfer for the re-use of the bridge will require the use of restrictive preservation and maintenance covenants lasting for ten years to ensure the long-term protection of the character-defining features of the bridge. The award will not be dependent on the highest bid but will be based on the applicant's plan for moving the historic bridge and the future use that most satisfactorily meets the Secretary of the Interior's "Standards for rehabilitation and Guidelines for Rehabilitating Historic Buildings." If there are no offers or proposals for use of the Crane Hill Road Bridge by bid due date specified herein, final bid and construction documents will be completed to specify demolition and disposal of the bridge in its entirety.

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Bids will be publicly opened and read aloud. The Town and State will not accept responsibility for any reason if the bid items are not received by the specified time and date. The Town and State will not determine the successful bidder until all submitted proposals are reviewed. All bidders will be notified of results within two (2) weeks after bid opening.